



OAKFIELD



Ovingdean Road, Brighton

Price Guide £850,000



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SUMMARY

Guide Price £850,000 - £875,000 - Viewings from January 2026 - Set behind electric gates and nestled within beautifully established gardens, this splendid character cottage exudes charm and timeless appeal. Arranged over three levels and extending to over 1900 sq ft, the property offers a wealth of period features and thoughtfully updated living spaces, making it a truly unique and picturesque home.

On the ground floor, you're welcomed by a tiled entrance porch and a generous reception hallway, complete with under-stair storage.

A cloakroom with WC and basin, plus a separate utility room with space for appliances, provide everyday practicality. The front-facing lounge is a wonderfully cosy space, centred around a feature open fireplace and flooded with natural light.

From here, stairs lead down to a versatile lower ground floor room, currently used as an additional bedroom or snug, with beamed ceilings and built-in storage.

The heart of the home is the formal dining room with herringbone wood flooring and another feature fireplace, opening into a well-equipped kitchen.

The kitchen is fitted with stylish units, integrated appliances



including a range-style cooker, and tiled floors and walls for easy maintenance.

Beyond the dining area lies a stunning conservatory—ideal for year-round enjoyment—offering views of the garden, underfloor heating, and access to a peaceful study.

Upstairs, the first floor hosts three bedrooms. The principal bedroom enjoys fitted wardrobes and a beautifully appointed en suite shower room with underfloor heating and a walk-in shower.

A further double bedroom also offers fitted storage and garden views, while a third room is ideal as a single bedroom or home office.

A contemporary family bathroom with separate WC completes the upper floor, featuring high-quality fixtures, full tiling, and elegant lighting.



Lounge

16'7 x 13'5

Dining Room

13'3 x 12'3

Conservatory

17'7 x 7'10

Kitchen

12'3 x 7'1

Study

8'1 x 6'4

Lower Floor Bedroom / Reception

16'2 x 12'10

Bedroom

14'6 x 13'5

Bedroom

13'3 x 12'3

Bedroom

8'10 x 7'1

Detached garage

20'2 x 10'9

Council Tax Band - E £3,003 per annum















INFORMATION

Tenure

Freehold

Local Authority

Brighton and Hove City Council.

Council Tax Band

E

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

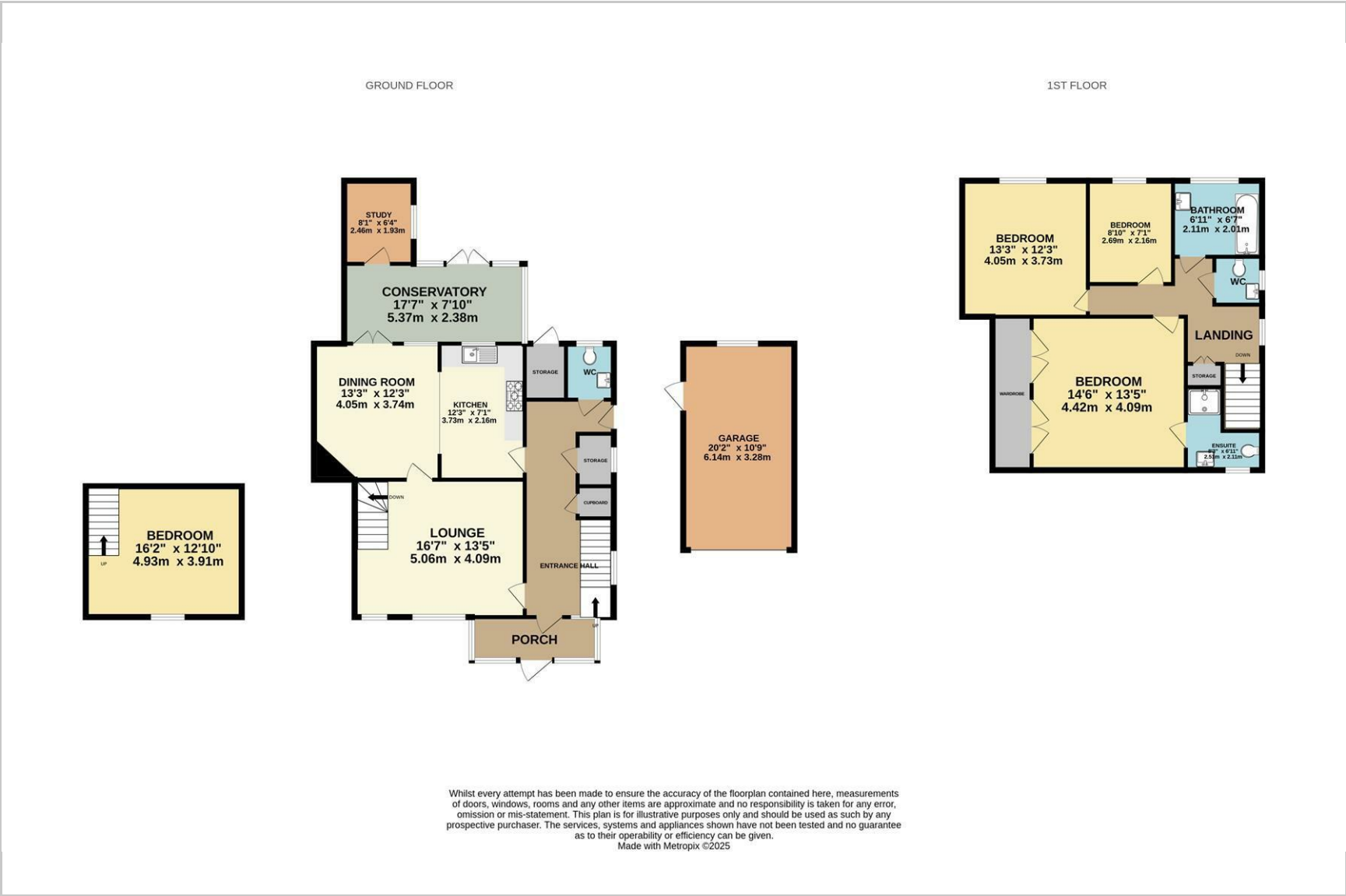
Viewings

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

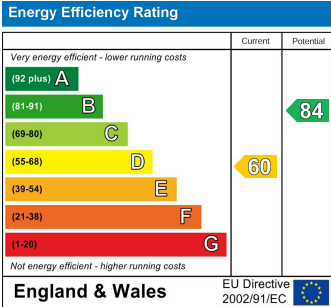
Area Map



Floorplan



Energy Efficiency Graph



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