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## 12 The Vale

Ovingdean, BN2 7AB

Price £600,000

An opportunity to create a spacious, family home in a picturesque setting in the heart of Ovingdean. Offered for sale with immediate vacant possession and no onward chain and lends itself to being reconfigured and updated for today's modern family. Planning permission has been granted (BH2016/O5530 and BH2015/O1890 ) for 51 residential dwellings directly opposite The Vale, of which construction has commenced.

Ovingdean comprises a small agricultural hamlet which is set in rural downland, 4.2km to the east of Brighton and approximately 1km north of the coastline. The historic part of the village nestles at the base of a valley, surrounded on three sides by open downland. 20th century residential development extends up the valley side to the south and east; however, the surrounding downland remains the dominant feature. The landscape creates a particularly inward-looking village, much removed from the hustle and bustle of neighbouring Brighton and the A259. Its location away from main routes in the area mean that the historic village is still a relatively quiet backwater.

This house is a detached, home built circa 1920 and currently has accommodation that comprises of a ground floor entrance porch and hall, cloakroom, reception room leading out to the rear garden, at the front of the house is the lounge leading through to the dining room at the rear with access through to a sun lounge with further access out to the garden. From the dining room a door leads to the kitchen breakfast room with further access out to the garden. On the first floor is a family bathroom and separate cloakroom, three bedrooms one with an en-suite shower room and dressing room. Outside is a paved terrace with steps leading up to a lawned garden that rises up to an area of woodland. To the front is a lawned garden and private drive with off-road parking that leads to a double garage which currently houses the gas boiler.

### Viewing

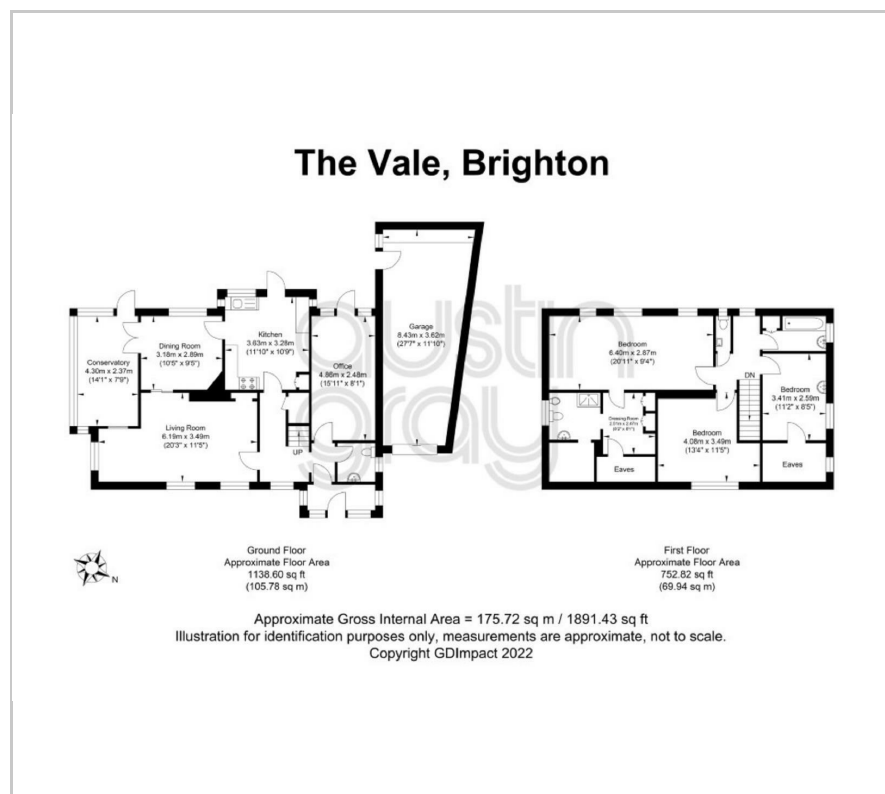
Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.





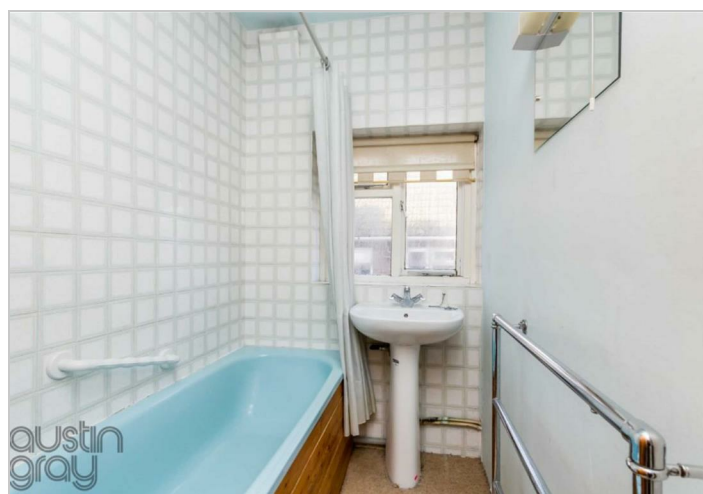
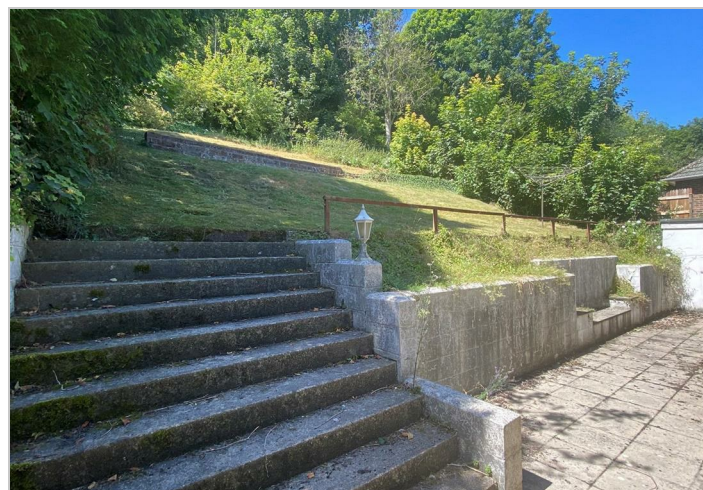
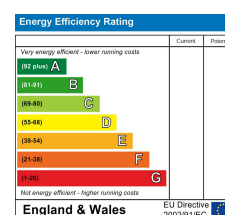
## Floor Plan



## Area Map



## Energy Efficiency Graph



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