



Longhill Road, Ovingdean

Asking price £1,350,000



Property highlights

- Sought-after location in Ovingdean
- Stunning countryside and sea views
- Four spacious bedrooms
- Principal bedroom with Juliette balcony and en-suite
- Open-plan kitchen/living room with bi-fold doors to garden
- Separate utility room
- Welcoming sitting room with log burner
- Beautifully presented throughout
- Spacious front and rear gardens
- Gated paved driveway, garage, and shed



This beautiful detached home is located on a sought-after road in Ovingdean and boasts stunning sea and countryside views and versatile spaces for the modern family.

The property

Set on a sought-after road in Ovingdean, with far-reaching sea views and easy access to local villages, the beach, and central Brighton, this detached family home offers a rare blend of peace, privacy and connection.

A generous paved driveway leads up to the house, where mock-Tudor styling is paired with red brick for a touch of character. A charming front verandah creates a quiet spot to sit with morning coffee, and the neatly kept lawn and mature hedging provide privacy from the street.

Step inside to a spacious porch with an exposed brick wall, leading through to a warm and welcoming entrance hall with wooden flooring and panelled walls. At the front of the house, the cosy living room features a built-in window seat, stained glass windows, and a brick fireplace with a log-burner – perfect for quiet evenings in.

To the rear, the heart of the home is a beautifully designed open-plan kitchen and living space. Classic beige shaker units are topped with rich wooden worktops, while a large central island, complete with pendant lighting, adds style and function. Integrated appliances include a wine fridge, and there's a handy adjoining utility room. This space flows easily into a dining area and second sitting area, offering flexibility for modern family life. Bi-fold doors open wide to connect the indoors with the garden providing the perfect space for summer entertaining.

The garden itself stretches the full width of the plot and is wonderfully private, with a level lawn, paved patio, a garden shed, and side access to the front.

Also on the ground floor are two well-proportioned bedrooms, one with built-in wardrobes, and a generous family bathroom complete with a roll-top bath, separate shower, and WC.

Upstairs, a bright and airy landing is bathed in natural light from Velux windows. The principal bedroom sits to the front, with double doors opening onto a Juliette balcony that frames the open views across fields and out to sea. There's also a stylish en-suite shower room. A further bedroom completes this floor.

Throughout, the house has a warm and homely feel, with a neutral colour palette, wooden floors, and plantation shutters dressing the windows. It's a beautifully balanced home, offering character, comfort, and space in equal measure.

Additional property informatio
Property type: Detached house
Tenure: Freehold
Council tax band: F
Parking: Off street parking

The area

This property is quietly situated on Longhill Road in the peaceful village of Ovingdean, nestled between the coast and the rolling landscapes of the South Downs National Park. It's an idyllic setting for those who enjoy the outdoors, with a wealth of walking and cycling trails right on the doorstep. Beacon Hill Nature Reserve is less than half a mile away, while the iconic Rottingdean Windmill and the historic village of Rottingdean (1.4 miles) are easily reached on foot in around 20–25 minutes. The undercliff walk and Ovingdean's quiet beach are also nearby, connecting you to Brighton Marina and on to the city itself via a spectacular seafront promenade.

Local amenities include a convenience store and the ever-popular Wild Flour Pizza, serving artisan woodfired pizza from a rustic horsebox every weekend. In Rottingdean, you'll find independent shops, pubs, cafés, and restaurants, along with a library and post office – all adding to the charm of village life.

