

Wanderdown Road, Ovingdean BN2 7BT

Approximate Gross Internal Area = 190.7 sq m / 2053 sq ft
(Including Garage)

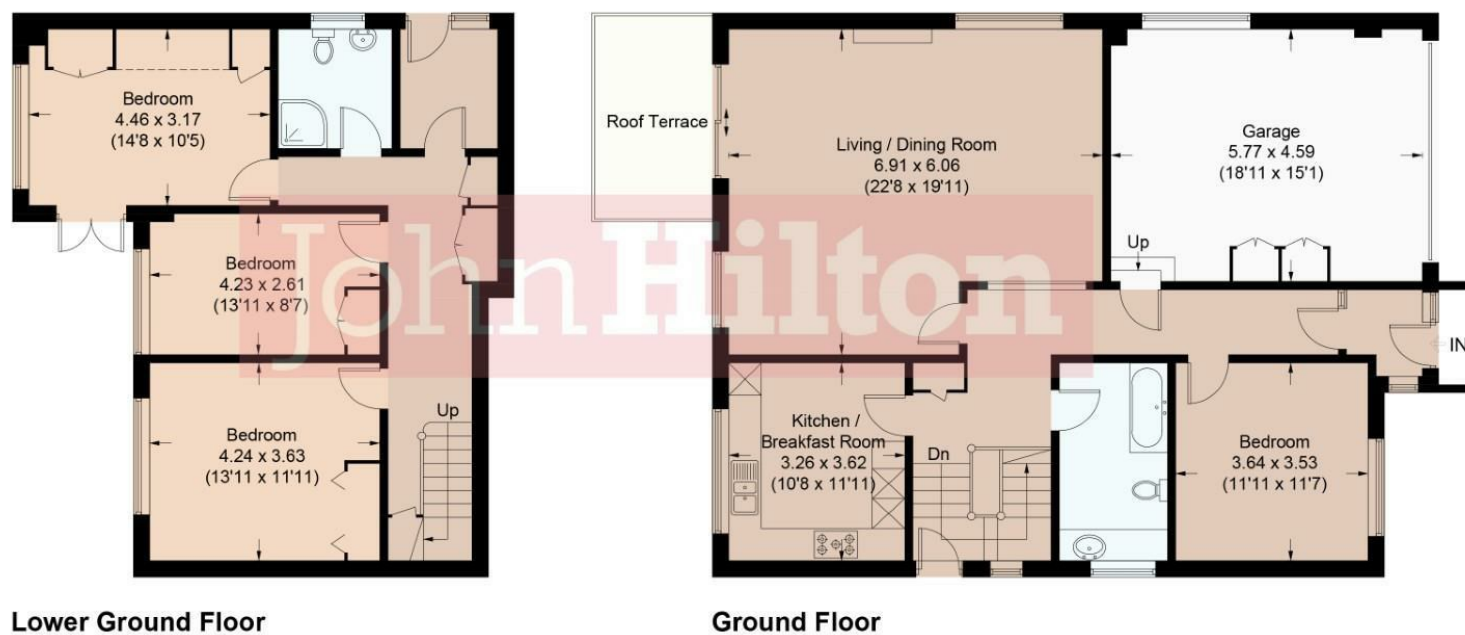


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 2053.00 sq ft

42 Wanderdown Road, Ovingdean, BN2 7BT

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Guide Price £725,000-£750,000
Freehold



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Virtually Staged

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42 Wanderdown Road Ovingdean, BN2 7BT

*** GUIDE PRICE £725,000-£750,000 ***

A detached, spacious, four-bedroom family home offering scope to update and personalise to your own specification. Occupying a prominent westerly position in one of Ovingdean's most sought-after roads, with attractive coastal and South Downs views.

The lawned front garden is well established with mature flower and shrub beds and provides rear access to both sides, while the driveway provides off-road parking and leads to a double garage with electric up-and-over door, windows to the side and internal access to the house.

A covered, open, brick-built porch with mahogany raised panelled door leads into an entrance vestibule with glazed door into the spacious L-shaped hallway leading through to the bright, westerly aspect kitchen which has ample space for a breakfast table. Fitted with flat-fronted wall and base units with square edge wood-effect work surfaces, it includes a double stainless-steel sink with drainer and mixer tap, five-ring gas hob with extractor hood over, integrated oven and grill, plumbing for a dishwasher and space for a fridge freezer.

The generous living/dining room enjoys a dual aspect with a window to the side and a full-height picture window to the rear, along with sliding patio doors opening onto a west-facing roof terrace with stainless-steel handrails and glazed balustrade, taking full advantage of the coastal views. Additional features include a stone fire surround and three wall light points.

Also on the ground floor is a double bedroom overlooking the front garden, and a family bathroom with obscure glazed window comprising a panelled bath, vanity unit with inset basin, low-level WC and a radiator with integrated towel rail.

From the entrance hall, stairs descend to a half-landing with window and uPVC door to the side, and down to the garden level where you have a spacious hallway providing understairs storage, a double airing cupboard with pre-lagged hot water cylinder and slatted shelving, and a further cupboard. There are three double bedrooms, all enjoying a westerly aspect over the rear garden and benefitting from built-in storage. The principal bedroom also features uPVC double-glazed French doors opening directly onto the rear garden.

A second bathroom is fitted with a quadrant shower enclosure with thermostatic shower mixer and sliding doors, pedestal wash basin and low-level WC, and there is a separate utility room which has space and plumbing for a washing machine and tumble dryer, a fitted drawer unit with inset sink, an 'Ideal' gas boiler, and aluminium-framed window and door providing access to the side and rear garden.

The attractive, walled, west-facing rear garden enjoys sea views and has been thoughtfully arranged to create an excellent outdoor entertaining space, with a large patio with raised flower beds leading down to two further lawned areas with mature shrubs and rose borders.

Ovingdean enjoys a semi-rural location, nestled in the South Downs, while being only a 10/15-minute drive along the coast into central Brighton with its mainline train station. There's a local newsagent/store and pizza garden restaurant, and it is within easy walking distance of the beach and undercliffs and regular bus services, as well as stunning walks on the South Downs. The neighbouring village of Rottingdean offers a variety of amenities including a Post Office, butcher, greengrocer/deli, and an array of traditional pubs, tea rooms and restaurants, and prestigious schools including Roedean School and Brighton College are also close by.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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: **E**

- Detached House
- Four Double Bedrooms
- Double Garage
- Spacious Accommodation
- Two Bathrooms
- Utility Room
- Sunny, Westerly Aspect Rear Garden
- Sea & South Downs Views
- Perfect for Updating & Redecoration
- Vacant Possession & NO ONWARD CHAIN

Disclaimer:

Some images have been digitally altered using AI, i.e. living/dining room, principal bedroom.

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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