

# JohnHilton

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Est 1972



7 AINSWORTH CLOSE OIVINGDEAN BRIGHTON  
TOTAL FLOOR AREA: 145.3 sq.m. (1564 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Total Area Approx 1533.00 sq ft

7 Ainsworth Close, Ovingdean, BN2 7BW

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## 7 Ainsworth Close Ovingdean BN2 7BW

The historical and picturesque village of Ovingdean nestles comfortably within the South Downs National Park; a semi-rural location with the convenience of being only 10 minutes from Brighton's city centre, within easy level walking distance of the beach and undercliff walk, with prestigious schools including Roedean and Brighton College nearby. There is a local shop in Ovingdean Village or it's a 5-minute drive to the neighbouring Rottingdean Village where you have a Post Office, butcher, greengrocer/deli, independent shops, hair and beauty salons and an array of traditional pubs, cafes and restaurants.

Built in 2021, this unique, four double bedroom, three-bathroom detached house is located in the centre of Ovingdean with a Southerly aspect garden and two sun terraces. The accommodation is spacious and versatile and is finished to a high specification throughout, and with solar panels and underfloor heating it has an energy efficiency rating of B.

A generous entrance hall offers access to a west-facing terrace as well as side access to the double driveway, and leads through to a light-filled open-plan kitchen and living area. This impressive space benefits from a triple aspect, a striking rooflight, and bi-fold doors that open from the living area onto a south-facing decked sun terrace complete with an electric awning.

The kitchen is fitted with sleek white high-gloss units and features a central island with breakfast seating. Appliances include an integrated dishwasher, a 1½ bowl sink with a mixer tap providing instant boiling water, a Bosch single oven with a four-burner gas hob and extractor, along with space and plumbing for a large fridge-freezer. A separate utility room has space and plumbing for a washing machine and houses the wall-mounted gas boiler and a 287L hot water cylinder.

Off the entrance hall is a family bathroom and a double bedroom or second reception room, which opens onto an additional west-facing paved terrace with power and lighting and far-reaching views across the downs. Stairs descend from the entrance hall to the garden level, where there are three well-proportioned double bedrooms, all with built-in wardrobes, the principal bedroom having an en-suite with a spacious walk-in shower. Additionally there is a separate family shower room.

Bedrooms one and two enjoy direct access to the private south-facing garden, which has been thoughtfully landscaped with raised sleeper beds and a paved patio area featuring an electric awning, outdoor power and lighting, making it perfect for entertaining. There is a pergola offering the perfect spot for a hot tub, and further benefits include a garden storage room and an external staircase to the side of the property providing access to the front entrance and feature terrace.

### Disclaimer:

We have included some virtually staged external photos of the property to show what could be achieved if a render were to be applied.



- Unique Detached House
- South-Facing Landscaped Rear Garden
- Four Double Bedrooms (One En-Suite)
- Three Bathrooms
- Two Sun Terraces
- Solar Panels, Double Glazing & Underfloor Heating
- Off-Road Parking for Two Cars
- Stunning Views of the Downs
- Semi-Rural Village Location
- Easy Level Walking Distance to the Beach

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

Council Tax Band: **F**