

Longhill Road, Ovingdean, BN2 7BF

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft
Garage = 12.8 sq m / 138 sq ft
Total = 86.2 sq m / 928 sq ft

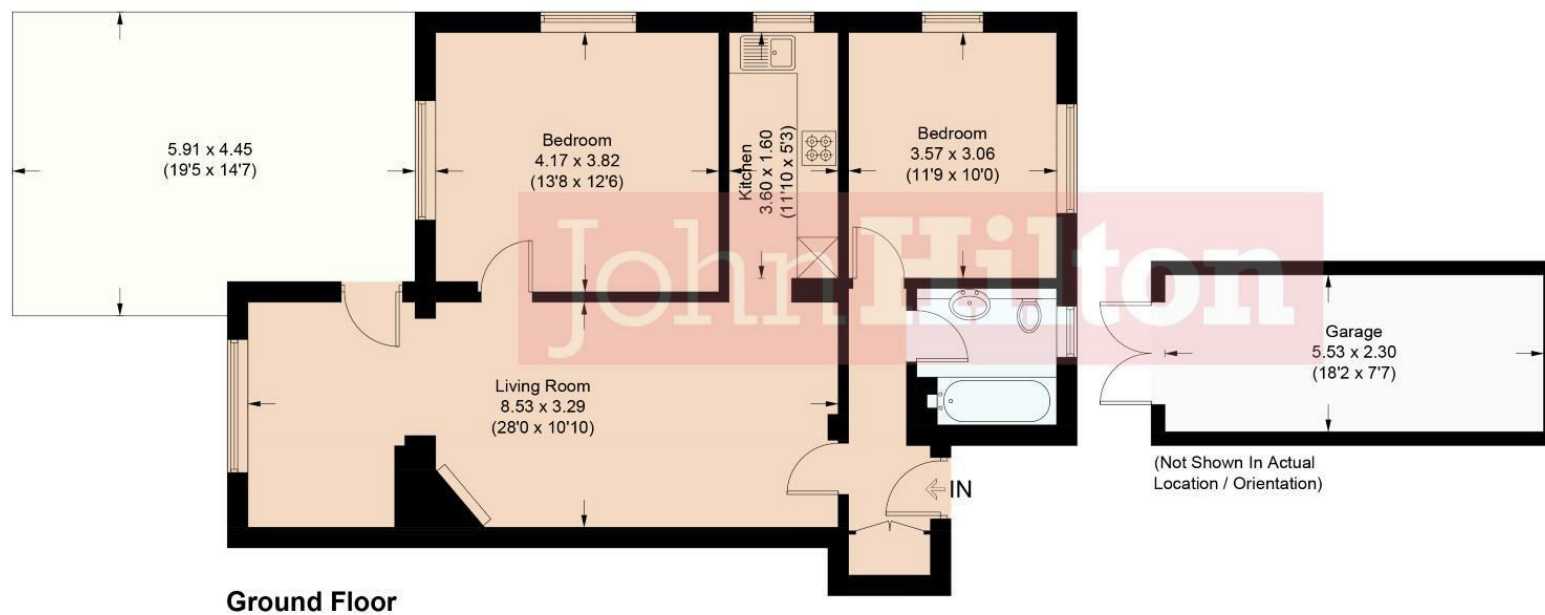


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Total Area Approx 928.00 sq ft

4 Beacon Hill House, 27a Longhill Road, Ovingdean, BN2 7BF

To view, contact John Hilton:
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Guide Price £375,000-£400,000
Leasehold - Share of Freehold



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*** GUIDE PRICE £375,000-£400,000 ***

STUNNING COASTAL & SOUTH DOWNS VIEWS!

A rare opportunity to acquire this well-proportioned two bedroom raised ground floor flat which enjoys an enviable, quiet and peaceful position on this sought-after road in the highly desirable village of Ovingdean. The property is considered to be in good decorative order throughout and benefits from no onward chain, a share in the freehold, a garage and off-road parking space as well as direct access onto a roof space offering wonderful views over the west-facing communal garden. Accommodation comprises a large living/dining room with stunning views across fields towards the sea, two bedrooms - both with a dual aspect - modern kitchen and bathroom.

A semi-rural location that's just a 5-10 minute drive along the coast into central Brighton, with easy walking distance of the beach and undercliffs and regular bus services to both Brighton and Eastbourne, plus lovely walks on the South Downs. Prestigious schools including Roedean School and Brighton College are also close by.

Projected rental income of £1,700 pcm (£20,400 pa).

Approach

Hedged to front with allocated parking space (2nd in on the right) and shared driveway to the right of the property leading down to the rear communal gardens and garage. Open brick porch with oak door into communal hallway, with access for the four upper apartments and steps descending to this apartment's front door.

Entrance Hall

High ceilings with inset downlighters, entryphone, built-in mirrored cupboard with shelf and hanging rail and housing consumer board. Glazed door into:

Living/Dining Room

8.53m x 3.29m (27'11" x 10'9")
Picture window to rear and double glazed tilt-and-turn window onto roof space offering stunning westerly views of the South Downs and the sea beyond. Stone fire surround with hearth and electric fire with pebble inlay, modern horizontal radiator, new carpets, inset downlights and archway through to:

Kitchen

3.60m x 1.60m (11'9" x 5'2")
Modern kitchen with white base and wall units with under-cabinet lighting. Marbled square-edge worktops extend to include a single-bowl sink with mixer tap and drainer, integrated stainless steel 4-ring gas hob and fan-assisted electric oven with stainless steel extractor hood over and white tiled splashbacks. Space and plumbing for washing machine and half-size dishwasher, space for fridge/freezer, cupboard housing 'Remeha' gas boiler, wood-effect flooring, inset downlights and double glazed window to side.

Bedroom

4.17m x 3.82m (13'8" x 12'6")
Dual aspect room with double glazed windows to side and rear offering views over communal garden, the South Downs and the sea beyond. Inset downlights, radiator and new carpets.

Bedroom

3.57m x 3.06m (11'8" x 10'0")
Dual aspect room with double glazed windows to front and side, both with fitted roller blinds. Inset downlights, modern horizontal radiator and new carpets.

Bathroom

Obscure double glazed window to front. White bathroom suite including panel-enclosed bath with glass shower screen and rainfall shower with mixer tap, built-in vanity unit comprising worktop with inset sink and mixer tap, cupboards below and low-level WC with concealed cistern. Chrome towel rail, and fully tiled walls and floor.

Communal Utility Room & Storage Area

With space for washing machine and storage.

Communal Rear Gardens

Laid to lawn with a variety of established shrubs, trees and plants. West-facing with widespread, far-reaching views over fields to the sea beyond.

Garage

5.53m x 2.30m (18'1" x 7'6")
Third along from driveway with double doors.



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: **B**

- Located in Sought-After Ovingdean
- Two Bedroom Apartment
- Views Across Countryside to Sea Beyond
- Garage & Allocated Parking Space
- Share of Freehold
- Communal Gardens
- Projected Rental Income of £1,700 pcm (£20,400 pa)
- Good Decorative Order Throughout including New Carpets
- Close to Amenities & Top-Rated Schools
- Semi-Rural Location within Easy Reach of Central Brighton