John Hilton

John Hilton

Est 1972







Total Area Approx 4413.20 sq ft

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

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

Guide Price £750,000 Freehold

view all our properties at:
www.johnhiltons.co.uk

National Association of Estate Agents LICENSED MEMBER NAEA

The Property Ombudsman

Zoopla OnTheMarket.com rightmove.co.uk The UK's number one property website PrimeLocation.com









Plot 2
47 Ainsworth Avenue
Ovingdean
BN2 7BG



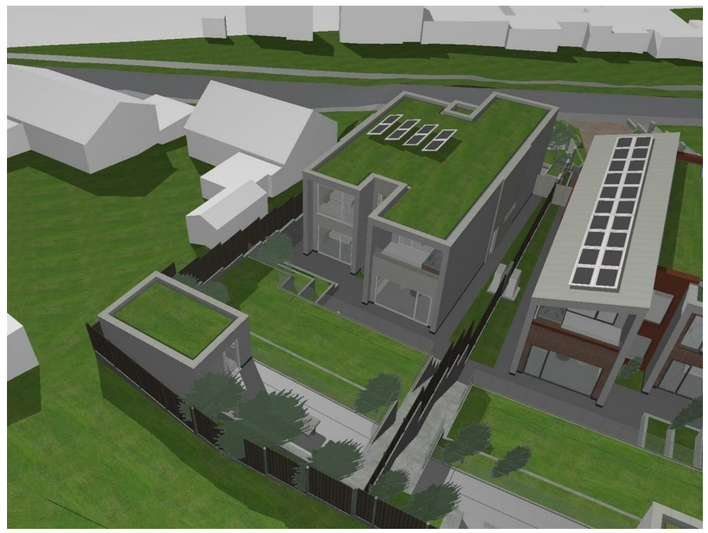
John Hilton's are delighted to offer a rare opportunity to acquire a plot with planning permission for an architecturally designed detached residence in a prime position within the historic village of Ovingdean.

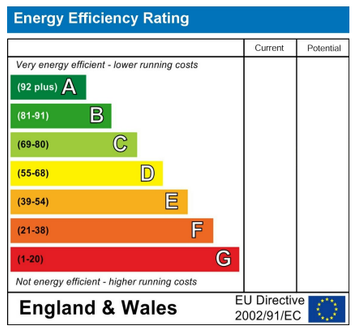
Situated in a favoured road commanding stunning views of farmland and the English Channel beyond, with planning permission BH2025/01794 granted for two luxurious modern houses. Plot 2 is available to purchase (the right hand plot on the eastern side) and the seller is offering expertise and assistance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







Council Tax Band:
New Build

- 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)

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

John Hilton