



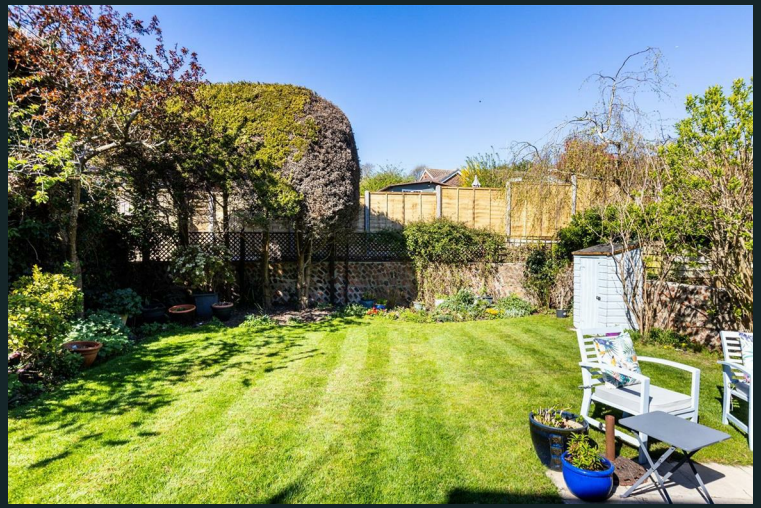
Ovingdean Road, Ovingdean

Guide price £725,000 - £750,000



Property highlights

- Charming semi-detached barn conversion
- Set in tranquil Ovingdean village
- Three versatile bedrooms
- Principal bedroom with en-suite & eaves storage
- Bright, dual-aspect living & dining room
- Feature Inglenook fireplace with stove
- Charming kitchen/breakfast room with vaulted ceiling
- Pretty private west-facing garden
- Garage plus off-road parking
- Wonderful outlook over well-maintained communal gardens



Guide price £725,000 – £750,000. Beautifully presented 3-bed barn conversion in peaceful Ovingdean village, with private garden, garage, and stunning views over communal gardens.

The property

Set within the tranquil village of Ovingdean, this beautifully presented semi-detached barn conversion was originally built in the mid-1980s and now offers a rare opportunity to enjoy peaceful village living on the sought-after Meadow Vale development. With picturesque communal gardens and a warm, neighbourly atmosphere, it's a true hidden gem.

Tucked behind a charming hedge and accessed through a pretty lychgate, this stunning three-bedroom home has been thoughtfully extended over the years to create a spacious and welcoming layout.

You're welcomed into a bright entrance hallway with a convenient downstairs WC and a separate storage cupboard. To the front of the house is a versatile room that overlooks the attractive communal gardens—perfect as a bedroom, guest room, or home office.

To the left of the staircase lies the light-filled living room, which has been extended to the side to include a formal dining area. This dual-aspect space is bright and airy, with double doors opening onto the private rear garden. At the heart of the room is a charming Inglenook fireplace, complete with a Gazco Stockton electric stove.

The kitchen/breakfast room is another highlight—flooded with natural light thanks to a vaulted ceiling and offering a delightful view of the garden. Fitted with cream country-style units and a blue tiled worktop, the kitchen is perfectly in keeping with the home's character. A side door also provides direct access to the garden.

Upstairs, you'll find two further well-presented bedrooms, each offering elevated views of the communal gardens and surrounding greenery. The principal bedroom includes generous eaves storage and a practical en-suite shower room with underfloor heating. The family bathroom features a pretty tiled finish and a bath set beneath a window, ideal for relaxing after a long day.

Outside, the private westerly-facing garden includes a patio area, lawn, and mature planting, with a gate leading to an additional parking area. To the front, there is a single garage and a dedicated parking space directly in front.

Additional property information

Property type: Semi-detached barn conversion

Council tax band: E

Heating: New boiler installed in November 2024

External areas: Share of communal courtyard and gardens with a charge of £40 a month for upkeep

Parking: Single garage and parking space. Additional parking for visitors at the side of the house.

A note from the owner

This is a semi rural location in a lovely sociable village. I was just driving past 38 years ago, when I saw the for sale board (no internet then!). The development was just being finished and I fell in love with it. I especially liked the Inglenook fireplace and historic style. Three of the 6 families living in the development have been resident for 38 years.

