

Longhill Road, Ovingdean, BN2 7BE

Approximate Gross Internal Area = 128.9 sq m / 1387 sq ft
 Garden Shed = 11.4 sq m / 123 sq ft
 Total = 140.3 sq m / 1510 sq ft



John Hilton

Total Area Approx 1387.00 sq ft

62 Longhill Road, Ovingdean, BN2 7BE

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

£775,500 Freehold



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A delightful detached three-bedroom, four-reception, chalet bungalow situated in the highly sought-after village of Ovingdean, nestled in the green and tranquil surroundings of the South Downs National Park, yet only a short drive from Brighton city centre.

The property is approached via a block-paved driveway providing ample off-road parking and access to the rear on both sides. Entry is via a bay-fronted entrance vestibule featuring a floor-to-ceiling bay window, creating a light and welcoming first impression, and a further part-glazed door leads into an entrance lobby with direct sea views and onward access to the main hallway.

The accommodation is both versatile and well-proportioned, comprising a good-sized dual-aspect sitting room offering panoramic coastal views, a separate kitchen with views over the rear garden, and a formal dining room that opens into a part-brick, double-glazed conservatory/garden room. A study with window to the side provides access to a ground-floor WC, and there is also a ground-floor bedroom, ideal for flexible living arrangements.

Stairs rise to the first floor, where there are two double bedrooms, both benefiting from ample built-in storage. The principal bedroom enjoys views over the rear garden and the South Downs beyond, while the second bedroom offers sea views via a Velux window. A family bathroom with a double walk-in shower completes the first-floor accommodation.

To the rear of the property is a generous lawned garden featuring a garden studio and a pergola seating area, which we are advised was once part of the Chelsea Flower Show.

The property is presented in good decorative order throughout and offers buyers an excellent opportunity to extend and personalise, subject to the necessary consents.

Ovingdean Village offers the perfect blend of countryside calm and coastal convenience, with a village store, St Wulfran's church which dates from the 12th Century, and a local favourite – Wild Flour Pizza. Just minutes from the village of Rottingdean, the beach and a short drive to Brighton city centre with its mainline train station and the A27/A23 networks to Gatwick and London, Ovingdean is an ideal retreat for families wanting a semi-rural location while staying connected with all the benefits of city living close by.



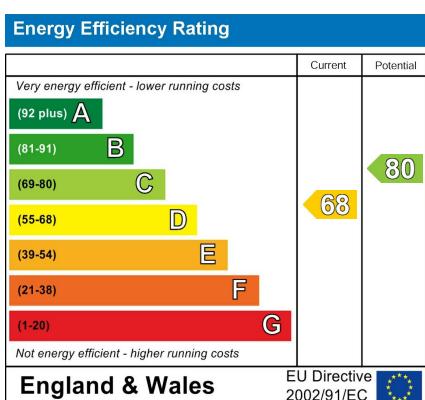
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Council Tax Band: C

- Detached Three-Bedroom Chalet Bungalow
- Four Reception Rooms
- Sought-After Ovingdean Village Location
- Set Within the South Downs National Park
- Close to Brighton City Centre
- Ample Off-Road Parking
- Panoramic Coastal & Downs Views
- Ground Floor Bedroom, Study & WC
- Large Rear Garden
- Potential to Extend (STPC)