

JohnHilton

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Est 1972



Total Area Approx 4413.20 sq ft

47 Ainsworth Avenue, Ovingdean, BN2 7BG

To view, contact John Hilton:
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Guide Price £1,800,000 Freehold

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47 Ainsworth Avenue Ovingdean BN2 7BG

John Hilton's are delighted to offer a rare opportunity to acquire a plot of land with planning permission for two architecturally designed detached residences in a prime position within the historic village of Ovingdean.



Situated in a favoured road commanding stunning views of farmland and the English Channel beyond, with planning permission BH2025/01794 granted for two luxurious modern houses.

The properties will both measure approx. 4,413 square feet and will be arranged over three levels providing luxurious accommodation. Highlights include a cinema room, gym, garden room measuring approx. 215 square feet, integral garage, and four bedrooms all with en-suite facilities - the principal bedroom suite will span the entire length of the property from front to back with dressing room, bathroom and sun terrace, which will capture the best of the views at the front.

Ovingdean is a semi-rural village that nestles into the South Downs National Park on the outskirts of Brighton yet is only 5-10 minutes' drive along the coast to central Brighton, offering the best of both worlds. Prestigious schools including Roedean and Brighton College are nearby as well as the seaside village of Rottingdean which has an array of eateries, independent shops, cafes and pubs on the High Street. The seafront and undercliff walks can be accessed at Ovingdean Gap and are easily reached on foot from the property, extending through Brighton Marina to Brighton to the west, and through Rottingdean to Saltdean to the east.



- Development Opportunity
- Rarely Available
- Stunning South Downs Location
- Planning Granted for Two Detached Luxury Homes
- Both Approx. 4,413 sq ft Plus Garden Room Approx. 215 sq ft
- Four Bedrooms - All with En-Suite Facilities
- Cinema Room, Gym & Integral Garage
- Prime Position Within Ovingdean Village
- Spectacular Coastal Views
- Vendor Offers Specialist Advice (if required)

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:
New Build**