The area

Meadow Vale is nestled within the charming village of Ovingdean. Surrounded by the South Downs National Park, it's a haven for nature lovers, offering an abundance of scenic trails nearby. Set within a sheltered valley, the area benefits from a unique microclimate—typically a few degrees warmer than surrounding regions and shielded from the coastal breeze.

Within walking distance, you'll find Beacon Hill Nature Reserve and Rottingdean Windmill, perfect for countryside walks. The nearby seafront and undercliff walk lead through Brighton Marina and into Brighton itself, offering picturesque coastal strolls.

Ovingdean is a close-knit and welcoming community, with regular events hosted at the village hall—from craft fairs and yoga classes to seasonal celebrations and quiz nights. St Wulfran's Church, a historic Norman building dating back to the 11th century, also plays an active role in village life, holding services, concerts, and community gatherings throughout the year.

Local amenities include Wild Flour, an independent woodfired pizza takeaway, and a convenience store for everyday essentials. Just two miles away, the neighbouring village of Rottingdean offers a vibrant mix of independent boutiques, cafes, pubs, and restaurants, all reachable on foot in under thirty minutes.

Transport links

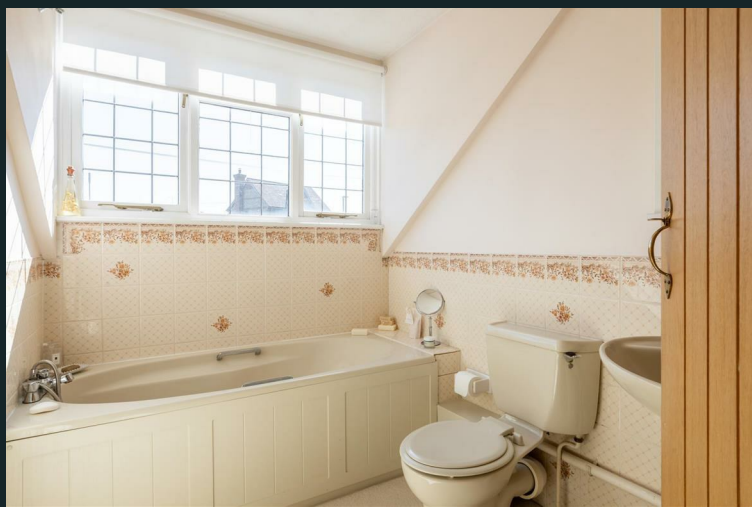
Branching out from the village, this property is just a short drive along the coast from the exciting attractions of Brighton city centre (4.0 miles) and Brighton Marina (2.6 miles). Regular bus services run through the city and along the coast. It has easy access to the A23/A27 with links to the motorway network and Gatwick Airport.

Property disclaimer

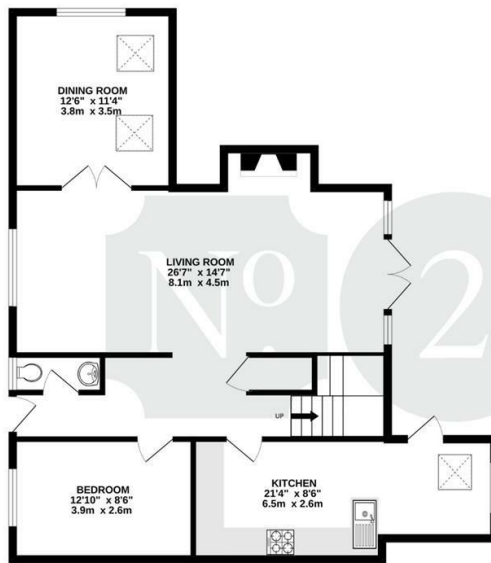
All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase.



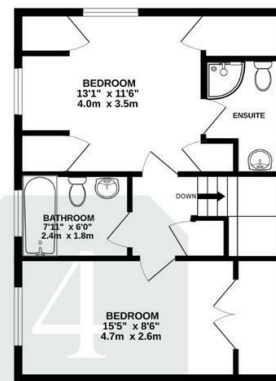




GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA: 1421sq. ft (132.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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