Longhill Road, Ovingdean, Brighton, BN2 7BE
Offers Over £815,000

Open House
estate agents















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Offers Over £815,000
Council Tax Band: D

Located on Longhill Road in the charming village of Ovingdean, Brighton, this much-improved detached house offers a unique blend of comfort and versatility. With stunning views over picturesque farmland and the sparkling sea, this property is a true gem.
This versatile home can be used as one large property which would feature three spacious reception rooms, perfect for entertaining or relaxing with family. Four well-appointed bedrooms, providing ample space for a growing family or guests, plus three modern bathrooms, ensuring convenience for all residents.
Currently one of the standout features of this residence is the fully self-contained studio apartment. This versatile space includes its own kitchen, shower room, and studio room, making it ideal for generating rental income or accommodating visitors. The new acoustic panelling installed between the main residence and the studio ensures complete soundproofing, allowing for privacy and tranquillity.
The rear garden has been fully remodelled and landscaped, creating a serene outdoor space for relaxation and enjoyment. Additionally, a newly levelled and block-paved driveway provides parking for several vehicles, enhancing the property's practicality.
The interior has been tastefully redecorated throughout, and the home benefits from a new boiler and consumer unit, ensuring modern efficiency. The property also has had replacement double glazing and the installation of new rear patio doors. With no onward chain, this property is ready for you to move in and make it your own.
This versatile home is perfect for those seeking a blend of comfort, style, and potential in a beautiful coastal location. Don't miss the opportunity to view this exceptional property.

Main Entrance Porch
3'7" x 5'8" (1.1 x 1.75)
Has 2 x new replacement UPVC double glazed windows.
under floor heating, new light, tiled floor, redecorated. Replacement solid oak half glazed door with new 5 lever Chubb lock into the

Entrance Hallway
5'7" x 11'6" (1.72 x 3.52)
New consumer unit, wall mounted digital panel for underfloor heating in porch. Redecorated. Stripped wooden floor. 2 newly installed mains operated smoke detectors. New Acoustic panelling Fire door installed and decorated between hall and Studio New double glazing. Radiator.

Kitchen
8'10" x 11'1" (2.7 x 3.38)
Redesigned and reconfigured with open plan kitchen/diner. Kitchen installed in 2024 with integrated gas hob, extractor fan, dishwasher and electric double oven. Space for large freestanding fridge/freezer. 2 x UPVC double glazed windows. New lighting. Stripped wooden flooring.

Dining Room
8'7" x 13'10" (2.63 x 4.23)
New double glazed UPVC window, tall radiator, fireplace with newly installed patio doors (building regs compliant and structural engineers drawings available) opening into the newly designed and extended rear garden. New lighting, redecorated, stripped wooden floors.

Living Room/Snug
11'10" x 11'8" (3.62 x 3.57)
New replacement UPVC double glazed window. Redecorated, stripped wooden floors. New solid oak acoustic panelling, with push to open hidden door opening into self contained studio flat. Radiator. Redecorated in neutral tones. Made to measure bookshelf.

STUDIO FLAT

Hallway
2'7" x 6'1" (0.8 x 1.86)
Hallway with stripped wooden floors and tall towel rail

Shower Room
With new extractor fan

Separate WC
2'8" x 6'4" (0.82 x 1.94)
with new double glazed UPVC window, stripped wooden flooring.

Fitted Kitchen
5'8" x 6'11" (1.75 x 2.12)
With a range of base and wall mounted units. New AEG electric hob and single oven, extractor fan. Linoleum flooring.Integrated fridge/freezer Double glazed bay window with replacement glazing. Radiator. New light fixture, Redecorated

Studio Room/Lounge/Bedroom Four
11'9" x 16'11" (3.59 x 5.16)
Large room with fireplace, new Ariel point and high ceilings with a decorative rose. Redecorated with original parquet flooring. Radiator. External door with steps into the front garden and private decking area.

Stairs To First Floor Landing
New carpet to stairs and landing
Redecorated, newly fitted UPVC double glazed windows at top and bottom of the stairs.

Bedroom One
16'3" x 10'0" (4.97 x 3.05)
Large double bedroom with 2 large UPVC double glazed windows with uninterrupted sea and downland views. Triple built in wardrobe with shelving and hanging space. Spotlights. Radiator.Newly fitted bifold door into a newly installed en-suite bathroom.

