



Wanderdown Close, Ovingdean, BN2
Guide Price £700,000 - £750,000

**ASTON
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Sales and Lettings

INTRODUCING

Wanderdown Close, BN2

2 Bedrooms | 2 Bathrooms | Garage | 1351 Sq Ft |
Ovingdean Village|

Ovingdean is a sought after area on the outskirts of Brighton. Quiet but convenient with a friendly local community and village store, it's surrounded by rolling countryside but between the vibrant amenities of Brighton and characterful high street and restaurants of Rottingdean. On an exclusive no through road, this elevated bungalow has immediate appeal set discreetly back behind paved off street parking and above the garage which has doors, a window and 5.84 x 3.85m (19'1 x 12'7) – so some neighbours have incorporated all or some of the garage/workshop into the main house, stnc.

Inside has been beautifully reinvented with no expense spared to create a luxury home with a fine balance of style, practicality and comfort with smart steps rising past a charming garden to a lit front door and a sun terrace with picture perfect views. Inside, the broad hallway has good storage and ahead, sunshine streams through a kitchen designed for a champagne lifestyle in fabulous trans-Atlantic style. With imported porcelain underfoot concealing underfloor heat in winter, the west wall folds away to the garden for al fresco summers. Streamlined units are topped with working surfaces which gleam beneath a choice of lighting levels and high spec integrated appliances include a touch induction hob beneath a sculptural hood and a microwave, a combi grill and a fan oven at eye level for easy entertaining. There's an inviting breakfast bar beneath an arch to the connected dining room, where guests can relax in rare privacy and French doors frame the leafy paradise of the big, sunny garden.





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Next door, the elegant living room of 6.28 x 3.98m (20'7 x 13'0) has a wall of glass which slides across the glamorous front terrace, perfect for parties. A room to enjoy come rain or shine with a sleek fireplace, this glamorous room extends into the glorious, curved conservatory which offers a further 4.53 x 3.98m (14'10 x 13'0) of versatile, sun-lit space to enjoy.

Outside, the back garden is skilfully landscaped for sun or shade. The large, paved dining terrace sweeps around the conservatory and a raised lawn where a tree delivers dappled shade in the mid-summer heat, and is surrounded by raised beds planted for all year interest. A tranquil retreat made private by mature shrubs and hedging, this child and pet secure garden is also designed for easy maintenance so you'll have more time to enjoy it.

Returning inside, there is a chic shower room on one side of the central hallway and a luxury bathroom with a shower above the bath on the other. At the front of the house, both double bedrooms are quiet and comfortable doubles each with restful, open views to rolling Downland. The first of the rooms is ideal for guests with built in storage as well as a workstation for study or it could be an efficient home office. Next door, the principal bedroom is light and airy with 5.81 x 3.56m (19'10 x 11'8) to unwind in. Offering complete privacy and all the organised wardrobes you could dream of, with tasteful decoration you won't need to change a thing.





Vendor's Comments:

"We have enjoyed the privacy and peace here whilst within easy reach of the sea, country walks and the city. Sunny and spacious, this has been a very happy home with lovely neighbours, and the layout is great for every day as well as for entertaining. Ovingdean has a friendly, inclusive community – we have 'get togethers' on the village green, and although you feel a million miles away from the city, it is very convenient here with everything you need- schools, restaurants, stations, sailing club, stables and cinemas all within easy reach and the "big lemon" bus, which stops around the corner, has a last bus from Brighton Station at 23.25."





LOCATION GUIDE

Education:

Primary: Woodingdean, Rudyard Kipling, St Margaret's, Our Lady of Lourdes

Secondary: Longhill

Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College, Brighton Waldorf, Roedean, Lewes Old Grammar

Good to Know:

Village shop 5 mins walk, Rottingdean 5 mins drive

Brighton College 12 mins by car – school bus available by sep neg

County Hospital 10 mins by car

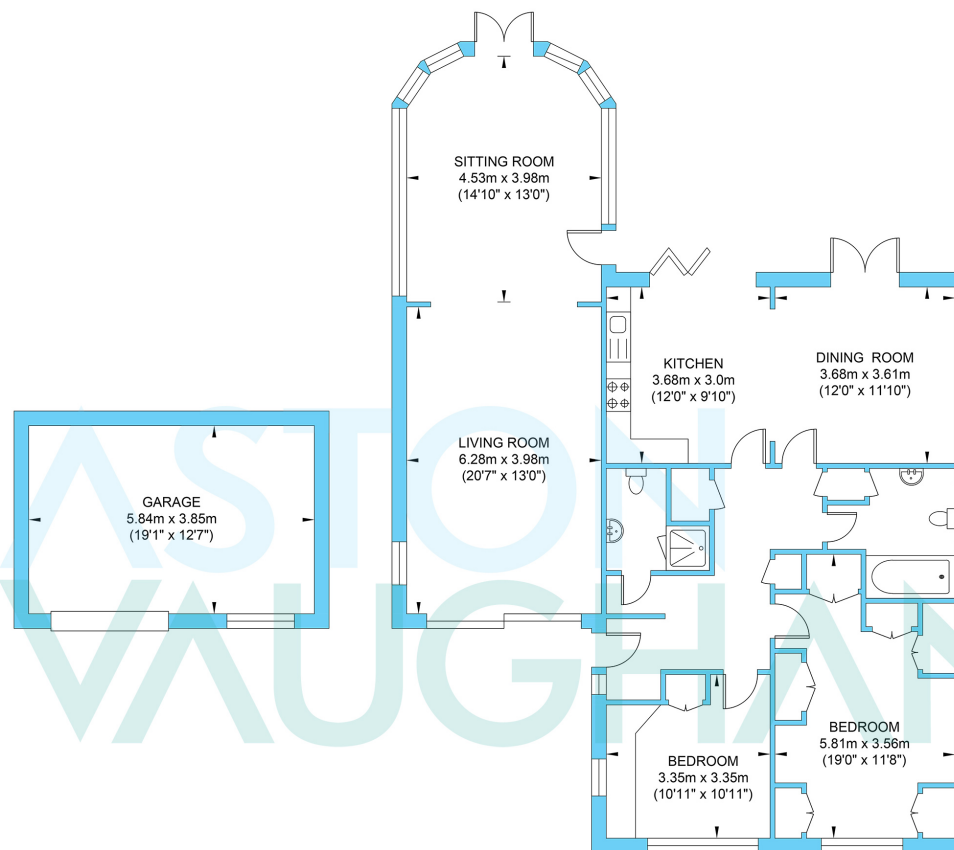
Sea 3 mins drive

Station 20-25 mins drive

Location Summary:

On the edge of the South Downs National Park, Ovingdean is favoured by professionals, families and investors as there's a local shop, pizza take out and local schools are good. There's easy access to countryside walks and Ovingdean beach which has a café, whilst the picturesque village of Rottingdean and its beaches, are on the doorstep. The waterfront restaurants, health club and cinemas of the Marina are a 10-15 minute drive, or traffic free cycle along the coastal path, Brighton & Hove's an easy commute and there's a regular bus service to Brighton. Its proximity to the A27 and A23 is great for those needing to reach the universities or airports quickly and the mainline train station, with its fast, direct links London and Gatwick, is about a 20-25 minute drive.

Wanderdown Close



Garage
Approximate Floor Area
241.97 sq ft
(22.48 sq m)

Approximate Floor Area
1351.62 sq ft
(125.57 sq m)



Approximate Gross Internal Area (Excluding Garage) = 125.57 sq m / 1351.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.