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## Ainsworth Close, Ovingdean, Brighton, East Sussex, BN2 7BH

**Beautifully presented four bedroom detached family home located in one of Ovingdean's most sought after locations.**

This exquisite four-bedroom detached residence exudes elegance and refinement from the moment you step inside. Crafted with meticulous attention to detail, the bespoke finish throughout accentuates its unique architectural brilliance.

Upon entry, you are greeted by a spacious landing, featuring a convenient cloakroom to the right, ideal for storing coats and shoes. A stunning family bathroom lies straight ahead, adorned with half-tiled walls, a stylish grey fitted panelled bath, and complemented by wooden flooring and shelving featuring an inset white basin. An access door from the hallway leads to the driveway, facilitating easy unloading of groceries.

Continuing through, a patio area beckons, accessible from both an outside gate and the fourth bedroom, offering the possibility of creating a self-contained living space if desired.

The expansive open-plan living and kitchen area on the ground floor is the epitome of modern living. Bathed in natural light from its dual aspect, this bright and airy space is highlighted by a contemporary fitted kitchen, delineated by a sleek breakfast bar. Adorned with cream high gloss wall and base units, complemented by black granite countertops, and equipped with integrated

appliances along with a free-standing double American-style fridge freezer, the kitchen is both stylish and functional.

The adjoining lounge area boasts generous proportions and offers captivating views of the sea. Large bi-fold doors seamlessly connect the indoors with a beautiful terrace, perfect for alfresco dining. On warm evenings, with the doors open, the boundary between indoor and outdoor living blurs, creating a seamless and inviting ambiance. The utility room adjacent to the lounge houses the controls for the underfloor heating and utilities, ensuring convenience and efficiency.

Descending to the lower level, three additional double bedrooms await, each offering ample space and comfort. The main bedroom impresses with its abundant built-in storage and a beautifully appointed en-suite shower room featuring a double-width basin and a walk-in shower. A separate shower room serves the remaining two bedrooms on this floor, both of which enjoy access to the expansive patio area and garden, providing a tranquil setting for enjoying morning coffee or a rejuvenating soak in the jacuzzi, preparing you for the day ahead.

This remarkable home, meticulously brought to life by its current owner, truly embodies sophistication and luxury.







Ainsworth Close  
Ovingdean  
Brighton  
East Sussex  
BN2 7BH  
Freehold

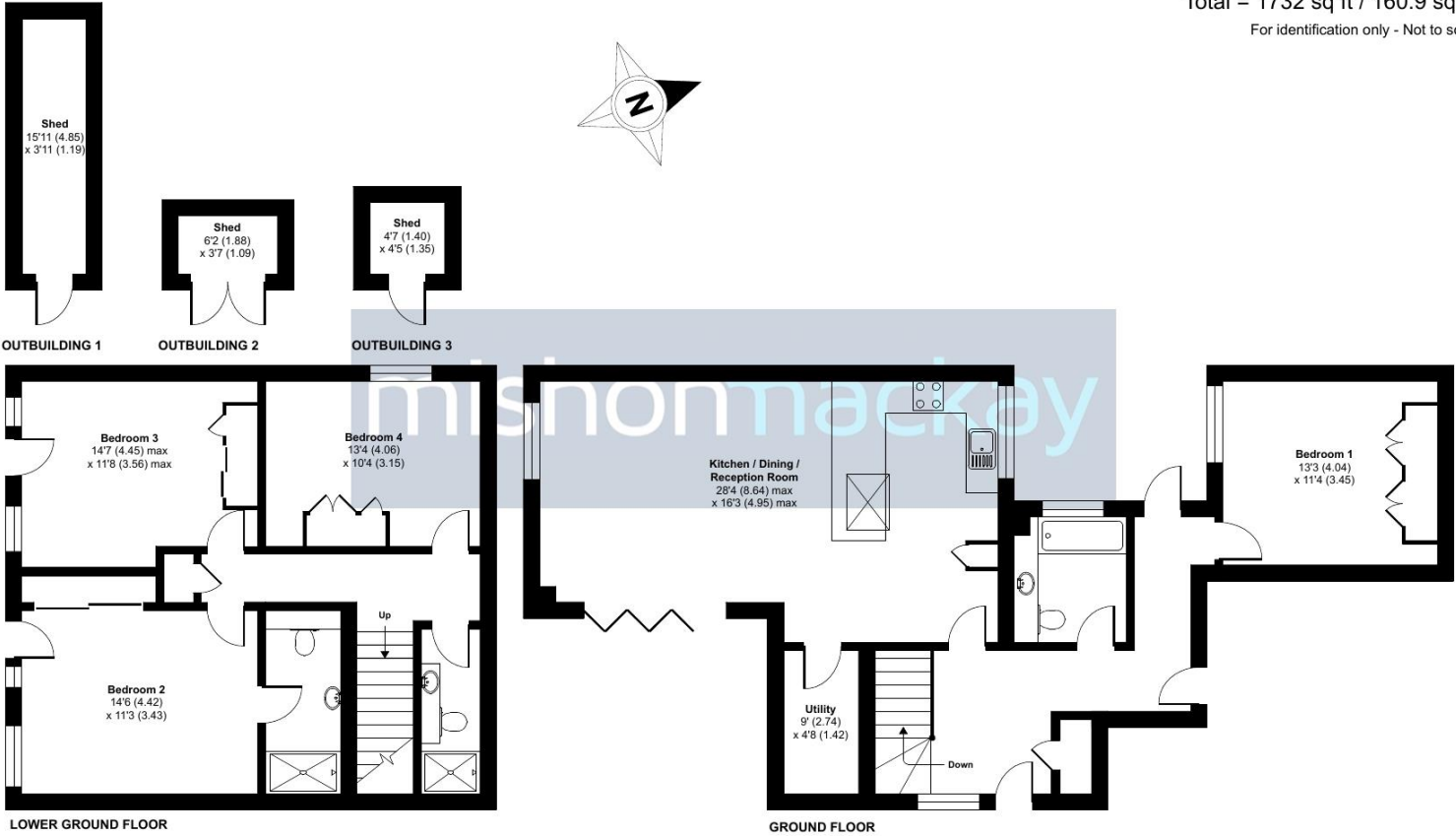
Ainsworth Close, Ovingdean, Brighton, BN2

Approximate Area = 1625 sq ft / 150.9 sq m  
Outbuildings = 107 sq ft / 9.9 sq m  
Total = 1732 sq ft / 160.9 sq m  
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	91	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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\*\*Please note that all leasehold information relating to length of lease or ground rent & service charges has been supplied to us by the seller.\*\*



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2024. Produced for Mishon Mackay. REF: 1093332

Mishon Mackay - Rottingdean

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