



House - Detached (EPC Rating: D)

100 LONGHILL ROAD, O Vingdean, BN2 7BD

£4,500

ASTON VAUGHAN
Sales and Lettings



4 Bedroom House - Detached located in Ovingdean

Peacefully tucked away within the leafy environs of Ovingdean sits this beautifully renovated and extended family home. Originally a house built in 1932, it has been brought shining into the 21st Century with a contemporary façade and a streamlined interior ready for the modern lifestyle. With four exquisite double bedrooms, three bathrooms and two elegant reception rooms, it is the perfect size for both family time and sophisticated entertaining. Natural light has been maximised by a wealth of glazing on all sides, bringing the most exceptional views into every room from its hilly position, taking the eye from the rolling green of the South Downs National Park to the blue of the sea, below big, open skies – ever changing with the seasons. Gardens to the front and rear have been landscaped and there is parking on the driveway and in the garage. It is also just 5-minutes from the beach and within easy walking distance of excellent local schools, plus at approximately 10 and 40 minutes respectively, both Brighton and Gatwick are a realistic commute.

The House:

Set well back from the road on the cusp of the hill, this newly renovated home is impressive on approach with an immaculate front garden facing south, enjoying direct sea and countryside views to the south. Bathed in sunshine, space has been created on the slate patio for alfresco dining as the sunsets, surrounded by lush green borders for privacy. Glazed bi-folding doors link the outside with in, or the main front door opens to an elegant, double aspect living room where the open staircase with glass wall allows the light to filter through from east to west. The drive sweeps up the side of the house to the garage which offers secure parking for precious motorbikes and cars alongside storage for bikes and water sport equipment for those taking full advantage of the seaside location.

Reception rooms:

Stepping inside, it is immediately clear this home has been renovated by those with an eye for contemporary interiors. The light has been maximised throughout with glazed bifold doors on both sides to link the house with its gardens which become an extension of the home during summer. Dark wood parquet flooring is paired with white walls to suit all modern furnishing schemes, while the second reception feels homely with soft carpet underfoot. There is space in either reception room for comfortable furnishings or formal dining, although there is space to eat in the kitchen which links through to the lounge via glazed pocket-sliding doors.

Kitchen & dining room:

Spanning the back of the house with garden views, the kitchen is the social hub of the house with space for a large dining table and chairs alongside a central island with breakfast bar seating for less formal occasions. Streamlined white cabinets run along two walls fitted with plenty of storage solutions, a boiling water tap and integrated appliances, so you can move straight in with

relative ease. A separate utility room keeps the sounds of washing and drying your clothes, nicely tucked away and a third bathroom on this floor is ideal for family members leaving early for work and not wishing to wake up the rest of the house!

First floor bedrooms & bathrooms:

From the top of the stairs to the first-floor galleried landing you gain the first exceptional views across the rolling hills of the South Downs to the sea. The vast amount of glazing included in this build ensures this view is never far from sight. All four bedrooms enjoy far reaching vistas over land, sea and skyscapes which include stargazing from Velux windows in bedrooms two, three and four. These rooms share use of the immaculate family bathroom with an organically curved, freestanding bathtub with floor mounted taps, ready for whiling away the hours after a long day.

Principal bedroom suite:

Offering 190 square feet of luxury relaxation space, the principal bedroom is the perfect place for parents to retreat to, away from the hubbub of family life. With a south westerly aspect, the light is glorious, and the views are breath taking to wake to each morning. A chic en suite shower room completes the private space.

EPC: D
Tax Band: F

Garden:

Outside, the garden has been expertly landscaped with a raised area of lawn edged by mature trees which create texture, scent and shape within the space. Lower down, the Indian sandstone patio provides the perfect space for dining alfresco as the sun goes down. There is a further seating area to the front of the property from which the views come into their own, where being raised up from street level, you also feel perfectly private.



