

Approximate net internal area: 1258.38 ft² / 116.91 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Total Area Approx 1258.38 sq ft

126 Longhill Road, Brighton, BN2 7BD

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Guide Price £600,000-£650,000 Freehold

JohnHilton 126 Longhill Road, Brighton, BN2 7BD



****ANOTHER HOUSE SOLD BY JOHN HILTONS**** Guide Price £600,000 - £650,000 ****VIRTUAL 360 TOUR AVAILABLE ON REQUEST**** Detached House in the historical, sought after Village of Ovingdean. This stylish and tastefully designed property is presented in excellent, move in ready condition and comprises of 3 double bedrooms of which the master bedroom has its own en-suite, family bathroom and further shower room, office, open plan living/dining/kitchen with spectacular views, summer house/outside office, off road parking for 2/3 cars and a low maintenance rear secluded garden. A house perfect for entertaining and relaxing and not overlooked whatsoever. Much thought and no expense has been spared to create this stylish property including a wired in Bang and Olufsen sound system throughout. Close to excellent local schools and amenities and within a 10 minutes drive to the City Centre. **NO ONWARD CHAIN.**

Front Garden

Gated with walled boundaries and off road, block paved parking for 2/3 vehicles. An array of mature tropical shrubs and flowers, summer house/home office (2.31m x 2.00m) with light and power.

Entrance Hall

Large storage cupboard, stairs to ground and first floors.

First Floor Landing

Tiled flooring, storage cupboard.

Living/Dining Room/Kitchen

6.74m x 5.74m (22'1" x 18'9")

Living Area

Wooden flooring, log burner, French doors with Juliet balcony, spectacular views of the sea and surrounding countryside.

Dining Area

Space for large dining table and chairs, window to front taking in the spectacular view.

Kitchen

Range of stylish and modern units at eye and base level, breakfast bar with ceramic hob plus gas wok burner, tiled splashbacks and granite worktops. Integrated Neff or Bosch appliances including dishwasher, fridge, freezer, 2 ovens and digital combination microwave at eye level. Tiled flooring with door to side.

Bedroom 3/Reception 2

4.15m x 3.01m (13'7" x 9'10")

Window to rear overlooking the garden, built in storage cupboards.

Study

Built in cupboard and shelving, tiled floor, French doors leading to garden.

Bathroom

Freestanding double ended bath with mixer tap and separate shower attachment and controls, heated towel rail, low flush WC, wash hand pedestal basin, frosted window to rear and fully tiled walls and floor.

Ground Floor Landing

Bedroom 2

4.42m x 2.54m (14'6" x 8'3")

Built in wardrobe, storage cupboard and shelving, wood flooring, windows to front.

Shower Room

Fully tiled, double shower cubical with 'rainfall' shower and sliding door, low flush WC, wall hung wash hand basin with mixer tap, heated towel rail. Large storage cupboard housing Bosch washing machine and tumble dryer.

Master Bedroom

4.33m x 3.33m (14'2" x 10'11")

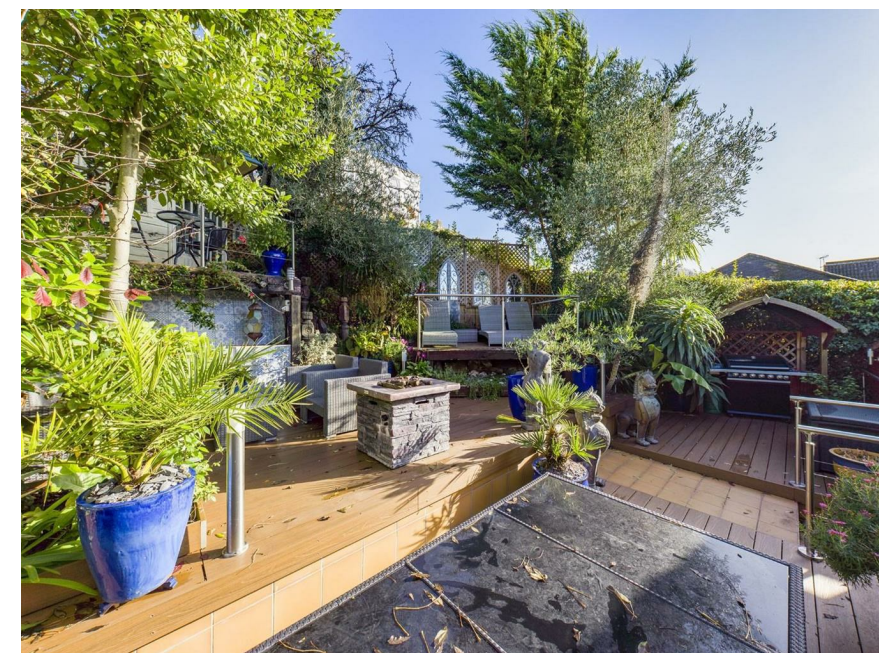
Wood flooring, built in storage cupboard, window to front.

En-Suite Shower Room

Walk in shower with dual head showers and thermostatic controls, low flush WC, wall hung wash hand basin, built in storage. Heated towel rail, fully tiled, frosted window to side.

Rear Garden

Perfect space for entertaining and planned for low maintenance. This sunny space is presented in various sections to include BBQ area, sunbathing area and dining area, mainly decked with many mature tropical plants and flowers. Storage shed and insulated sun room with light and power, water feature and gas fire pit. Very private, secluded space.



- Detached House in the Historical Village of Ovingdean
- 3 Double Bedrooms
- 3 Bath/Shower Rooms
- Open Plan Living
- Presented in Excellent Condition
- Stylish and Tasteful
- No Expense Spared
- Spectacular Views over Countryside
- Close to Local Schools and Amenities
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		64	
(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	