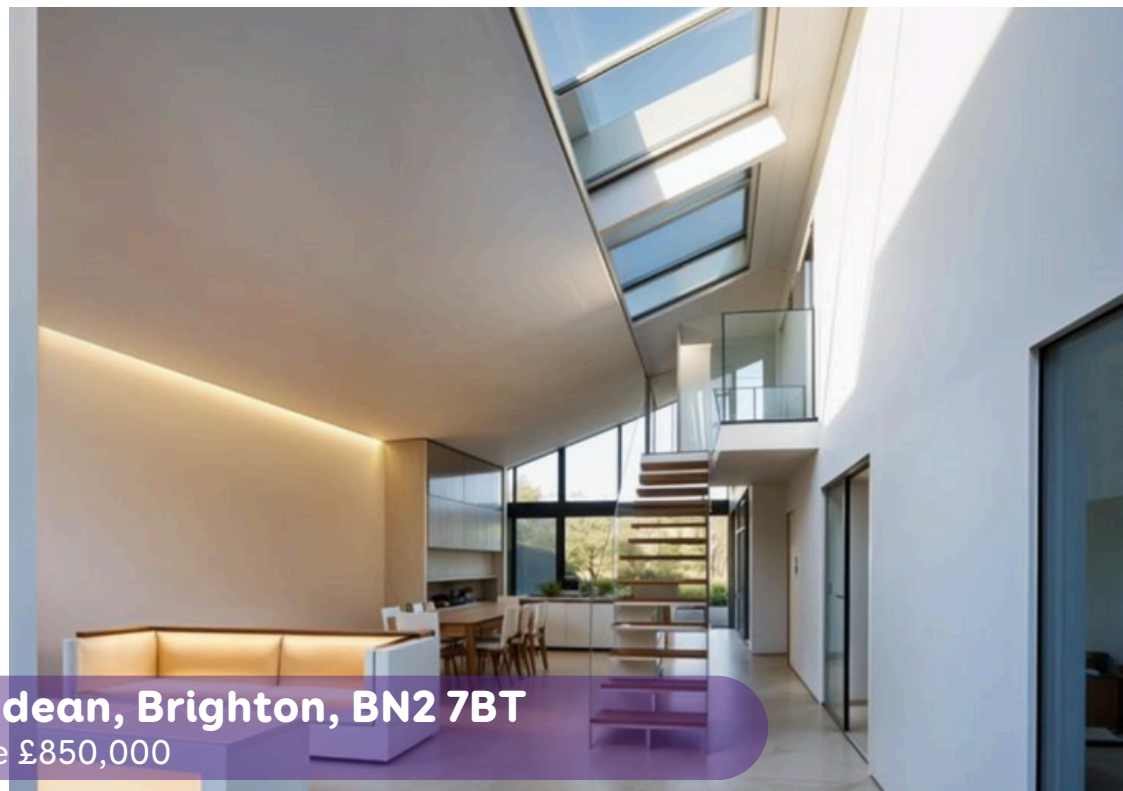
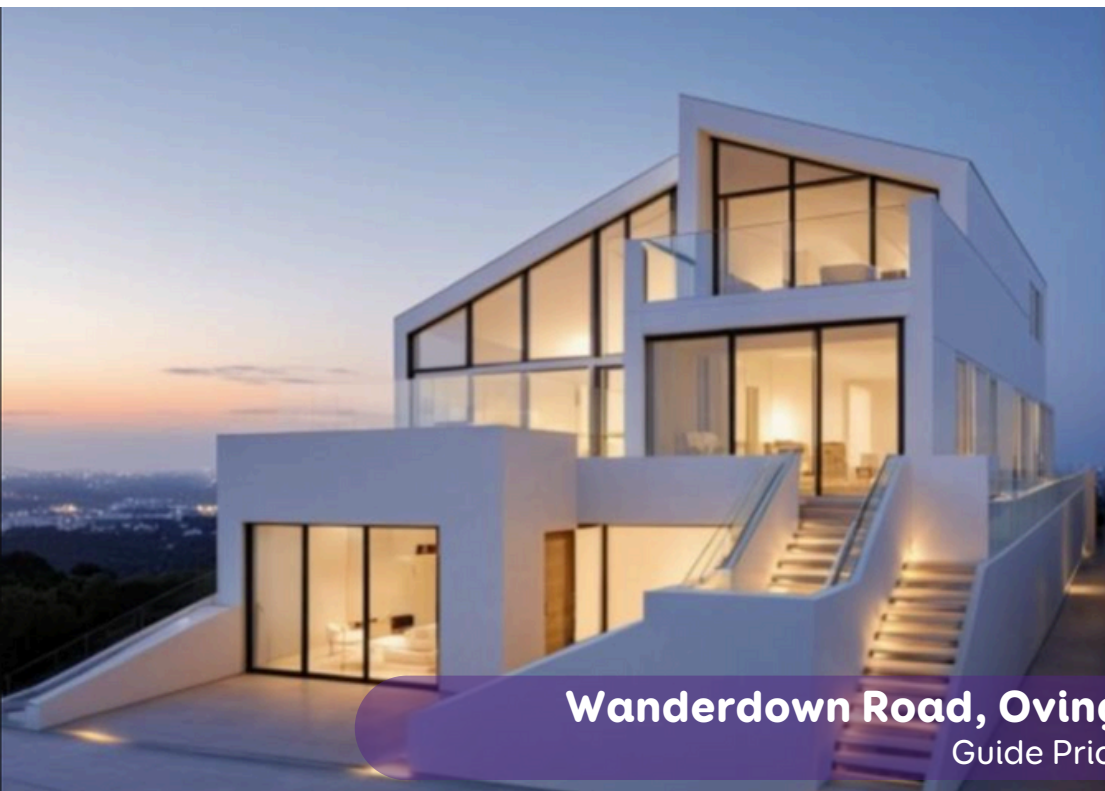


