



Total Area Approx 4413.20 sq ft

Plot 2, 47 Ainsworth Avenue, Ovingdean, BN2 7BG

To view, contact John Hilton:
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Guide Price £750,000 Freehold

Plot 2 47 Ainsworth Avenue Ovingdean BN2 7BG



John Hilton's are delighted to offer a rare opportunity to acquire a plot with planning permission for an architecturally designed detached residence in a prime position within the historic village of Ovingdean.

Situated in a favoured road commanding stunning views of farmland and the English Channel beyond, with planning permission BH2025/01794 granted for two luxurious modern houses. Plot 2 is available to purchase (the right hand plot on the eastern side) and the seller is offering expertise and assistance to site manage the build, if required.

The property will measure approx. 4,413 square feet and will be arranged over three levels providing luxurious accommodation. Highlights include a cinema room, gym, integral garage, four bedrooms all with en-suite facilities - the principal bedroom suite will span the entire length of the property with dressing room, bathroom and sun terrace, which will capture the best of the views at the front - and a garden room measuring approx. 215 square feet.

Ovingdean is a semi-rural village that nestles into the South Downs National Park on the outskirts of Brighton yet is only 5-10 minutes' drive along the coast to central Brighton, offering the best of both worlds. Prestigious schools including Roedean and Brighton College are nearby as well as the seaside village of Rottingdean which has an array of eateries, independent shops, cafes and pubs on the High Street. The seafront and undercliff walks can be accessed at Ovingdean Gap and are easily reached on foot from the property, extending through Brighton Marina to Brighton to the west, and through Rottingdean to Saltdean to the east.



- **Build Your Own Dream Home!**
- **Rarely Available Sizeable Plot For Sale with Planning**
- **Plot 2 - Right Hand Side (Easterly) Plot**
- **Detached Luxury Home**
- **House Approx. 4,413 sq ft & Garden Room Approx. 215 sq ft**
- **Four Bedrooms - All with En-Suite Facilities**
- **Cinema Room, Gym & Integral Garage**
- **Prime Position Within Ovingdean Village**
- **Spectacular Coastal Views**
- **Vendor is Offering Site Management (if required)**

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