Schools

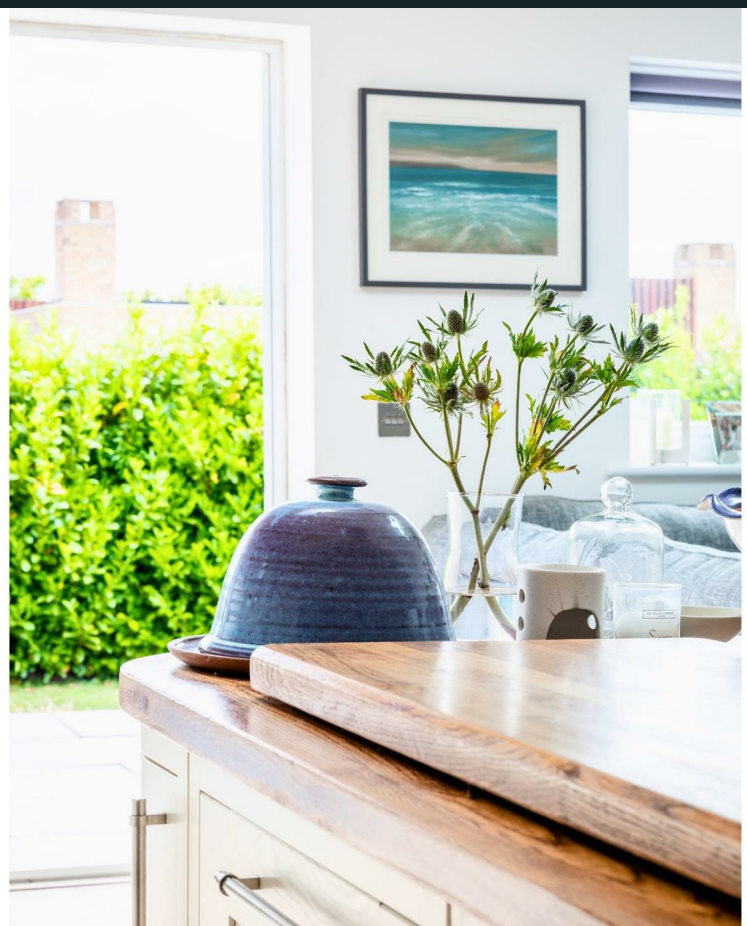
Families will appreciate the excellent range of well-regarded schools nearby, including: Ovingdean Nursery (0.5 miles), Longhill High School (1 mile), Our Lady of Lourdes Primary School (1.7 miles), St Margaret's C of E Primary School (1.8 miles), Roedean School (2.3 miles) and Brighton College (3.1 miles).

Transport links

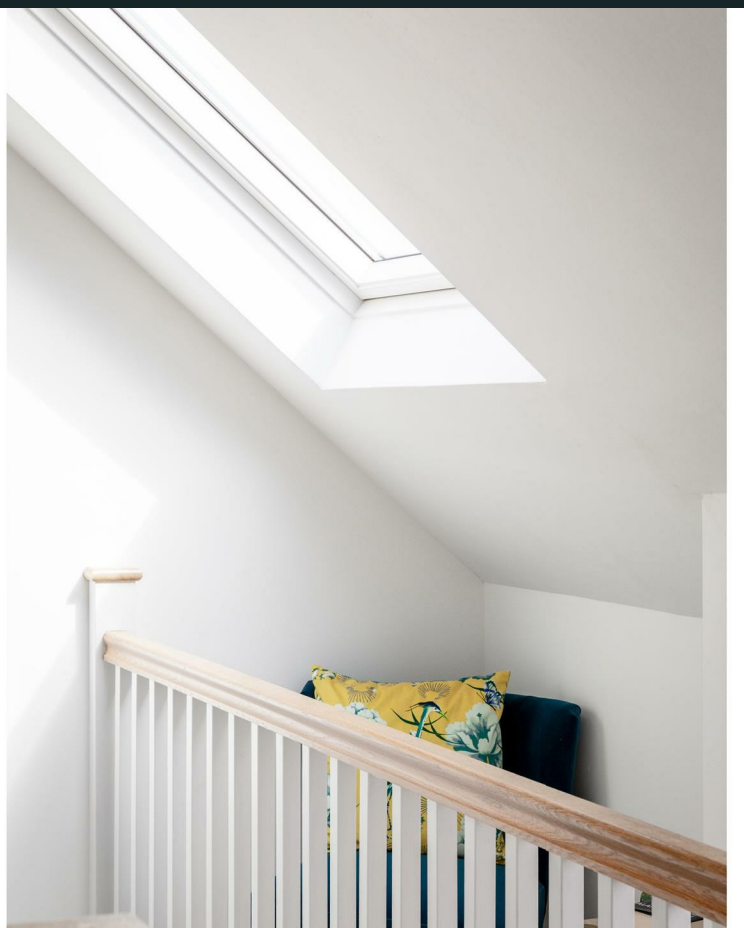
Ovingdean offers a semi-rural feel while remaining just 3.5 miles from the vibrant heart of Brighton. Brighton Marina is even closer at 2.2 miles, offering shops, restaurants, a cinema, and a large supermarket. Regular bus services run along Longhill Road and nearby routes, linking you quickly to Brighton, Rottingdean, and beyond. The A259 coastal road and nearby A27 provide convenient connections to the wider road network, including the A23 to Gatwick and London.



















01273 670253
hello@numbertwentyfour.co.uk
numbertwentyfour.co.uk

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