



**Ainsworth Avenue, Ovingdean BRIGHTON BN2 7BG**

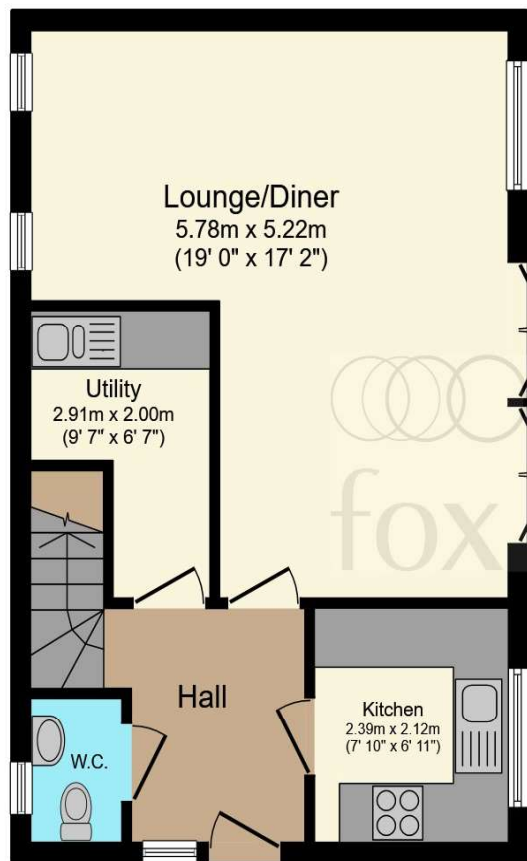


**welcome to**

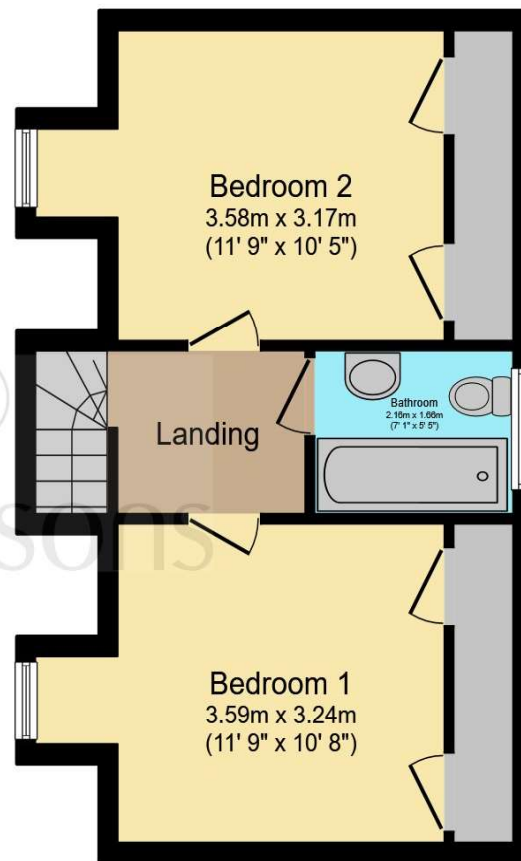
**Ainsworth Avenue, Ovingdean BRIGHTON**

GUIDE PRICE £550,000 TO £575,000! Situated in the highly desirable costal village of Ovingdean, this beautifully presented detached home on Ainsworth Avenue offers an exceptional blend of moder style, space and tranquility.





**Ground Floor**



**First Floor**

**Lounge/Diner**

19' x 17' 2" ( 5.79m x 5.23m )

**Utility**

9' 7" x 6' 7" ( 2.92m x 2.01m )

**Kitchen**

7' 10" x 6' 11" ( 2.39m x 2.11m )

**Bedroom 1**

11' 9" x 10' 8" ( 3.58m x 3.25m )

**Bedroom 2**

11' 9" x 10' 5" ( 3.58m x 3.17m )

**Bathroom**

7' 5" x 5' 5" ( 2.26m x 1.65m )

Total floor area 82.0 m<sup>2</sup> (883 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Ainsworth Avenue, Ovingdean BRIGHTON**

- SOUTH FACING REAR GARDEN
- IMMACULATELY PRESENTED
- UTILITY ROOM AND SEPARATE DOWNSTAIRS W/C
- MODERN SEPARATE KITCHEN
- BUS ROUTES CLOSE BY

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers in excess of

**£550,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/RTD104883](https://fox-and-sons.co.uk/Property/RTD104883)



Property Ref:  
RTD104883 - 0007

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**01273 309968**



[rottingdean@fox-and-sons.co.uk](mailto:rottingdean@fox-and-sons.co.uk)



50 High Street, Rottingdean, BRIGHTON, East  
Sussex, BN2 7HF



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