John Hilton

John Hilton

Est 1972

Longhill Road, Ovingdean, BN2 7BF

Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft
Garage / Store = 46.7 sq m / 503 sq ft
Total = 192.0 sq m / 2067 sq ft



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



Total Area Approx 1564.00 sq ft

51 Longhill Road, Ovingdean, BN2 7BF

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 £800,000-£825,000
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





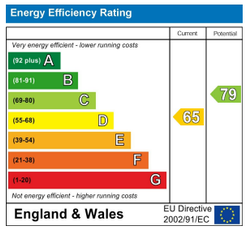




*** GUIDE PRICE £800,000-£825,000 ***

Attractive, detached, three-to-four-bedroom, split-level bungalow located in Ovingdean Village, being sold with no onward chain. Set back from Longhill Road and presented in good decorative order, with a good-sized lawned front garden with mature shrub and flower borders, and block-paved driveway leading to a double tandem integral garage.

Ovingdean Village, nestled in the green and tranquil surroundings of the South Downs National Park yet only a short drive from Brighton city centre, 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 – located in the old part of the village. Just minutes from the neighbouring 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 nearby.



Council Tax Band: **F**

- Detached Bungalow with NO ONWARD CHAIN
- Three/Four Double Bedrooms
- Living Room & Dining Room/Fourth Bedroom
- Separate Kitchen & Utility Room
- Two Bathrooms (One En-Suite)
- Tandem Double Garage
- South Downs & Sea Views
- Westerly Terrace & Garden
- UPVC Double Glazing Throughout
- Scope to Update & Improve

51 Longhill Road
Ovingdean
BN2 7BF

A glazed vestibule leads to a mahogany, raised panel front door which opens into a spacious split-level entrance hall with coat cupboard, storage shelf and space for hoover, plus access to the good-sized roof space which houses the hot water tank.

There is a good-sized kitchen/breakfast room offering westerly aspect views to the South Downs and sea, a range of wood-effect Shaker-style base and wall units with integrated four-ring 'Neff' gas hob and extractor hood over, 'Neff' eye-level oven and separate grill, stainless steel double drainer with single-bowl sink and mixer tap, space and plumbing for a dishwasher, tiled splashbacks and coved ceiling.

Accessed via double multi-paned doors from the hallway, the spacious living room has a sliding patio door and side light leading onto the westerly terrace, a feature natural stone fireplace and hearth with inset electric fire point, two wall light points, and neutral carpet. There's an opening with sliding concertina doors into bedroom four/dining room which has a window to the side and its own door to the hallway. A separate utility room, with double-glazed door and window to the side pathway, has two storage cupboards and work surfaces, a stainless steel single-bowl sink with drainer, space and plumbing for a washing machine, and ample space for a fridge-freezer.

The principal bedroom has westerly views over the rear garden to the South Downs and the sea, and two built-in double wardrobes – both with shelving and hanging space. It also has an en-suite bathroom with a window to the side, panel-enclosed bath with mixer tap and shower attachment, pedestal wash hand basin and low-level WC, part-tiled walls and coved ceiling. There are two further double bedrooms, both overlooking the front garden and one having a built-in double wardrobe with shelving and hanging space.

The spacious family bathroom has a panel-enclosed bath, separate shower cubical with glass door and thermostatic shower with rainfall shower head, pedestal wash hand basin, low-level WC, shaving point, radiator, fully tiled walls, and a window to the side.

The rear westerly terrace has a wrought iron balustrade with steps down to a paved patio entertainment area, with access to either side of the property and under-house storage/garden room with power and lighting. The garden has a level lawn area with flint wall boundary to one side, fenced boundaries to two sides, and mature shrub and flower beds. To the rear of the garden, steps lead down to another lawned area and greenhouse, perfect for a vegetable garden.

The boiler is housed in the garage which has an automatic roller shutter door and offers scope to utilise part or all for further accommodation, subject to necessary planning consent.







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