



Ainsworth Avenue, Ovingdean BRIGHTON BN2 7BG

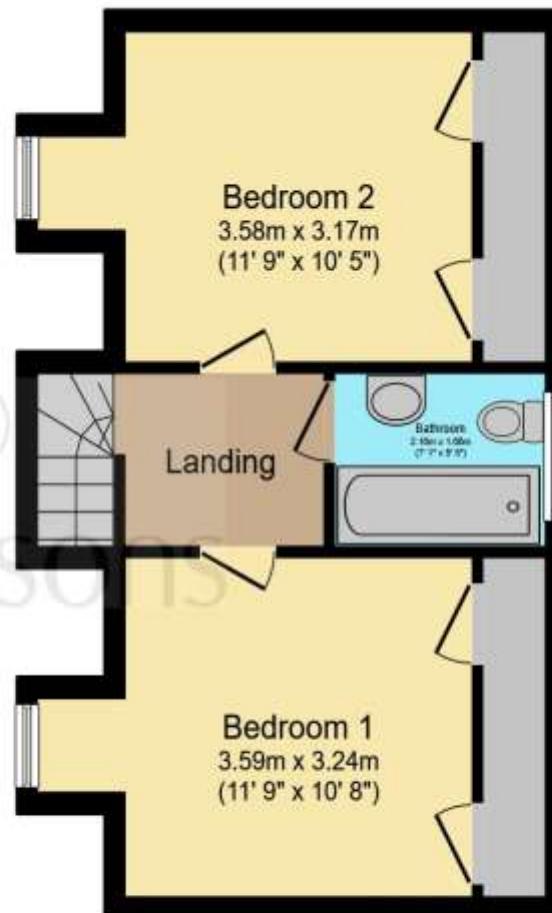
Situated in the highly desirable costal village of Ovingdean, this beautifully presented detached home on Ainsworth Avenue offers an exceptional blend of modern style, space and tranquility.

welcome to

Ainsworth Avenue, Ovingdean BRIGHTON

Upon entering, you are greeted by a bright and airy hallway leading into a beautifully designed, open-plan living and dining area. This generous space is filled with natural light, creating a warm and welcoming atmosphere. Whether you're relaxing with family, hosting guests, or enjoying quiet evenings in, this space is both versatile and inviting. The sleek, fully fitted kitchen has been thoughtfully designed with modern cabinetry, high-end integrated appliances, and ample worktop space.





A utility room offers additional storage and space for laundry, keeping the main living areas neat and organized, while a conveniently located downstairs toilet adds to the home's practicality.

Upstairs, you will find two generously sized bedrooms, both beautifully decorated and designed to maximize comfort. The master bedroom, in particular, benefits from stunning views, making it a peaceful retreat at the end of the day. A modern bathroom, finished to a high standard with stylish tiling and contemporary fittings, ensures a spa-like experience.

One of the most impressive aspects of this property is its fantastic flat garden. Offering incredible, far-reaching views of the surrounding countryside and beyond, this private outdoor space is perfect for relaxing, entertaining, or enjoying alfresco dining.

Total floor area 82.0 m² (883 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Ainsworth Avenue, Ovingdean BRIGHTON

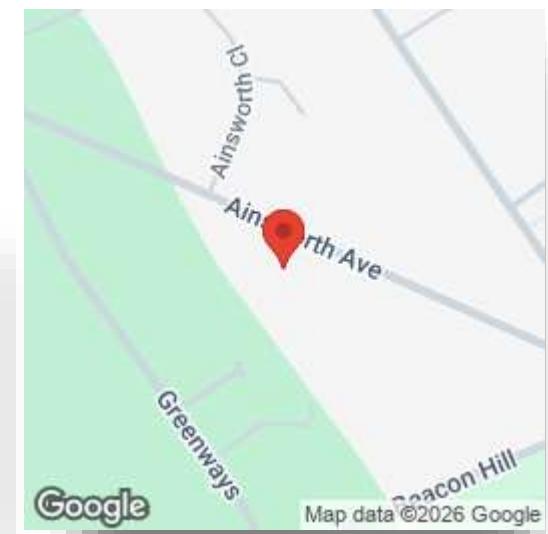
- SOUTH FACING REAR GARDEN
- IMMACULATEDLY PRESENTED
- UTILITY ROOM AND SEPARATE DOWNSTAIRS W/C
- MODERN SEPARATE KITCHEN
- BUS ROUTES CLOSE BY
- TWO DOUBLE BEDROOM DETACHED HOUSE
- SOUGHT AFTER OVINGDEAN LOCATION
- DRIVEWAY

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£525,000



view this property online fox-and-sons.co.uk/Property/RTD104883



Property Ref:
RTD104883 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property



01273 309968



rottingdean@fox-and-sons.co.uk



50 High Street, Rottingdean, BRIGHTON, East Sussex, BN2 7HF



fox-and-sons.co.uk