



Wanderdown Road, BN2

£1,200,000

**ASTON**  
**VAUGHAN**

## INTRODUCING

# Wanderdown Road, BN2

4 Bedrooms | 3 Bathrooms | 2 Ensuities | 2 Reception Rooms  
3354 Sq Ft | Garden | Cellar | Garage

Built during the early 21st Century with a luxurious family lifestyle in mind, these substantial detached homes sit perched on the hillside in Ovingdean enjoying uninterrupted sea views and skylscapes from every room. With four exquisite double bedrooms, two bathrooms and two elegant reception rooms, it is the perfect size for both family time and sophisticated entertaining which can spill out onto the sun terrace or landscaped gardens to the rear. Natural light has been maximised by a wealth of glazing on all sides, which with a favoured south westerly aspect ensures each room is naturally warmed throughout the year. There is parking on the driveway for several cars, with space for more in the integrated double garage which has space to house water sports equipment and bikes alongside vehicles. It is also just 5-minutes from the beach and within easy walking distance of excellent local schools, plus at approximately 10 and 40 minutes respectively, both Brighton and Gatwick are a realistic commute.

Immaculate on approach, these red brick houses sit uniformly behind neat brick driveways. This one is particularly well-maintained, and while it appears

modest from the forecourt, it is built into the hill spanning three expansive storeys. Stepping inside, the scale and beauty of the house become apparent with a line of sight from the front door, through the depth of the house to the sun terrace and beautiful views beyond. Wide and welcoming, the hallway has a useful ground floor cloakroom/WC and deep cupboards for housing coats and shoes ensuring the entrance remains clutter free.

Passing a generous ground floor study, the sitting room is ahead from which the vista comes into its own, spanning miles to the south and west taking in the green of the South Downs and it meets the blue of the sea. A full wall of glazing with sliding doors maximises the natural light while framing the views which are ever changing with the time of day and seasons. There is ample room in here for sumptuous furnishings and the decoration with pale walls and grey carpet will suit all styles. During the warmer weather, you can step outside to relax on the terrace with dinner and drinks as the sun goes down – bliss.





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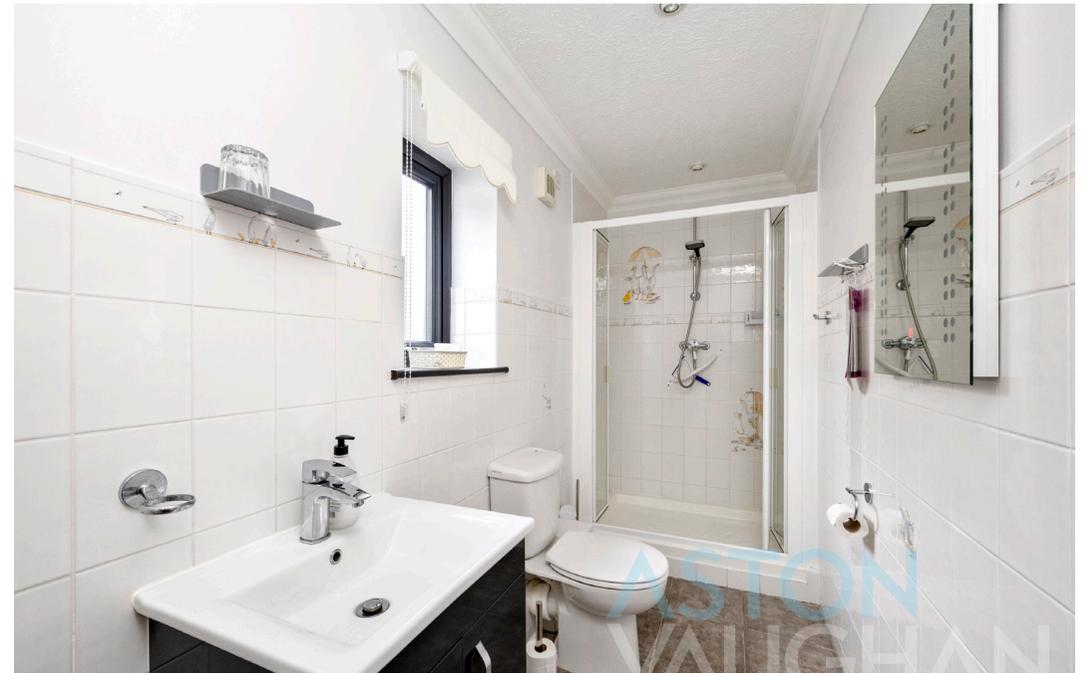
Next door, the kitchen and dining room offer another elegant space for entertaining or for family meals around a sizable table. Additional seating and social space can be found at the breakfast bar island, topped in granite to complement the worktops. Within contemporary cashmere cabinetry there is an array of storage solutions alongside integrated appliances, allowing you to move straight in with relative ease. The American fridge freezer is freestanding, as are the washing machine and dryer in the adjoining utility room, although these may be available by separate negotiation.

Bedrooms two to four sit peacefully on the lower ground floor, each one immaculately decorated with quality finishes and wood laminate flooring. The rooms to the rear enjoy the glorious views, with bedroom three offering direct access to the garden — ideal for stepping out on weekend mornings with breakfast and the papers. Bedroom two is the larger of the three and benefits from built-in wardrobes and a stylish en suite shower room, offering a private retreat with a touch of luxury. Bedroom three and bedroom four have space for freestanding furniture and share the use of the main bathroom located just across the hall. These are ultimately peaceful rooms that always ensure a restful night's sleep.



