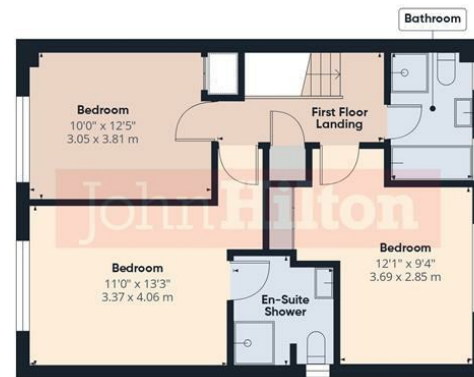


Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Total Area Approx 1460.00 sq ft

3 Beacon Hill, Ovingdean, BN2 7BN

To view, contact John Hilton:  
 52 High Street, Rottingdean, BN2 7HF  
 132-135 Lewes Road, Brighton, BN2 3LG  
 01273 608151 or sales@johnhiltons.co.uk

**Guide Price £575,000-£595,000**  
**Freehold**

### 3 Beacon Hill, Ovingdean, BN2 7BN

\*\*\* GUIDE PRICE £575,000-£595,000 \*\*\*

A three double-bedroom, extended, semi-detached house located in the picturesque village of Ovingdean, with a level walk to the beach and overlooking the Beacon Hill Nature Reserve with access to stunning coastal and countryside walks, and benefitting from off-road parking for multiple vehicles as well as a garage.

Entering via double-glazed entrance porch into a vestibule with ground floor WC, the entrance hall offers plenty of storage and leads to a spacious, southerly aspect living room with views across the nature reserve and bi-fold doors which open into the extended, open-plan kitchen/dining/utility room.

The kitchen area, with window overlooking the rear garden, is fitted with white, high-gloss, flat-fronted units and oak work surfaces with stylish herringbone-style tiled splashbacks, comprising a one-and-a-half bowl ceramic sink, 'Bosch' six-ring stainless steel gas hob with extractor over, and integrated appliances including oven and grill, microwave, dishwasher, and full-height fridge, and space and plumbing for a tumble dryer. The utility area also has a window overlooking the rear garden, with matching white, high-gloss units and oak work surfaces, integrated full-height freezer and space and plumbing for a washing machine. A Velux skylight and bi-fold doors which open onto the sunny rear garden complete this stylish and sociable living space.

Upstairs, the generous landing has a good-sized storage cupboard with slatted shelving and access to the loft space.

The family bathroom has a picture window offering views over the Downs whilst chilling in the bath and a further obscure glazed window, and comprises a double-ended bath with central fill, finished with a front panel having co-ordinating hexagonal tiles to match the flooring, a separate quadrant shower with sliding glass door, thermostatic shower with rainfall shower head and handheld shower attachment on riser, a vanity drawer unit with inset sink, and a low-level WC. The attractive terrazzo-style tiled walls and brass-style heated towel rail with matching brassware give the bathroom a stylish finish.

The spacious principal bedroom has stunning southerly views over the nature reserve, with matching open shelf and wardrobe units, neutral carpet and fully tiled en-suite shower room comprising quadrant shower with sliding glass door, freestanding vanity unit with counter-top wash basin and mixer tap, low-level WC, chrome towel rail, and double-glazed window to the side.

Bedroom 2 has views over the rear garden to the South Downs, built-in double wardrobe and neutral carpet, while Bedroom 3 has a southerly aspect with views over the nature reserve and a single built-in wardrobe.

Outside, the split-level, lawned rear garden has decked entertainment areas which take full advantage of the sun and South Downs views, well-stocked raised borders and a pond which add to the chilled ambience, side access to the front, and a garden room which allows enjoyment of the garden all year round.

Situated a short walk from the beach, countryside walks and regular bus services, Ovingdean Village offers the perfect blend of countryside calm and coastal convenience, with a village store, St Wulfran's church which dates from the 12th Century, and a local favourite – Wild Flour Pizza. The neighbouring village of Rottingdean offers many amenities including a Post Office, butcher, greengrocer/deli, convenience stores, independent shops, and an array of traditional pubs, tea rooms and restaurants. Brighton city centre and mainline train station is just a 10-minute drive away, making Ovingdean the ideal retreat for families wanting a semi-rural location while staying connected with all the benefits of city living close by.



- Spectacular Sea & Countryside Views
- Extended Semi-Detached House
- Three Double Bedrooms
- Two Bathrooms & Ground Floor WC
- Modern Fitted Kitchen/Diner/Utility with Bi-Fold Doors to Rear Garden
- Separate Spacious Living Room
- Double Glazing
- Off-Road Parking & Garage
- Presented in Good Decorative Order
- 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	67
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Council Tax Band: E