

## Wanderdown Close, Ovingdean, BN2 7BY

Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft  
Garage = 16.9 sq m / 182 sq ft  
Total = 163.4 sq m / 1759 sq ft



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



Total Area Approx 1577.00 sq ft

16 Wanderdown Close, Ovingdean, BN2 7BY

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 £825,000-£875,000**  
**Freehold**



JohnHilton



JohnHilton

## 16 Wanderdown Close Ovingdean, BN2 7BY

\*\*\* GUIDE PRICE £825,000-£875,000 \*\*\*

Set within a quiet cul-de-sac in the highly sought-after village of Ovingdean, this immaculately presented four-bedroom family home enjoys breathtaking, uninterrupted views over the South Downs National Park, and benefits from a sunny, south-westerly rear garden.

Occupying a generous plot, the property is approached via a block-paved driveway and a Mediterranean-inspired lawned front garden with established planting. A flight of steps leads up to an attractive sunny terrace, taking full advantage of South Downs vistas, with ample space for outdoor seating.

A spacious entrance hall provides access to all the principal living areas. An impressive triple aspect, open-plan living/dining room is the real focal point of the home, with sliding patio doors opening onto the front terrace, bi-fold doors opening onto the south-westerly rear garden, and a fireplace with feature surround and mantel. The dining area is perfect for big family parties, with rooflights and bi-fold windows that flood the space with natural light and enhance the indoor-outdoor feel, and leads through to the kitchen, which can also be accessed from the hallway.

The contemporary kitchen has been thoughtfully designed with shaker-style cabinetry, quartz work surfaces, integrated appliances including eye-level double oven, wine cooler and 'Miele' dishwasher, and extensive storage. Wooden flooring and a soft Farrow & Ball colour palette that runs throughout the living areas, creates a stylish yet relaxed ambience.

There are three generously sized bedrooms, the principal bedroom enjoying uninterrupted views across the Downs and benefitting from three full-height double wardrobes plus additional built-in storage. The second front-facing bedroom shares the same impressive outlook and is currently used as a home office with built-in full-height wardrobe, while the third bedroom overlooks the rear garden and includes fitted wardrobes, all hand-built and finished in a Farrow & Ball colour palette.

The stylish shower room has a natural light well and a built-in single shower with glass door, along with vanity drawers with inset sink and a low-level WC, while the larger family bathroom features a double-ended bath with central fill and shower apparatus, pedestal wash hand basin, low-level WC with concealed cistern, and fully-tiled walls.

From the hallway, a door opens to stairs which descend to a spacious fourth bedroom. Offering excellent privacy and views over the front garden, with home office workspace under the stairs, this versatile room would make an ideal guest suite or teenager's bedroom.

The south-west facing, Mediterranean-inspired rear garden offers a wonderfully private retreat, ideal for entertaining or unwinding with family and friends, with lawned area, patio areas, and space for a hot tub with power points. Seamlessly linked to the living space, the garden features terracotta-painted walls, a pizza oven and mature planting that adds both character and seclusion.

Ovingdean Village offers the ideal retreat for families wanting a semi-rural location with all the benefits of city living close by, being situated within walking distance of the beach, countryside walks and regular bus services into the city centre and beyond, and Brighton's mainline train station being just a 10-minute drive away. The village has a local store/post office, while the neighbouring village of Rottingdean offers many amenities including a Post Office, butcher, greengrocer/deli, and an array of traditional pubs, tea rooms and restaurants.



JohnHilton



JohnHilton



JohnHilton



JohnHilton



JohnHilton

- Detached, Four-Bedroom Family Home
- Stunning Views of South Downs & Sea Beyond
- Peaceful Yet Convenient Ovingdean Location
- Spacious Open-Plan Living/Dining/Kitchen
- Bi-Fold Doors & Windows onto Rear Garden
- Two Bathrooms
- Garage & Off-Road Parking
- Lower Ground Floor Bedroom Ideal for Guest or Teenager Accommodation
- Stylish Kitchen with Integrated Appliances
- South-Facing Mediterranean-Inspired Rear Garden

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

Council Tax Band: **E**