En Suite Bathroom
5'9" x 6'5" (1.77 x 1.96)
En-suite redesigned, refitted with new spotlights, towel rail, white marble effect panelling.
New double glazed window with opaque glazing. Back to wall WC with douche spray. White vanity unit and sink. Wall mounted bathroom cabinet/ mirror. Victorian style freestanding roll top bath with combination bath/shower mixer tap.

Bedroom Two
17'10" x 8'9" (5.45 x 2.69)
Redecorated, velux window with electric blind. Solid oak flooring. Radiator.

Bedroom Three
11'6" x 9'9" (3.53 x 2.98)
Double bedroom, solid oak wooden flooring, redecorated, new UPVC double glazed window. Radiator. Downland views.

Utility Room
Newly designed and fitted out utility room. Fitted with soundproofing to the floor. wall mounted Dyson hoover, Washing machine with room for tumble dryer with venting already installed. Room for tumble dryer with external vent fitted New Alpha combi boiler fitted with new pipe work. Solid oak worktop and shelves Additional sockets fitted plus a spur for the boiler. Hooks,for ironing board, etc. Panel for home alarm system. Solid oak flooring.

Family Bathroom
8'5" x 10'9" (2.58 x 3.29)
2 x new taps, shower heads and plumbing.
Redecorated with electric velux window.

Landscaped Rear Garden
Garden, excavated, levelled and extended. Large sandstone patio with 2 x large flower borders and newly laid lawn. Side borders laid to bark. Large established olive tree bordered by a new rendered and painted wall. Side access to front garden and driveway and the other side laid to stone chipping.
Electrical point. External tap. New shed and base.

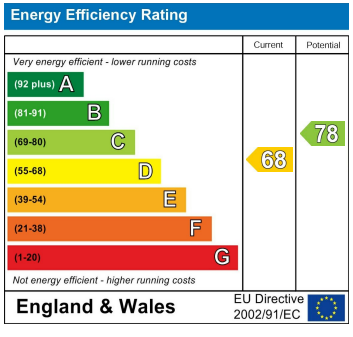
Front Garden/Driveway
Driveway excavated and expanded to increase parking to 4 vehicles. Laid to block paving with 3 steps and pathway to ornate front door. New rendered and painted wall with new fencing and flowerbed laid to bark. Replacement drain and manhole. New decking with galvanised railing with flowerbeds. Steps to external door to self contained studio flat. External lighting. External tap. Laid to stone chipping. Side gate with access to rear pathway and garden.

Further Notes
The exterior of the house has been repainted. Planning permission, now lapsed had been granted in the past to extend the house and the architect plans are available. All new double glazed windows are fensa guaranteed and structural drawings and building regulation compliance certificates available for external structural changes and patio door installation.
Bus stop outside the house with 2 services into central Brighton. Beacon Hill nature reserve is a 4 minute, level walk. A convenience store can be found a 3 minute walk away in Longhill Road or Rottingdean Village/seafront is a 15 minute walk away with a Tesco, butchers, grocers, budgens, hairdressers etc. lovely neighbours with a friendly community.

