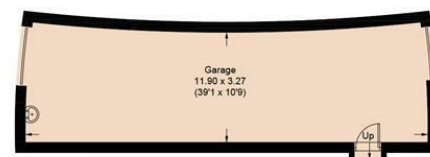


The Vale, Ovingdean, BN2 7AB

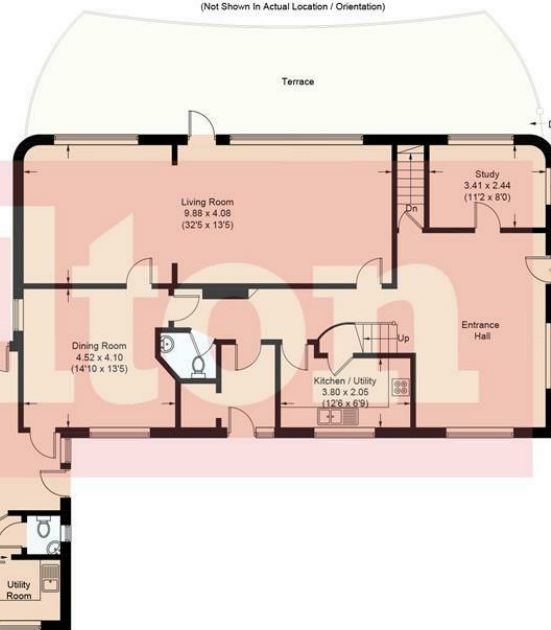
Approximate Gross Internal Area = 326.3 sq m / 3512 sq ft

Garage = 39.5 sq m / 425 sq ft

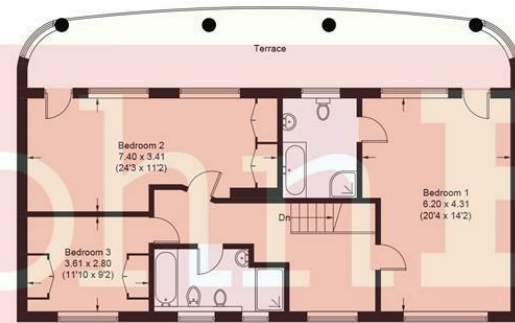
Total = 365.8 sq m / 3937 sq ft



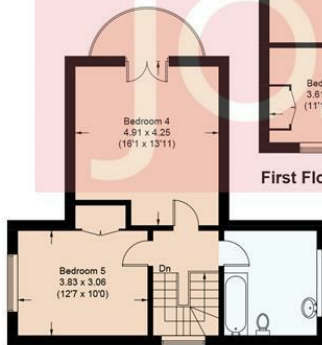
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 3513.00 sq ft

3 The Vale, Ovingdean, BN2 7AB

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

£1,150,000 Freehold



3The Vale Ovingdean BN2 7AB

A detached five/six-bedroom house, designed to resemble the bow of a ship with the front terraces being the 'bridge', ideally situated in a semi-rural location on a private road in the sought-after historic village of Ovingdean.

Named "Santa Barbara", the property is approached via the carriage driveway with a drive-through tandem garage with shutter doors and direct access into the house. The mature gardens draw you through to the house with steps up to the front terrace and entrance, opening onto a spacious entrance hall/reception area with window over the rear garden and space for sofa and chairs. There's a study with dual aspect over the front terrace, a through lounge with brick fireplace and views to the front garden, and a door out to the terrace. The dual aspect dining room with windows to side and rear gardens connects to the kitchen via a hallway with access to a WC, a separate utility room and reception/bedroom six. A further kitchen/utility room and separate WC with door out to the rear garden complete the ground floor.

On the first floor of the house there are three double bedrooms, bedroom 1 having a dual aspect over the gardens and access to the covered terrace ('bridge' of ship) and an en-suite with bath and separate shower. Bedroom 2 is currently laid out as bedroom and dressing room but could be divided to create another bedroom, having two double glazed windows and a double glazed door onto the roof terrace. These bedrooms have built-in wardrobes, as does bedroom 3, and there is a modern family bathroom with panelled bath and separate walk-in shower. There are a further two bedrooms situated above the kitchen, along with a bathroom with coloured suite.

The garden to the rear has a westerly aspect, laid mainly to lawn with mature hardwood trees and fruit trees. The plot fans out from front to back and the garden gets wider the further you extend.

Nestled within the charming village of Ovingdean, surrounded by the South Downs National Park yet still within easy reach of Brighton city centre, you have the best of both worlds. The seafront is also close by where you can take the undercliff walk all the way to Brighton Marina. The neighbouring Rottingdean Village offers an array of cafes, tea rooms, traditional and gastro pubs including the newly refurbished White Horses Hotel, along with amenities such as a butcher, greengrocer, dentist and Post Office. Highly regarded local schools are within proximity including Brighton College and Roedean School.

The property is offered with vacant possession, and viewing is highly recommended.



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	
		78
	64	

Council Tax Band: **G**

- Detached House
- Five/Six Bedrooms
- Two/Three Receptions
- Three Bathrooms
- Two Utility Rooms
- Drive-Through Tandem Garage
- Westerly Aspect Rear Garden
- Oak Engineered Floors
- Two Sun Terraces
- NO ONWARD CHAIN