



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Total Area Approx 768.00 sq ft

13 Grange Farm Cottages, Greenways, Ovingdean, BN2 7BA

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£525,000 Freehold

13 Grange Farm Cottages Greenways Ovingdean, BN2 7BA

A beautifully presented, flint-fronted, Grade II listed, semi-detached cottage situated in the highly sought-after South Downs village of Ovingdean.

The property is approached via a well-maintained South-facing garden leading to a covered entrance with a solid wood door, opening into the entrance hall with attractive terracotta tiled flooring which runs throughout the ground floor, and a convenient cloakroom.

The kitchen has a vaulted ceiling with Velux window, modern Shaker-style wall and base units and slim profile worktops, complemented by integrated appliances including a ceramic hob, built-in double oven with concealed extractor, fridge and separate freezer. Double doors lead to a useful utility cupboard which houses the 'Worcester' combination boiler and provides space and plumbing for a washing machine, completing this stylish country-inspired kitchen.

The living room offers an impressive double-aspect, a charming raised brick fireplace, two sash windows and glazed door which opens onto the South-facing terrace, creating a bright and inviting living space.

Stairs ascend to a spacious landing with a Westerly aspect window and access to the loft. The first floor comprises two generously sized double bedrooms, both with sash windows and one benefitting from a built-in wardrobe, along with a contemporary family bathroom which enjoys a Southerly aspect and features a walk-in shower, vanity unit with inset sink, modern oversized tiled walls with a stylish concrete-effect finish. There is also a separate WC on the ground floor.

Externally, the property benefits from a separate flint-walled yard with a flint-faced garden store and a gate providing access to the front of the property. Additional features include private off-road parking, and potential to extend, subject to the necessary planning consents.

Ovingdean offers potential buyers a semi-rural location with the convenience of being only 10 minutes from Brighton's city centre and having regular bus services nearby. This historical and picturesque village is within easy level walking distance of the beach and undercliff walk, with prestigious schools including Roedean and Brighton College nearby, along with the local Ovingdean Village Store. Neighbouring Rottingdean Village is just a few minutes' drive away with its vibrant mix of independent shops, cafes, traditional pubs, restaurants and local amenities.



- Semi-Detached Cottage
- Grade II Listed
- Two Bedrooms
- Terracotta Floor Tiles to Ground Floor
- Kitchen with Vaulted Ceiling & Integrated Appliances
- Dual Aspect Living Room
- Contemporary Bathroom
- Ground Floor Cloakroom
- Off-Road Parking
- Sought-After Ovingdean Village

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **C**