# 'GRAND DESIGNS' OPPORTUNITY



**Wanderdown Road, Ovingdean, Brighton, BN2 7BT**

Guide Price £850,000

# Wanderdown Road, Ovingdean, Brighton, BN2 7BT

An exciting opportunity to acquire an existing detached property with permission for extensive remodelling into an exceptional 4 bedroom, statement family home with garage and garden.

## The Property

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Situated in an established residential location and surrounded by mainly detached properties, the existing 3 bed property is arranged over part ground, first and loft floors with a double garage/driveway at the road level and steps leading to the upper floor, where there is a good sized, south facing terrace with spectacular views towards the sea and the downs, owing to its elevated position sitting at the highest point of Wanderdown Road.

There is a good-sized sunny garden which has already been prepared into two tiered levels of ample size, from where the views towards the sea can be enjoyed. Additionally, the excavation for the extension at the back has already been laid out permitting quick and efficient construction.

The site has planning consent under application BH2024/007829 (issued September 2024) for a full renovation & redesign to transform the property into a stunning a 4-bed house with a large open layout running front to back on the ground and top floors. The design concept incorporates a generous living area with a level threshold to the patio/garden creating an "inside-outside living "ambience. Furthermore, the spacious top floor opens onto a spectacular terrace with stunning views towards the sea.

The proposed gross area extends to approximately 2,500sqft / 232 sqm. The existing property is over 2/3 storeys and extends to approximately 1,248 sqft / 116sqm.

## The Location

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Nestled along the southern coast, surrounded by the South Downs National Park, Ovingdean Village has a number of community clubs and societies, award winning Wild Flour Pizza, including a pizza of the week, and the beautiful St Wulfran's Church, believed to be the oldest building in Brighton & Hove.

Nearby, Rottingdean is a charming village, full of amenities and culture. The beautiful Kipling Gardens, named after famed resident, Rudyard Kipling, holds a Green Flag award. While away a spring afternoon in the woodland garden, enjoy a summer stroll in the rose garden, or join the city's only croquet club! Rottingdean beach offers a quieter spot compared to Brighton's busy coastline, making it ideal for those looking to escape the crowds while still enjoying the seaside. The village offers an array of local eateries from traditional pub dining, bakery and delicatessens, to cafés and tea rooms. The village is completed by Devesons Grocers, a family-run produce store, fulfilling your local produce needs, next door to G.R. Rushman, the local butchers.

Venture further and you'll find contemporary interiors shops, bookstores, jewellers, arts and gift shops lining Brighton & Hove, where the famous lanes are populated with designer boutiques, galleries, chocolatiers and much, much, more.

Local education includes independents, Roedean School and Brighton College, as well as nearby state schools; Longhill High, Ovingdean Nursery, and Saltdean Primary.







# Wanderdown Road, Ovingdean, Brighton, BN2 7BT

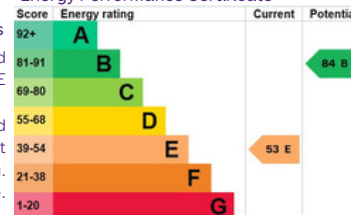


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Agents Notes  
Tenure Freehold  
Existing Council Tax Band - E

Please note that the CGI's are inspired by the approved planning but are not indicative of the proposed building. Some discrepancies may be visible.

## Energy Performance Certificate



## Oakley

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