John Hilton

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Est 1972

Ovingdean Road, Ovingdean, BN2 7AA

Approximate Gross Internal Area = 152.4 sq m / 1640 sq ft
Garages = 32.5 sq m / 350 sq ft
Total = 184.9 sq m / 1990 sq ft



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



'Sandhurst', Ovingdean Road, Ovingdean, BN2 7AA

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'Sandhurst', Ovingdean Road
Ovingdean
BN2 7AA

This charming and well-proportioned three/four-bedroom detached home is ideally situated on a corner plot on the desirable Ovingdean Road, benefitting from spacious and versatile accommodation, two garages, and generous front and rear gardens.

An entrance vestibule with leaded light glazed door opens into a welcoming and spacious entrance hall with a turning staircase to the first floor. The triple-aspect living room is light and airy, featuring an attractive iron fireplace and leaded light French doors opening into a delightful garden room which enjoys a westerly aspect overlooking the private rear garden, with a door to the side for garden access. A separate dining room, which may also be used as a fourth bedroom, features double-glazed sliding doors opening directly onto the rear patio.

The kitchen is fitted with limed oak wall and base units with contrasting worktops, incorporating a four-ring gas hob with extractor hood above, inset oven and separate grill, a one-and-a-half bowl stainless steel sink, and plumbing for both a washing machine and slimline dishwasher. A window and door provide access to another garden room/utility area, with doors opening onto the rear patio as well as the side.

One of the bedrooms is located on the ground floor, making it ideal for guests, multi-generational living, or those seeking single-level accommodation. This room features a double-glazed leaded light window to the front, a distinctive porthole-style leaded light side window, and a range of built-in limed oak wardrobes with shelving and a dressing table. A family bathroom completes the ground floor, with a white suite comprising a panel-enclosed bath with thermostatic shower over, vanity unit with inset basin and low-level WC, as well as an airing cupboard housing a pre-lagged tank with slatted shelving.

The galleried first-floor landing offers built-in wardrobes with hanging and shelf storage, access to a small loft space, and two further bedrooms. The principal suite enjoys a dual aspect with views over the rear garden and the Downs, an en-suite WC, and a separate dressing area with Velux window, vanity unit with inset basin, and a shower cubicle with Triton electric shower. The second bedroom also benefits from a dual aspect and a built-in storage cupboard.

Outside, lawned gardens wrap around three sides of the property, bordered by mature hedging to the front and side and fencing to the rear. The gardens feature patio entertaining areas, a barbecue area, a brick-paved side section, and well-established raised shrub and flower borders. A double driveway, accessed via Ovingdean Close, leads to two single garages and gated access to the rear of the property.

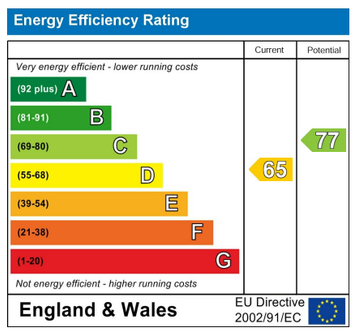
Ovingdean offers the perfect blend of countryside calm and coastal convenience, with a village store, the 12th Century St Wulfran's church, and a local favourite – Wild Flour Pizza. Situated in proximity of the beach, countryside walks and regular bus services, and the neighbouring village of Rottingdean offers many amenities including a Post Office, butcher, greengrocer/deli, convenience stores, and a variety of traditional pubs, tea rooms and restaurants. Brighton city centre is just a 10-minute drive away with its mainline train station and the A27/A23 networks to Gatwick and London, making Ovingdean the ideal retreat for those wanting a semi-rural location with all the benefits of city living close by.







- Three/Four-Bedroom Detached House
- Desirable Ovingdean Location
- Spacious & Versatile Accommodation
- Wrap-Around Gardens to Three Sides
- Double Driveway & Two Single Garages
- Living Room with Access to Garden Room
- Separate Dining Room/Fourth Bedroom
- Ground Floor Bathroom & Upstairs En-Suite Shower
- Kitchen & Separate Utility/Conservatory
- Easy Access to Local Amenities & A27/A23 Road Networks



Council Tax Band: **E**

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

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