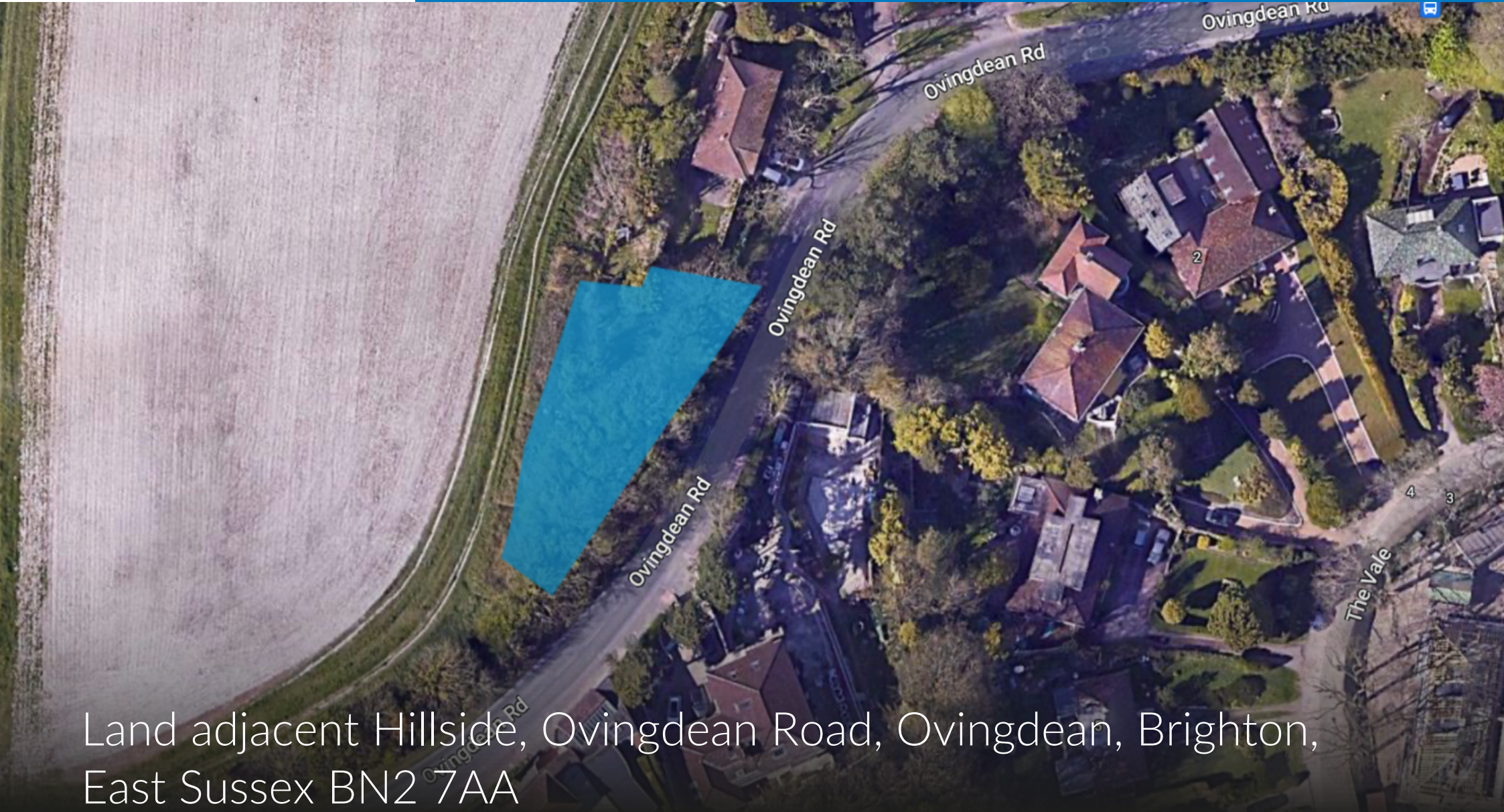




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Land adjacent Hillside, Ovingdean Road, Ovingdean, Brighton,  
East Sussex BN2 7AA

DEVELOPMENT FOR SALE: NEW HOUSE/SELF-BUILD OPPORTUNITY WITH PLANNING CONSENT

# LOCATION



Within the very popular and affluent residential area of Ovingdean, on the main Ovingdean Road which connects the Falmer Road to the heart of the village in Greenways. Easy walks to the South Downs National Park and the seafront.

The quaint village of Rottingdean is only less than half mile away, as is Ovingdean seafront. The prestigious private schools of Roedean Girls School and Brighton College are close by, with Brighton Marina (3 miles) and Brighton city centre (5 miles).

(NB. Shaded plot boundaries are indicative. Please reference full planning drawings for accuracy)



## Description

Currently an open plot with some tree coverage backing onto farmland on an elevated position in Ovingdean, surrounded by large detached residential houses.

