

**Spencer  
& Leigh**



**8 Wanderdown Road, Ovingdean, Brighton, BN2 7BT**

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Brighton, BN2 7BT

Price £600,000 - Freehold

- Spacious detached family home
- Four good size bedrooms
- Two bathrooms, one on each floor
- Potential to remodel and update
- Large integral garage with private driveway & parking
- Panoramic Downland & distant Sea views
- Large rear garden with raised terrace
- No ongoing chain
- Double glazing and gas central heating
- Exclusive to Spencer & Leigh, viewing highly recommended

Offered for sale with no ongoing chain is this spacious detached family home prime for modernisation and external enhancement. The property is located in a sought after road within the village of Ovingdean and benefits from Panoramic Downland views and on a clear day distant Sea views. The road has proved popular with residents who have wanted to extend their homes and improve the external appearance with a modern style. The property features a large West facing rear garden with a raised terrace and great elevated views. There is a large integral garage with off street parking on a private drive. The living spaces are generous with a lovely Westerly facing living room with large windows bathing the space in natural light. The kitchen is functional although would benefit from improvement. One of the bedrooms is located on the ground floor with a family size bathroom opposite. There is also a store room and double glazed conservatory/Utility space. On the first floor there are three further bedrooms and a further family sized bathroom. The property is double glazed and has gas fired central heating. Viewing is highly recommended to fully appreciate this great opportunity which is exclusive to Spencer & Leigh.



Wanderdown Road is situated in the semi-rural village of Ovingdean. Historic Ovingdean dates back to Anglo-saxon times and retained much of its village character. Being situated near to the coast with extensive views over the South Downs it also affords direct access to the Downs and the coast. Travel networks along the coast to Brighton & Hove or to Eastbourne are good.



Entrance  
 Entrance Hallway  
 Living Room  
 19'4 x 18'4  
 Kitchen  
 10'2 x 9'10  
 Conservatory  
 10'2 x 4'11  
 G/f Bedroom  
 11'10 x 9'10  
 G/f Bathroom  
 Store Room  
 Stairs rising to First Floor

Bedroom  
 16'5 x 10'2  
 Bedroom  
 15'1 x 12'9  
 Bedroom  
 11'10 x 10'2

Shower Room/WC  
 OUTSIDE  
 Rear Garden

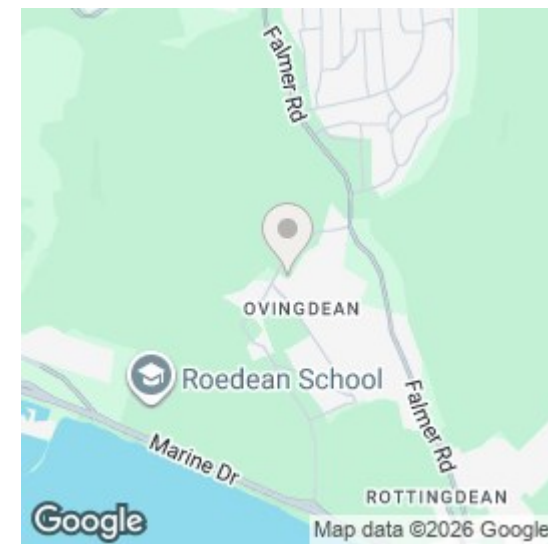
Garage  
 16'9 x 14'11

Property Information  
 Council Tax Band E: £3,152.65 2026/2027  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage, Private Driveway and un-restricted on street parking  
 Broadband: Standard 17 Mbps & Ultrafast 1000 Mbps available (OFCOM checker)  
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC  
 Council Tax Band:- E

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Wanderdown Road



Ground Floor  
Approximate Floor Area  
1049.91 sq ft  
(97.54 sq m)

First Floor  
Approximate Floor Area  
635.50 sq ft  
(59.04 sq m)

Approximate Gross Internal Area (Including Garage) = 156.58 sq m / 1685.41 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.