



Wanderdown Road, BN2

£ 1,000,000

ASTON
VAUGHAN

INTRODUCING

Wanderdown Road, BN2

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

This outstanding detached three-bedroom home has been finished to an impressive standard, combining contemporary luxury with excellent energy efficiency. Enjoying an enviable position in Ovingdean, the property boasts arguably some of the village's finest scenery, with breathtaking 180-degree panoramic views across the South Downs National Park and towards the sea. Modern sustainable features include solar panels and Tesla battery storage, alongside an A-rated energy efficiency rating.

Located on a highly desirable road within Ovingdean Village, the property has undergone an extensive and thoughtful renovation, both internally and externally, by the current owners. Every detail has been carefully considered, with quality fittings and finishes throughout. The result is a stylish yet welcoming home, perfectly suited to those looking for a combination of comfort, sophistication and a peaceful setting.

The striking contemporary exterior immediately catches the eye, featuring black powder-coated aluminium-framed windows and doors set against a Monocouche-rendered façade. A granite cobble driveway provides an attractive approach to the property. There is also a double integral garage, complete with a matching black electric remote-control door and glass resin flooring. The garage provides convenient access to a substantial loft space, which offers potential for conversion, subject to the usual consents.

Inside, a spacious entrance hall creates a welcoming first impression and provides a natural connection between the ground-floor accommodation. The property offers three well-proportioned bedrooms, with the rear bedroom enjoying particularly impressive views. Sliding doors open directly onto the raised sun terrace, providing the perfect place to unwind while taking in the surrounding scenery. The accommodation is complemented by both a separate shower room and a wet room, each finished to a luxurious standard with high-quality sanitary ware and stylish tiling.







Positioned at the rear of the property, the dual-aspect living room is a peaceful and inviting space designed to make the most of its beautiful outlook. Floor-to-ceiling windows and sliding doors leading onto the sun terrace allow natural light to flood the room while creating a seamless connection with the outdoors. A freestanding Morso dual-fuel burner adds character and warmth, making this an especially appealing room during the cooler months.

A handcrafted oak staircase leads downstairs to the impressive heart of the home: a spacious, open-plan kitchen, dining and living area. Designed with modern living and entertaining in mind, bi-fold doors open outwards to connect the interior with the garden. The bespoke fitted kitchen is finished with tinted mirrored splashbacks, quartz worktops and a breakfast bar, alongside integrated Neff appliances. A conveniently positioned cloakroom completes this level.



To the rear, the secluded west-facing garden enjoys excellent afternoon and evening sunshine, offering a private and peaceful outdoor setting. Beautifully landscaped and well screened from neighbouring properties, the garden features imported Argento sandstone paving, raised planters filled with a carefully chosen selection of tropical plants, and a tranquil water feature. It provides an ideal setting for relaxing in the sunshine, enjoying the garden in privacy or entertaining family and friends outdoors.

Ovingdean Village enjoys a wonderfully green and peaceful setting within the South Downs National Park, offering a desirable balance between village life and coastal convenience. Located just above the sea and beach, the village is only a short drive along the coast from Brighton city centre, making it easy to enjoy the city's shops, restaurants and wider amenities while returning to a more tranquil surroundings. The neighbouring village of Rottingdean and Brighton Marina are both just minutes away, while well-regarded educational establishments, including Brighton College and Roedean School, are also close at hand.









Wanderdown Road

Education:

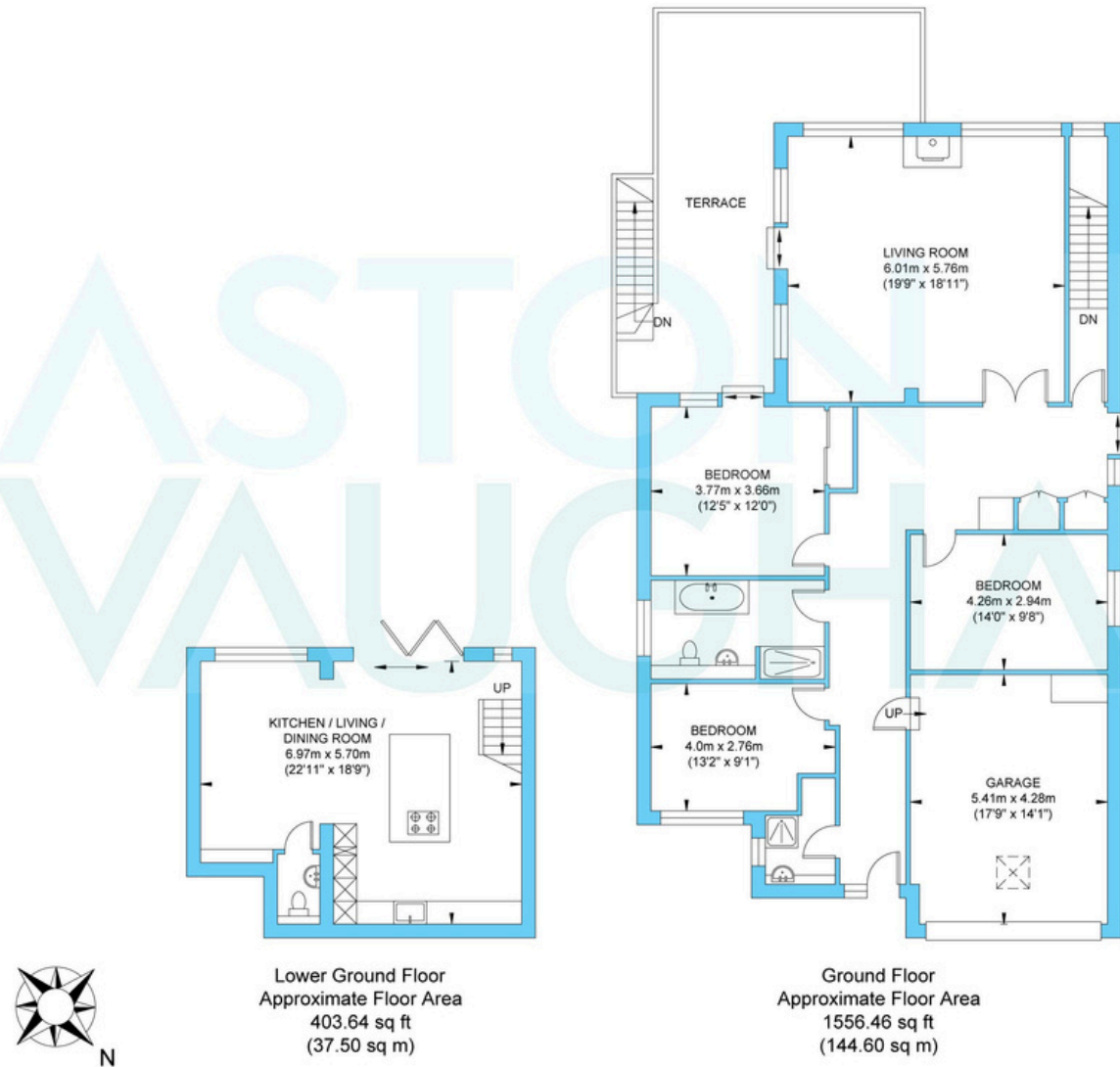
Primary: St Margaret's, Rudyard Kipling, Woodingdean Primary

Secondary: Longhill High School

Private: Brighton College, Brighton College Prep, Roedean, Brighton Steiner

Good to Know:

On the edge of the South Downs National Park, Ovingdean is a prestigious village suburb just 10-minutes east from the City of Brighton and Hove. Surrounded by Downland as it sweeps down towards the coast, this area is perfectly placed to access both, yet it is also well connected to the city with excellent transport links both in and out. Ovingdean is sought after by professionals and families. There's a local beach with sand and rock pools; a café and an active, friendly community centred around the local shop which serves your immediate needs and is just a short stroll from this house. The coastal village of Rottingdean, with its chic High Street and good schools is easy to reach by bus, cab or car - or you can walk or ride to it over fields. Keeping options open, the shops, cafes, library and primary schools of Woodingdean are also easy to reach. Brighton, Lewes, **Gatwick and London are all commutable, and buses run to stations at Falmer and Brighton.**



Approximate Gross Internal Area = 182.10 sq m / 1960.10 sq ft

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