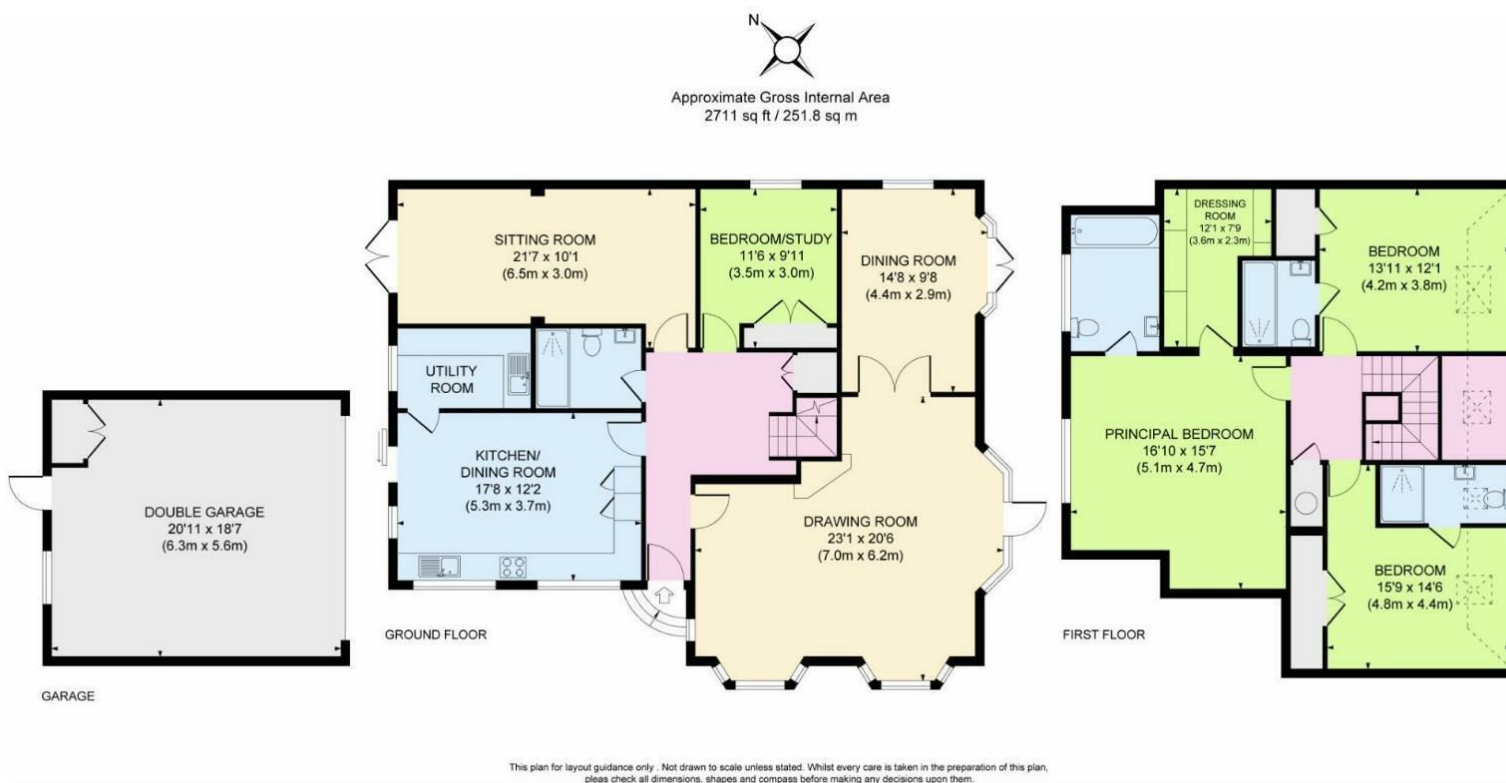


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Est 1972



Total Area Approx 2711.00 sq ft

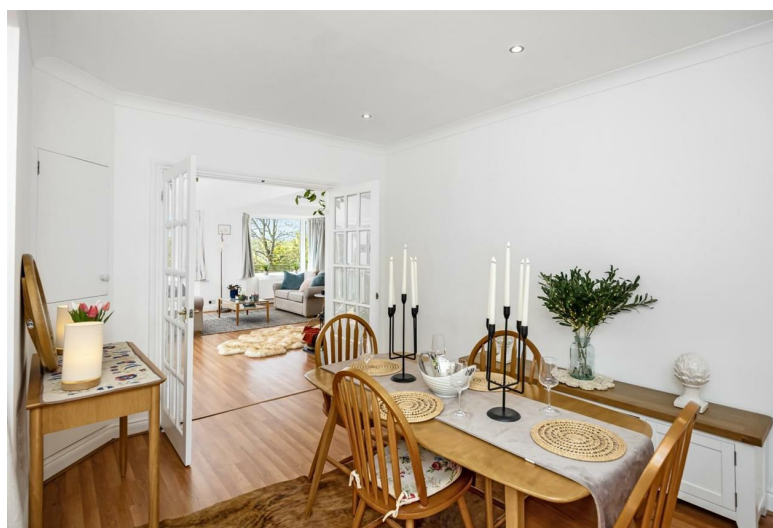
138 Longhill Road, Brighton, BN2 7BD

To view, contact John Hilton:
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138 Longhill Road, Brighton, BN2 7BD

Nestled in the green and tranquil surroundings of the South Downs National Park, Ovingdean Village offers the perfect blend of countryside calm and coastal convenience, with a village store, St Wulfran's church that dates from the 12th Century, and a local favourite – Wild Flour Pizza. Whilst only minutes from the village of Rottingdean, the beach and a short drive to Brighton city centre with its mainline train station and the A27/A23 networks to Gatwick and London, Ovingdean is an ideal retreat for families looking to stay connected while enjoying space and style, with all the benefits of city living close by.

This attractive five-bedroom detached house with wrap-around gardens is approached via a private driveway and features four spacious double bedrooms, four luxurious bathrooms, and two elegant reception rooms flooded with natural light and countryside views. A third reception room offers flexibility as a home office, playroom or fifth bedroom.

The front door leads into a bright and spacious entrance hall with built-in storage. At the heart of the home lies a stunning open-plan kitchen/dining room with a dual aspect, bespoke Shaker cabinetry, Quartz worktops, integrated appliances, a separate utility room, and French doors leading out to the lawned private rear garden. There is a spacious sitting room and a separate dining room both with French doors leading out to a patio area and wrap-around landscaped gardens benefitting from southerly and westerly aspects, bathed in sunlight and designed for outdoor living.



| 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 | 69 | 77 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Council Tax Band: **F**

- Prime Location Next to South Downs
- Five-Bedroom Detached House
- Four Double Bedrooms & Optional Fifth Bedroom/Study
- Four Bathrooms (Three En-Suite & Two with Bathtubs)
- Stylish Kitchen with Shaker Cabinets, Butler Sink & Range Cooker
- Two Reception Rooms
- South-Facing Garden
- Double Garage & Driveway
- Wood-Burning Stove
- Semi-Rural Location Just 10 Minutes from Brighton