

Ainsworth Avenue, Brighton



Ground Floor
Approximate Floor Area
1073.16 sq ft
(99.70 sq m)

Garage
Approximate Floor Area
244.34 sq ft
(22.70 sq m)

Approximate Gross Internal Area = 122.40 sq m / 1317.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1317.50 sq ft

47 Ainsworth Avenue, Ovingdean, BN2 7BG

To view, contact John Hilton:
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Guide Price £1,100,000-£1,250,000
Freehold

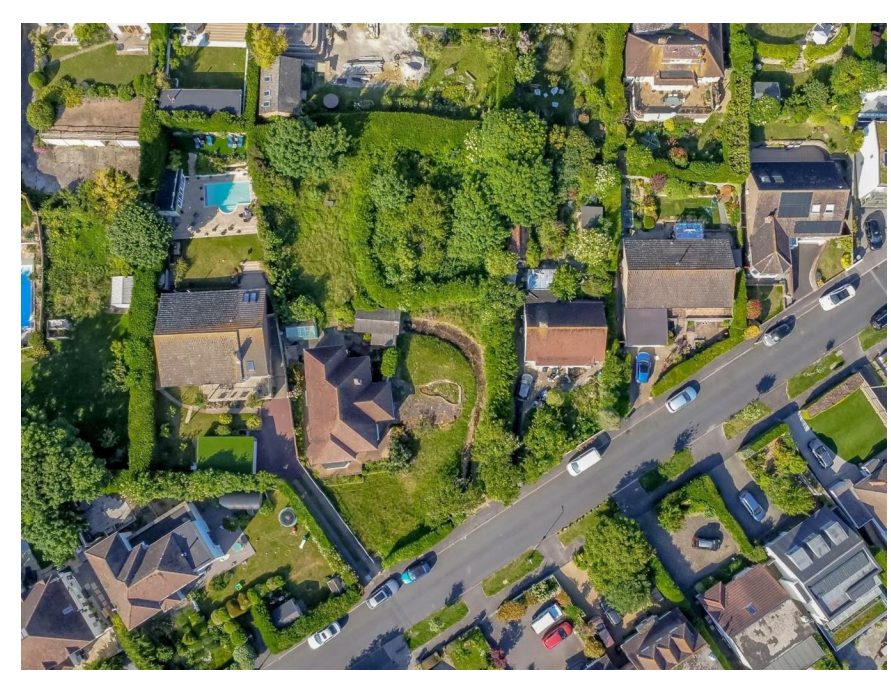


47 Ainsworth Avenue, Ovingdean, BN2 7BG

*** GUIDE PRICE £1.1M - £1.25M ***
 A rare opportunity to acquire a refurbishment or development opportunity in a sought after road within the historic and picturesque village of Ovingdean. A desirable position which is currently occupied by a spacious 3 bedroom detached bungalow with extremely large gardens on 3 sides, with delightful views from the front towards farmland and sea.

A substantial plot of 0.38 acres with potential for a variety of uses subject to planning consents as follows:

- * The bungalow could be retained and refurbished/extended to include the overall plot as its own substantial garden, or
- * The bungalow could be retained and refurbished/extended and a new-build detached 4 bedroom property could be built alongside, or
- * Demolition of existing bungalow, build a new substantial detached house or bungalow and retain the large gardens, or
- * Demolition of existing bungalow and build 2-3 detached houses/bungalows on existing building line. We understand the vendor has had positive discussions with Brighton Planning Department who are in favour of this option.



- Development Opportunity
- Large Plot of 0.38 Acres
- Desirable Location
- Semi-Rural Historic Village
- Potential for Variety of Options (Subject to Consents)
- Retaining or Demolition of Existing Bungalow
- Stunning Views Towards Farmland & Sea
- Currently 3 Bed Detached Bungalow
- Desirable Schools Nearby
- No Onward Chain

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
47	
EU Directive 2002/91/EC	
England & Wales	

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract