

JohnHilton

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Est 1972

Longhill Road, Ovingdean, BN2 7BE

Approximate Gross Internal Area = 152.5 sq m / 1642 sq ft

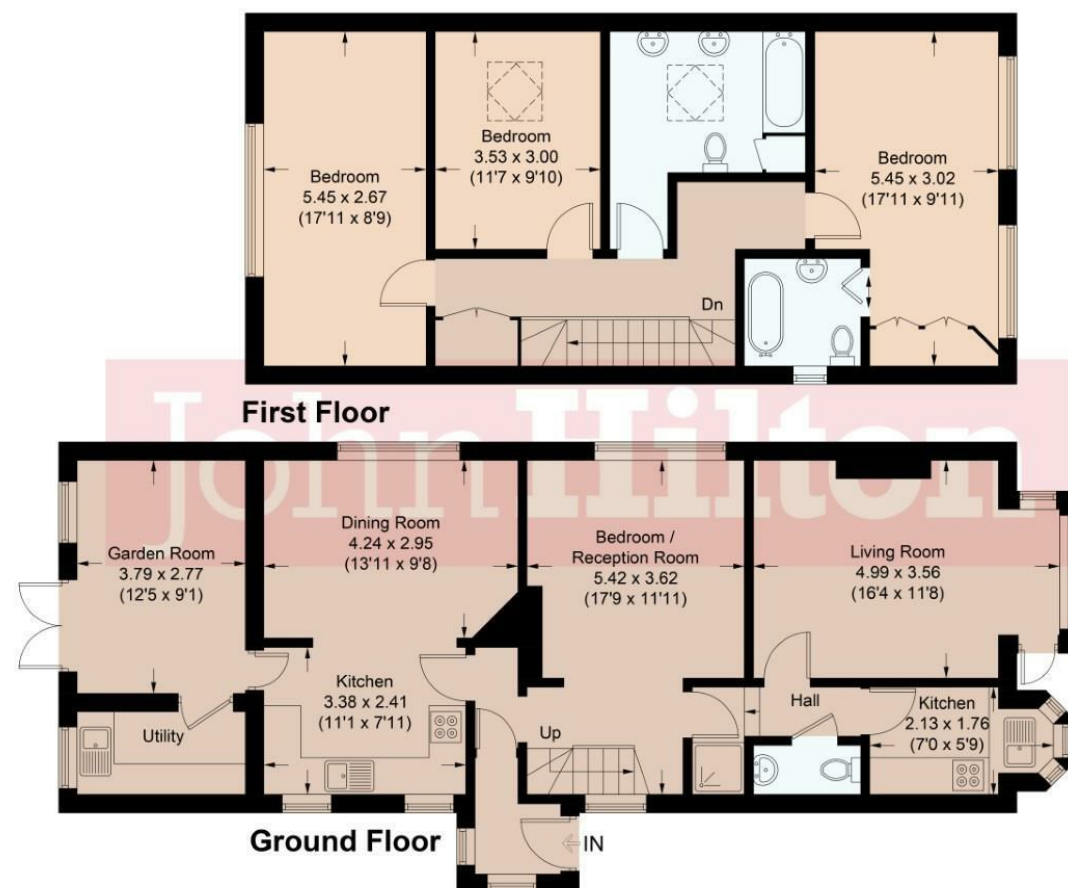


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1642.00 sq ft

78 Longhill Road, Ovingdean, BN2 7BE

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

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78 Longhill Road Ovingdean BN2 7BE

*** OFFERS OVER £700,000-£750,000 ***

Offering stunning Westerly views of the sea and South Downs, this detached four-bedroom house retains many original features.

Approached via a private driveway offering off-road parking and lawned front garden with mature shrub and flower beds, the part-glazed front door opens onto the entrance vestibule which leads through to the hallway with attractive oak staircase to the first floor.

The modern Shaker-style kitchen has an integrated double oven, four-ring gas hob, ceramic single bowl sink, square-edged work surfaces with metro tile splashbacks and stripped pine floors leading through to the dining room with double glazed window and a Southerly elevation. There is a garden room which leads to a separate utility room and has doors opening onto the attractive rear garden which is lawned with a patio area and mature borders.

Continuing the ground floor there is a bedroom, currently used as a third reception room, and the westerly living room which has stunning coastal views from the bay window and retains features including parquet hardwood floors, an attractive fire surround with mantle and inset tiling, picture rail and feature ceiling rose. From here, a door leads onto the front garden and westerly terrace.

Alternatively, the front of the property can be closed off from the rest of the house and utilised as a self-contained annexe comprising living room, kitchenette, shower and WC, with its own street entrance.

The first-floor galleried landing houses a large built-in storage cupboard and leads to three double bedrooms, the main bedroom having an en-suite with roll-top bath and built-in wardrobes, and a family bathroom with twin wash basins and skylight.

Situated in the historic village of Ovingdean, just a 15-minute drive from Brighton city centre and 10-minute drive from Brighton College, the property is within a 15-minute walk of the seafront and Rottingdean Village, and there is a local bus service into Brighton.



- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stunning Sea & South Downs Views
- Two Bathrooms (One En-Suite)
- Utility Room
- Private Lawned Rear Garden
- Off-Road Parking
- Potential for Self-Contained Annexe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **D**