Open House
estate agents

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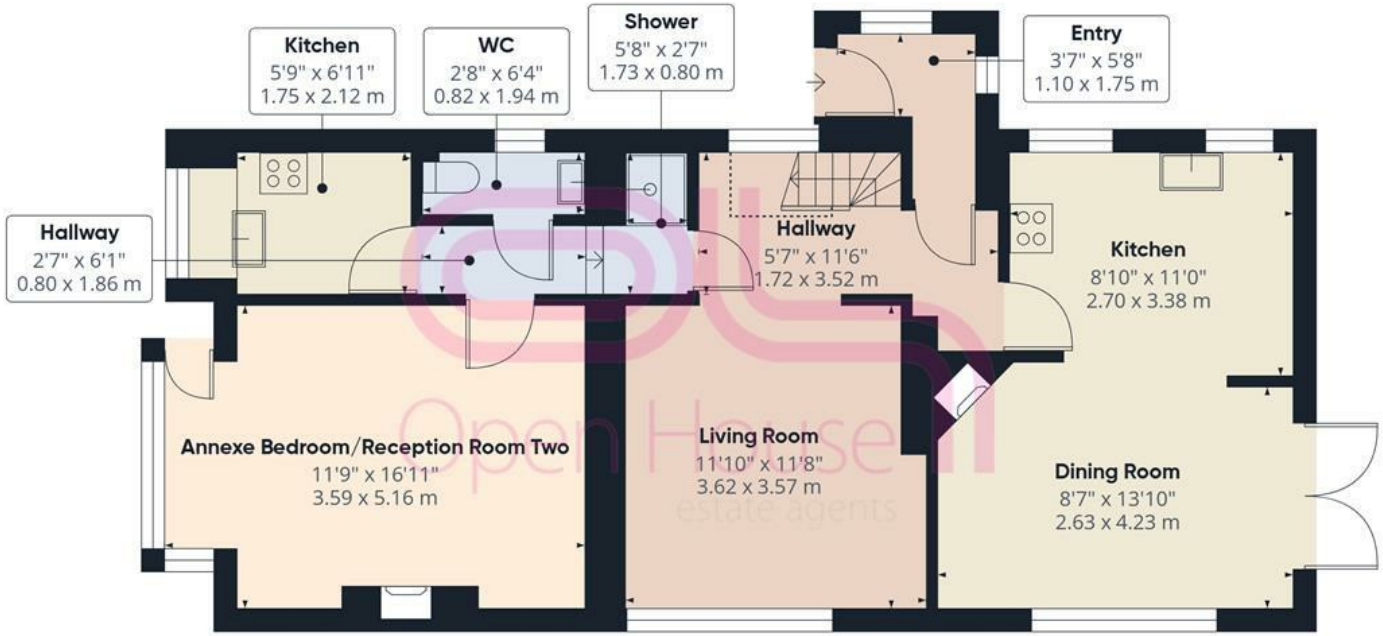




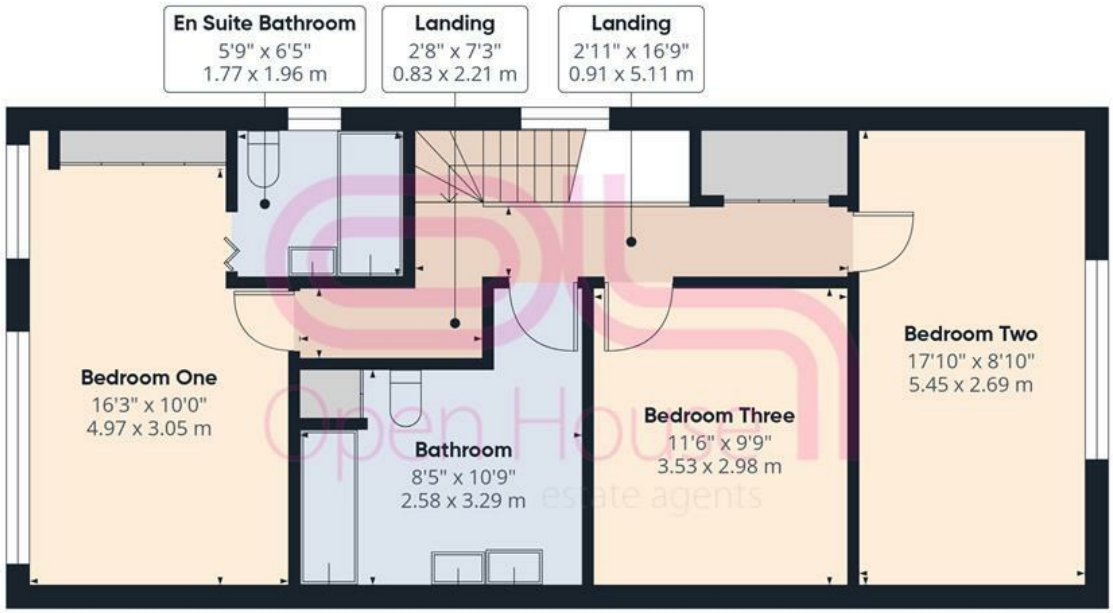








Ground Floor



Floor 1



Approximate total area(1)

1385 ft²

128.7 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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