



OAKFIELD



Ovingdean Road, Brighton

Asking Price £975,000





# SUMMARY

---

Set behind electric gates and nestled within beautifully established gardens, this splendid character cottage exudes charm and timeless appeal. Arranged over three levels, the property offers a wealth of period features and thoughtfully updated living spaces, making it a truly unique and picturesque home.

On the ground floor, you're welcomed by a tiled entrance porch and a generous reception hallway, complete with under-stair storage.

A cloakroom with WC and basin, plus a separate utility room with space for appliances, provide everyday practicality. The front-facing lounge is a wonderfully cosy space, centred around a feature open fireplace and flooded with natural light.

From here, stairs lead down to a versatile lower ground floor room, currently used as an additional bedroom or snug, with beamed ceilings and built-in storage.

The heart of the home is the formal dining room with herringbone wood flooring and another feature fireplace, opening into a well-equipped kitchen.

The kitchen is fitted with stylish units, integrated appliances including a range-style cooker, and tiled floors and walls for





easy maintenance.

Beyond the dining area lies a stunning conservatory —ideal for year-round enjoyment—offering views of the garden, underfloor heating, and access to a peaceful study.

Upstairs, the first floor hosts three bedrooms. The principal bedroom enjoys fitted wardrobes and a beautifully appointed en suite shower room with underfloor heating and a walk-in shower.

A further double bedroom also offers fitted storage and garden views, while a third room is ideal as a single bedroom or home office.

A contemporary family bathroom with separate WC completes the upper floor, featuring high-quality fixtures, full tiling, and elegant lighting.



### Lounge

16'7 x 13'5

### Dining Room

13'3 x 12'3

### Conservatory

17'7 x 7'10

### Kitchen

12'3 x 7'1

### Study

8'1 x 6'4

### Lower Floor Bedroom / Reception

16'2 x 12'10

### Bedroom

14'6 x 13'5

### Bedroom

13'3 x 12'3

### Bedroom

8'10 x 7'1

### Detached garage

20'2 x 10'9

Council Tax Band - E £3,003 per annum



























# INFORMATION

---

## Tenure

Freehold

## Local Authority

Brighton and Hove City Council.

## Council Tax Band

E

## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

## Viewings

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map

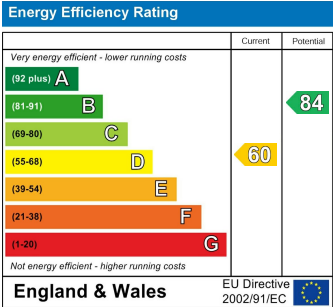




Floorplan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.