

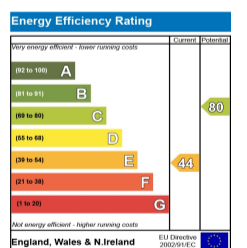
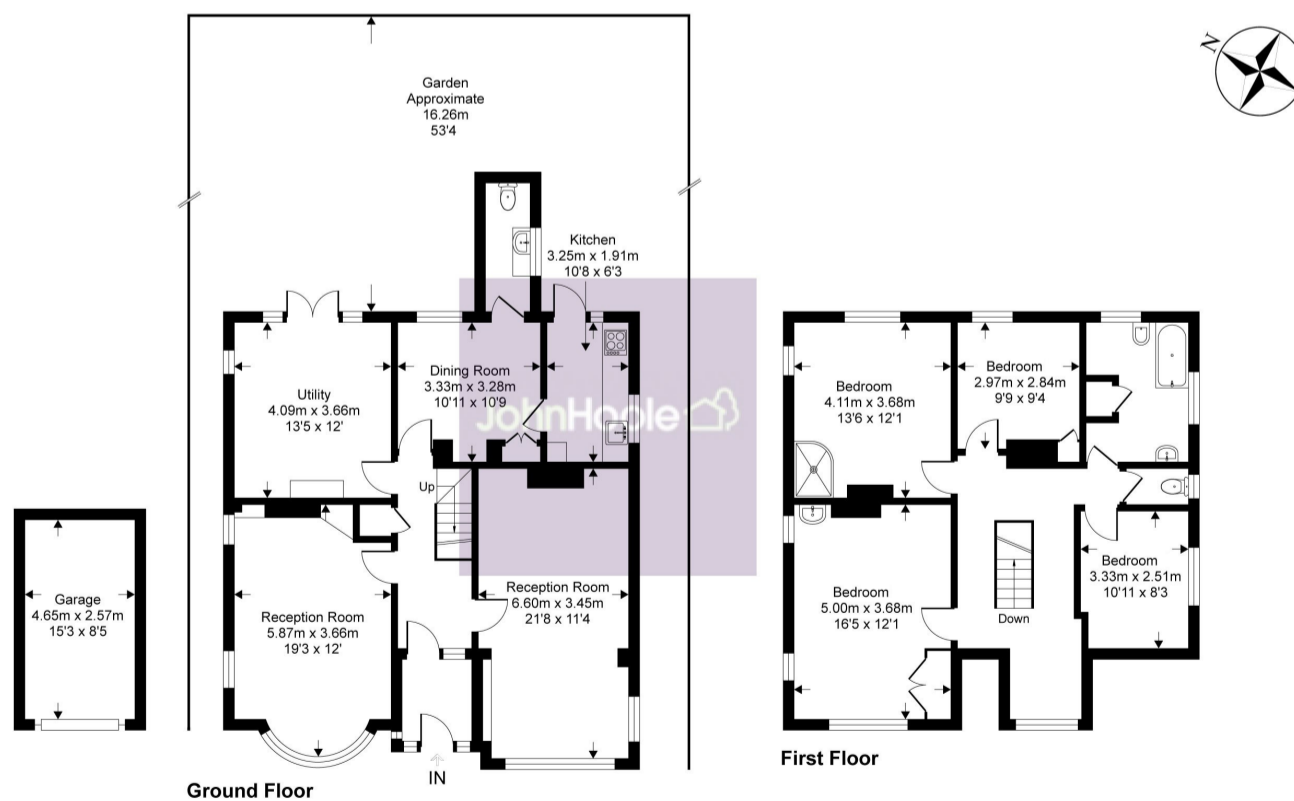


Longhill Road, Brighton, BN2 7BD
Offers in Excess of £750,000



Longhill Road, BN2

Approximate Gross Internal Area = 173 sq m / 1857 sq ft (excludes garage)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





John Hoole Estate Agents are delighted to offer a wonderful opportunity to purchase this spacious 4 bed detached chalet house, situated on an elevated plot in Longhill Road, Ovingdean. Oozing potential to become your dream home, the accommodation provides well-proportioned rooms on both floors and good sized gardens to the front and rear of the property. The ground floor configuration lends itself so well to the needs of the modern family - offering three large reception rooms and an additional room currently used for utility purposes but potential to make a lovely study/playroom/lounge with doors opening to the garden. The living/dining room boasts beautiful hardwood flooring and large windows with far-reaching views of The Downs and sea. The spacious kitchen/breakfast room to the rear of the property has a good range of units, appliances, quarry tile flooring throughout, convenient access to a cloakroom and also to the garden. Emerging from the centre of the property an attractive staircase leads to a large and light-filled landing, and further to four double bedrooms and a particularly generous family bathroom and separate WC. With windows on all four aspects of the property, it is beautifully light-filled and airy throughout the whole day.

The exterior of the property is a mixture of hard and soft landscaping with attractive tiered terracing to the front and a large patio area to sit and enjoy the breath-taking views. To the rear, steps lead from a utility area up to the South-East facing garden with its wealth of mature shrubs and trees. There is the added bonus of a single garage at the foot of the front garden.

The village of Ovingdean is a charming coastal community between the neighbouring villages of Roedean and Rottingdean, with both the sea and countryside within easy reach and lovely walks along the ridge to the windmill in Rottingdean or the cliff walk to Brighton.



- NO ONWARD CHAIN
- SPACIOUS 4 BED CHALET HOUSE
- SOUTH-EAST FACING REAR GARDEN
- SEMI-RURAL LOCATION WITH SPECTACULAR VIEWS
- SCOPE FOR MODERNISATION
- GARAGE
- POTENTIAL FOR EXTENSION / DEVELOPMENT (STNC)
- 3 / 4 RECEPTION ROOMS