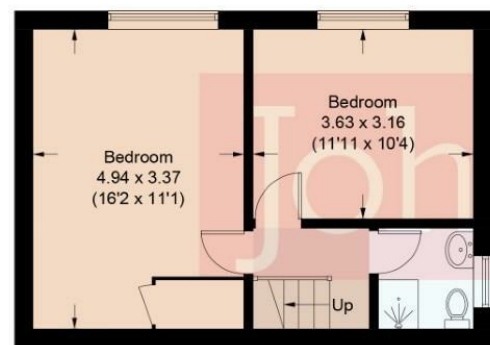
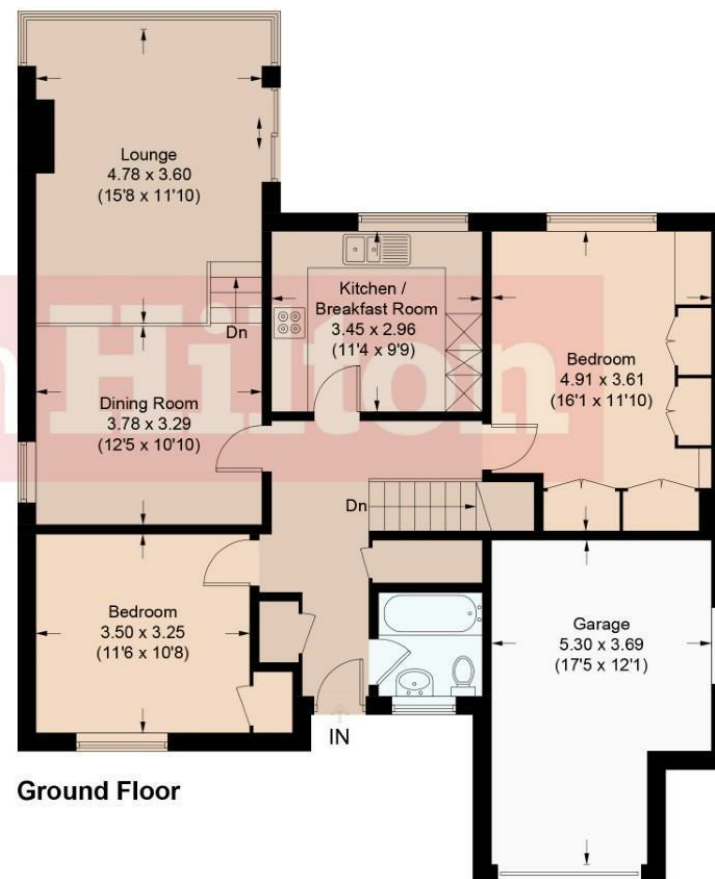


Wanderdown Way, Ovingdean, BN2 7BX

Approximate Gross Internal Area = 125.0 sq m / 1345 sq ft
Garage = 17.1 sq m / 184 sq ft
Total = 142.1 sq m / 1529 sq ft



Lower Ground Floor



Ground Floor

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



Total Area Approx 1345.00 sq ft

19 Wanderdown Way, Ovingdean, BN2 7BX

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

£750,000 Freehold



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19 Wanderdown Way Ovingdean, BN2 7BX

An attractive four-bedroom detached house approached via a lawned front garden, with driveway for three vehicles, leading to a good size garage with electric up-and-over door, which has plumbing for a washing machine, power points and a double-glazed window.

Three steps lead down to a small patio area where a uPVC double-glazed front door leads into an L-shaped hallway with ample storage including a coat cupboard and a walk-in storage room that could offer access to the garage if you wanted to extend, and there's access to a good size loft space that has been insulated and boarded.

The modern kitchen has a stunning view across the South Downs National Park and is fitted with contemporary flat-front base and wall units and glass display cabinetry. Modern work surfaces with an inset one-and-a-half bowl sink with drainer, inset ceramic hob with concealed extraction, and 'Neff' eye-level double oven, as well as plumbing for a dishwasher and space for a full-height fridge-freezer. Inset downlights complete this stylish space.

The split-level living/dining room has a dual aspect with full-height double-glazed bay window offering views over the rear garden towards the South Downs National Park, a feature fireplace, and sliding uPVC doors that open onto the rear terrace and garden.

There is a family bathroom with white suite comprising panel-enclosed bath with shower attachment and bi-fold shower screen, vanity unit housing the water cistern and inset sink with mixer tap, and low-level WC, along with a heated towel rail and uPVC obscure double-glazed window to front.

Two of the four bedrooms are on this level, the main bedroom having views over the sunny rear garden to the South Downs and a full range of four double wardrobes, shelving and dressing table, and the second bedroom (which could also be used as a second reception) having built-in storage and overlooking the front garden. Stairs lead from the entrance hall down to the garden level which has two good-sized double bedrooms, both with uPVC double-glazed windows and one with an understairs storage cupboard. A modern, fully tiled shower room serves this level, comprising a single shower cubicle with thermostatic shower, vanity cupboard with inset sink and mixer tap, low-level WC, and a chrome heated towel rail.

Externally to the rear, you have sliding uPVC doors which open from the living/dining room onto a small terrace with wide steps leading down to a large patio entertaining area, with sloped access to both sides of the house. The garden is a good size, mainly lawned with mature shrubs and flower beds, and takes full advantage of the South Downs views and day-long sun. There is an outside light and tap for garden maintenance and garden sheds for storage.

Ovingdean enjoys a semi-rural location, nestled in the South Downs, while being only a 10/15-minute drive along the coast into central Brighton with its mainline train station. There's a local newsagent/store and pizza garden restaurant, and it is within easy walking distance of the beach and undercliffs and regular bus services, as well as stunning walks on the South Downs. The neighbouring village of Rottingdean offers a variety of amenities including a Post Office, butcher, greengrocer/deli, and an array of traditional pubs, tea rooms and restaurants, and prestigious schools including Roedean School and Brighton College are also close by.



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

Council Tax Band: E

- Four-Bedroom Detached House
- Stunning Views to the South Downs
- Modern Fitted Kitchen
- Bathroom & Shower Room
- Split-Level, Dual Aspect Living/Dining Room
- Ample Storage
- Garage Plus Off-Road Parking for Three Vehicles
- Lawned Rear Garden & Paved Patio
- Sought-After Ovingdean Location
- 10-15 Minute Drive from Brighton City Centre