Elevated on the top floor is the principal bedroom suite – an elegant and generous room with the best views in the house. These are best enjoyed from the built-in window seat below the dormer, while a large Velux allows for stargazing at night. Even with a king size bed and several pieces of built-in and freestanding bedroom furnishings, the floor space is not compromised in the slightest. The adjoining en suite bathroom is equally glamorous with a corner bath and a separate shower for when time is of the essence.

Outside, the garden has been expertly landscaped with a large, paved terrace leading down to a rockery bordered by evergreens and scented shrubs. It is perfectly private with open views to be enjoyed while dining alfresco on the decking. Roses in bloom bring colour and scent throughout the summer months and a trellis allows climbing florals inviting wildlife throughout the seasons.







### Vendor's Comments:

"When we first purchased the plot of land, we knew it would be an incredible place to live for the views alone. It is a great home for raising a family, but also for entertaining – and the countryside is quite literally on our doorstep for walks. It is so peaceful here, yet the hustle and bustle of Brighton & Hove is just a five-minute drive along the coast for theatre visits or a meal out – although we have a fantastic pizza restaurant right here in Ovingdean too. It will be a wrench to leave, but we no longer need so much space."

### Education:

Primary: St Margaret's, Rudyard Kipling, Woodingdean Primary

Secondary: Longhill High School

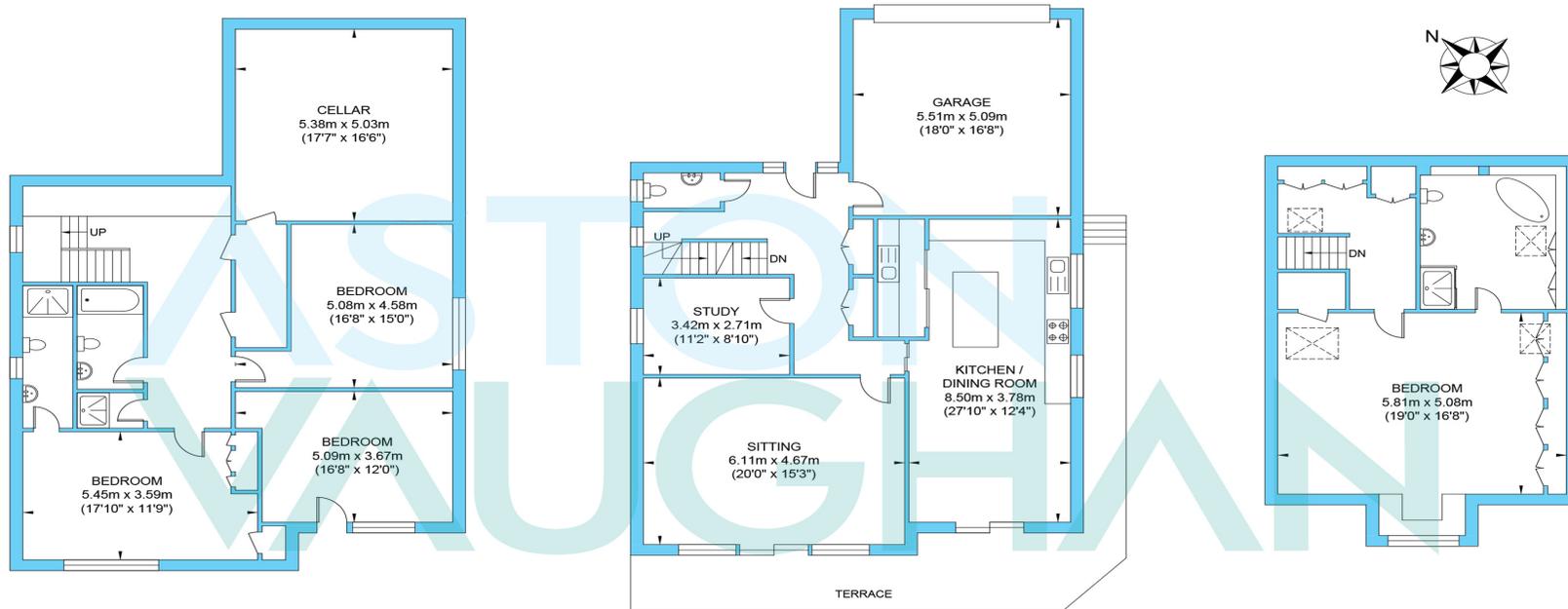
Private: Brighton College, Brighton College Prep, Roedean, Brighton Steiner

### Good to Know:

On the edge of the South Downs National Park, Ovingdean is a prestigious village suburb just 10-minutes east from the City of Brighton and Hove. Surrounded by Downland as it sweeps down towards the coast, this area is perfectly placed to access both, yet it is also well connected to the city with excellent transport links both in and out. Ovingdean is sought after by professionals and families. There's a local beach with sand and rock pools; a café and an active, friendly community centred around the local shop which serves your immediate needs and is just a short stroll from this house. The coastal village of Rottingdean, with its chic High Street and good schools is easy to reach by bus, cab or car - or you can walk or ride to it over fields. Keeping options open, the shops, cafes, library and primary schools of Woodingdean are also easy to reach. Brighton, Lewes, **Gatwick and London are all commutable, and buses run to stations at Falmer and Brighton.**



# Wanderdown Road



Lower Ground Floor  
Approximate Floor Area  
1330.31 sq ft  
(123.59 sq m)

Ground Floor  
Approximate Floor Area  
1330.85 sq ft  
(123.64 sq m)

First Floor  
Approximate Floor Area  
692.98 sq ft  
(64.38 sq m)

Approximate Gross Internal Area (Including Garage) = 311.61 sq m / 3354.14 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.