Education:

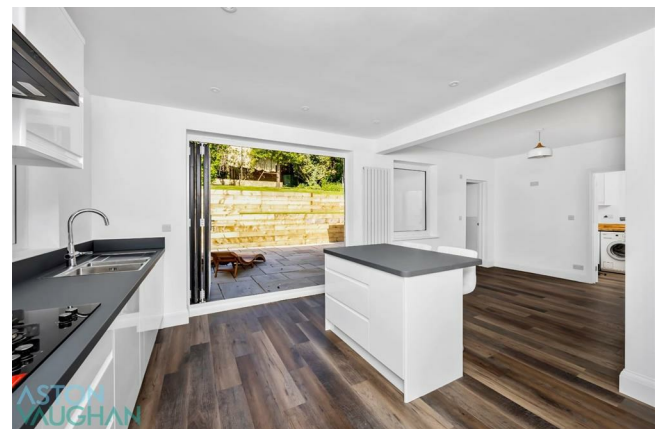
Primary: St Margaret's, Rudyard Kipling, Woodingdean Primary

Secondary: Longhill High School

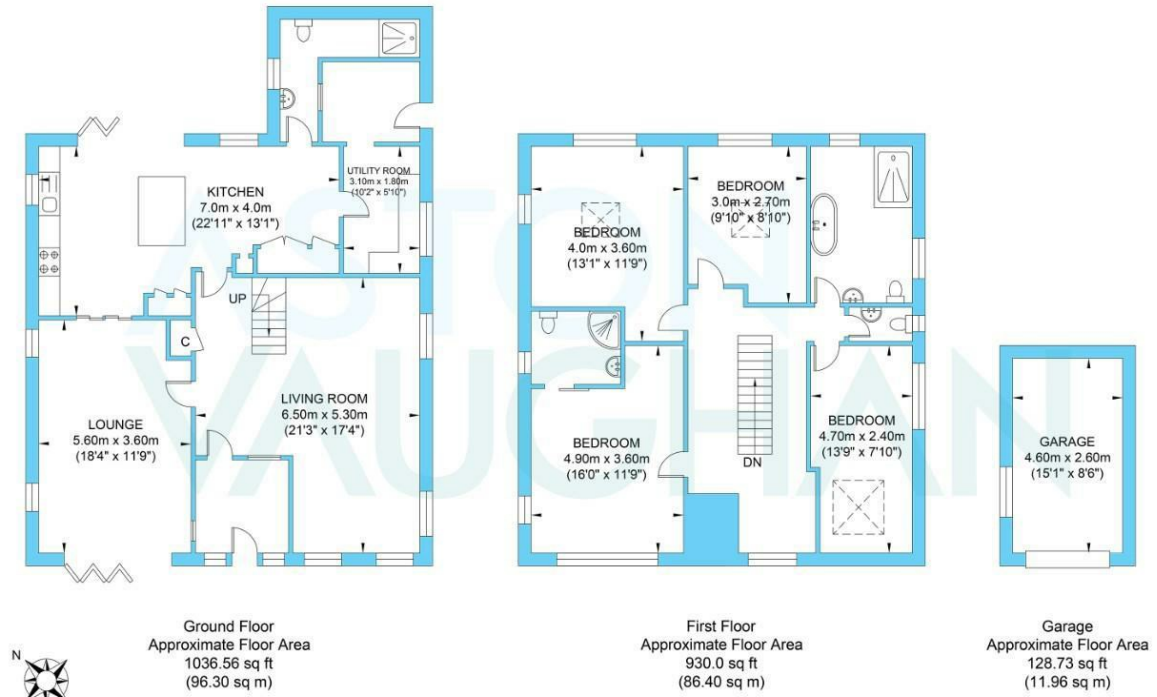
Private: Brighton College, Brighton College Prep, Roedean, Brighton Steiner

Good to Know:

On the edge of the South Downs National Park, Ovingdean is a prestigious village suburb just 10-minutes east from the City of Brighton and Hove. Surrounded by Downland as it sweeps down towards the coast, this area is perfectly placed to access both, yet it is also well connected to the city with excellent transport links both in and out. Ovingdean is sought after by professionals and families. There's a local beach with sand and rock pools; a café and an active, friendly community centred around the local shop which serves your immediate needs and is just a short stroll from this house. The coastal village of Rottingdean, with its chic High Street and good schools is easy to reach by bus, cab or car - or you can walk or ride to it over fields. Keeping options open, the shops, cafes, library and primary schools of Woodingdean are also easy to reach. Brighton, Lewes, Gatwick and London are all commutable, and buses run to stations at Falmer and Brighton.



Longhill Road

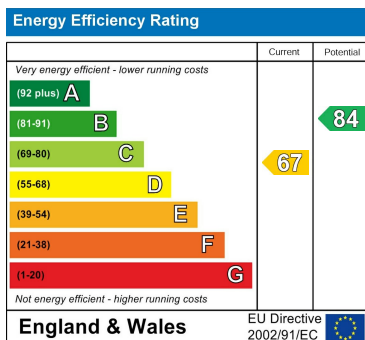


Approximate Gross Internal Area = 194.66 sq m / 2095.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.