John Hilton

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Est 1972

Ainsworth Avenue, Ovingdean, BN2 7BH

Approximate Gross Internal Area = 163.0 sq m / 1754 sq ft
Garage = 27.8 sq m / 299 sq ft
Total = 190.8 sq m / 2053 sq ft

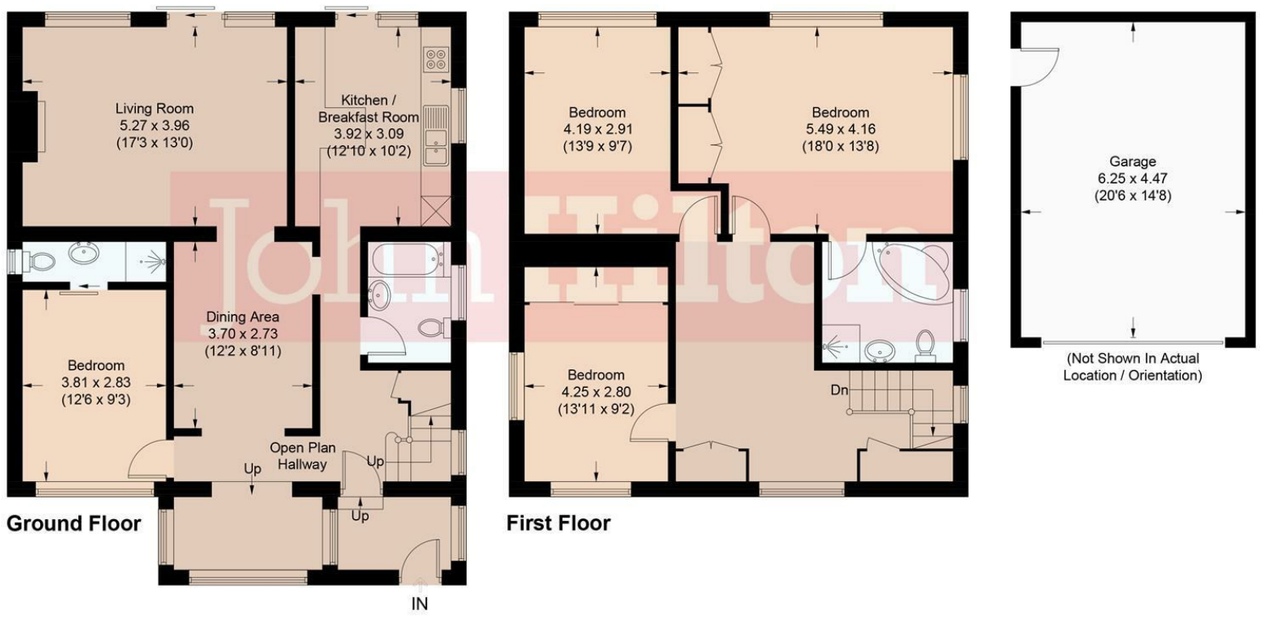


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1754.00 sq ft

19 Ainsworth Avenue, Ovingdean, BN2 7BG

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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01273 608151 or sales@johnhiltons.co.uk

£775,000 Freehold

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This substantial detached family home occupies a prime position on one of Ovingdean's most sought-after roads, offering spacious and versatile accommodation with stunning views of both the South Downs and the sea, and being sold with NO ONWARD CHAIN.

The property is approached via an attractive brick-block-paved carriage driveway which extends to the side of the house, complemented by a lawned frontage with raised planted borders. Steps lead to a glazed UPVC entrance door, opening into a welcoming vestibule with tiled flooring and onto a generous reception hallway featuring a useful understairs storage cupboard and a charming bay window offering far-reaching coastal and countryside views.

The well-proportioned kitchen is fitted with a range of contemporary white high-gloss wall and base units, with roll-edge work surfaces and a breakfast bar. Integrated appliances include a 'Stoves' double oven with pan drawer and combination microwave oven, a 'Neff' five-ring gas hob, dishwasher, and an American-style fridge freezer. Benefitting from a dual-aspect layout, the kitchen also enjoys direct access to the rear garden via sliding patio doors.

The dining area features attractive wood-effect flooring and enjoys further dual-aspect views, flowing seamlessly into the spacious living room. This impressive reception space centres around a feature fireplace and enjoys direct access to the rear garden through sliding patio doors.

The ground floor accommodation also includes a generously sized double bedroom with a sunny southerly aspect offering views towards the South Downs and an en-suite shower room. A further family bathroom is fitted with a white suite comprising a Jacuzzi bath with shower over, pedestal wash hand basin, and low-level WC, with part-tiled walls, a chrome heated towel rail, and radiator. Stairs rise to a spacious first-floor landing, offering an ideal area for a home office, reading nook, or seating space, all enhanced by breathtaking panoramic views across the surrounding countryside to the sea.

The principal bedroom enjoys dual-aspect views over the side and rear gardens and benefits from fitted double wardrobes and a spacious en-suite bathroom featuring a corner bath with mixer tap and shower attachment, separate walk-in shower, pedestal wash hand basin, and low-level WC. A further double bedroom also enjoys dual-aspect views towards the sea and South Downs and includes built-in mirrored wardrobes, while a fourth bedroom overlooks the rear garden.

Outside, the rear garden is a particular feature of the property, with a large patio area extending from the living room and leading onto an expansive lawn bordered by mature shrubs and established hedging. The garden extends to approximately 100 feet, providing an excellent outdoor space for families and entertaining.

A substantial brick-built double garage with automatic roller shutter doors offers excellent storage and presents exciting potential for conversion into a studio, home office, or hobby space, subject to any necessary consents.

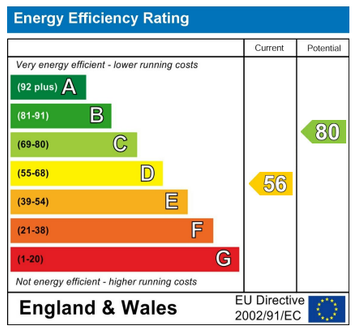
Ovingdean Village offers the ideal retreat for families wanting a semi-rural location with all the benefits of city living close by. Situated just minutes from the beach, countryside walks and regular bus services, with the neighbouring village of Rottingdean offering many amenities including a Post Office, butcher, greengrocer/deli, and an array of traditional pubs, tea rooms and restaurants, while Brighton city centre is just a 10-minute drive away with its mainline train station.

Offered at a price that allows buyers the opportunity to modernise and personalise the property to their own taste and specification, this is a rare opportunity to acquire a spacious family home in an exceptional location. Early viewing is highly recommended.









Council Tax Band: **E**

- Detached House
- Four Double Bedrooms
- Three Bathrooms (Two En-Suite)
- Semi Open-Plan Living Space
- Detached Double Garage
- Private 100ft Garden
- Carriage Driveway
- Sea & South Downs Views
- Ideal Project with Plenty of Potential
- NO ONWARD CHAIN

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