Plot area – 0.14 acre / 0.059 hectare

House size – 250m<sup>2</sup> / 2691 sq ft (gross internal area)

## Key Features

- Planning consent granted.
- Sought after historic village location.
- Close to the Downs and the seafront.
- Sizeable 5 bedroomed family home.

## Proposed Accommodation

Planning granted for an impressive two storey house with landscaped features arranged as follows.

Ground floor – main entrance hall leading to open plan living/dining area with adjacent kitchen/breakfast area. Bathroom, rear store/utility area and integral garage. Access from the main living room through two sets of French doors to elevated decking area, in turn leading to the main landscaped garden.

Impressive hallway gallery area and staircase leading to.

First floor – four (plus study) or five bedroomed accommodation

each with en-suite facilities and built-in wardrobes.

## Planning Consent

Granted by Brighton & Hove City Council under the Town and Country Planning Act 1990 (as amended)

GRANT OF PLANNING PERMISSION BH2019/03135

**Address:** Land Adjacent To Hillside Ovingdean Road Brighton BN2 7AA

**Description:** Outline application BH2019/03135 with some matters reserved for erection of 1no. dwelling (C3)

**Description:** Reserved Matters pursuant to outline application BH2019/03135 for approval of layout, scale, appearance and landscaping relating to the erection of 1no. dwelling (C3).

Interested parties should contact Brighton & Hove City planning department (01273 290000) for any clarification with regard to the planning consent and conditions and not rely on the information on these details alone.

## Guide Price

£499,000 (four hundred and ninety nine thousand pounds), subject to contract.

## VAT



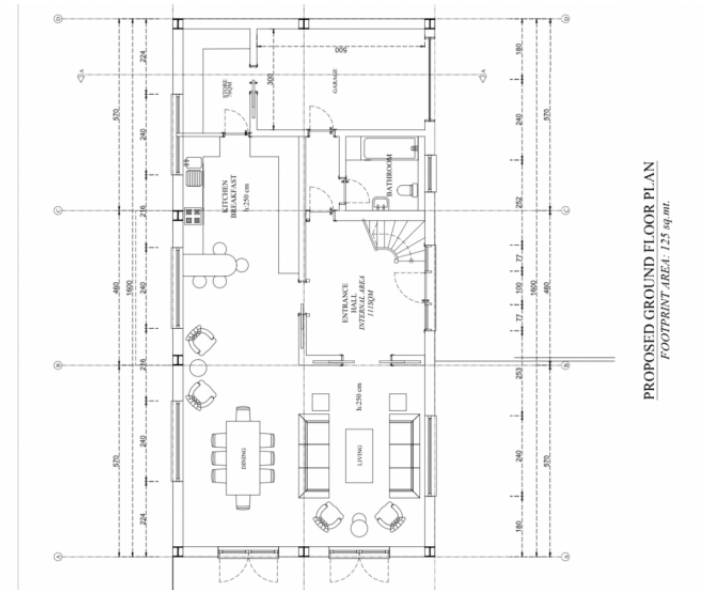
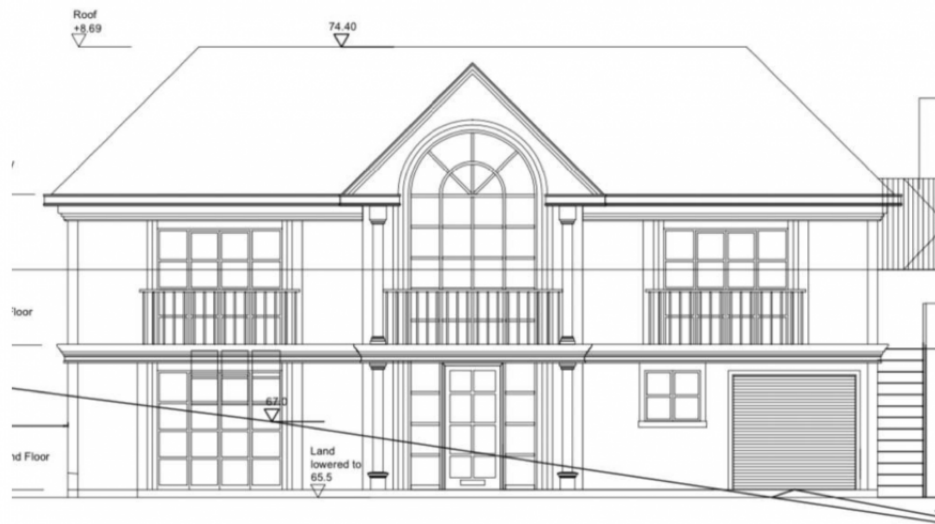
We understand the land has not been elected for vat and therefore there is no vat payable on the purchase.

## Legal and Professional Costs

Each party to pay their own legal and professional costs on the sale.

## Viewing Arrangements

Strictly via prior appointment through Agents Graves Jenkins.





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