A detailed black and white botanical illustration of a branch with several large, serrated leaves and a round fruit. The leaves have prominent veins and serrated edges. The fruit is round and has a textured surface with a central point where it meets the stem. The illustration is set against a solid tan background.

# THE ORCHARD

SIX, 4 BEDROOM LUXURY HOUSES



**THE ORCHARD** is a stunning contemporary development of six, 4 bedroom luxury houses. These homes are in an enviable location, offering private gardens, balconies off the principal bedroom courtyards, and are built to an outstanding specification.



A modern living room with a blue sofa, a wooden dining table, and large windows overlooking a garden. The room features a white ceiling with horizontal slats, a large window with a view of a garden, and a dining table with chairs. A blue sofa with patterned and solid green pillows is in the foreground. A wooden side table with a lamp is next to the sofa. The floor is covered with a textured rug and a wooden floor. The overall aesthetic is clean, bright, and natural.

# LUXURY & BESPOKE



The Orchard is located in Ovingdean, a picturesque coastal village neighbouring Rottingdean and nestled within the South Downs. The houses are ideally located for the South Downs National Park, the seafront, local schools including; Roedean, Longhill High, Ovingdean Nursery, Brighton College and Saltdean Primary. There is a local shop / post office in nearby Longhill Road and Rottingdean High Street offers a selection of shops and eateries. Central Brighton and the marina are conveniently accessible by car and there are local bus services to Brighton City Centre.

Ovingdean is forward thinking, being a plastic free village, with an active biodiversity conservation network and a community energy project underway.

# OVINGDEAN A VILLAGE WITHIN A CITY





## INTRODUCTION

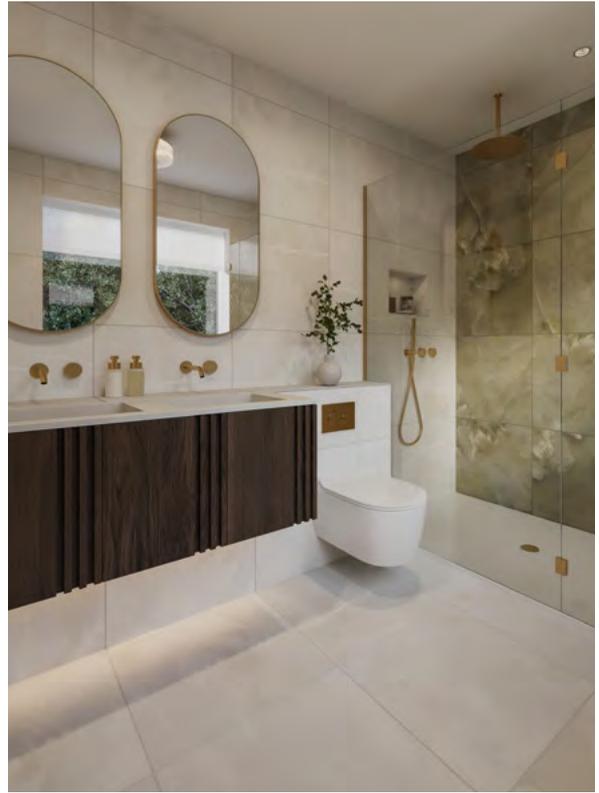
Open-plan living, dining and kitchen layouts ensure flow and flexibility of space, while maximising views out and natural light in.

The seamless layout and welcoming palette of the kitchen will make cooking at home a pleasure; sleek, handleless doors and stone worktops are complemented by open shelving.

By dissolving defined boundaries between bedroom, dressing room and bathroom, daylight floods into the spaces through glass partitions. Onyx marble tiles, woodgrain cabinets and brass handles enrich the textural palette.

- > views out onto your shared, private woodland and the South Downs
- > contemporary specification with premium materials and designer finishes
- > each home benefits from a private garden, balcony and courtyard





A modern bedroom with a large bed, a wooden chair, and a view through a glass wall. The room features a large bed with white linens and a green patterned throw. A wooden chair is visible in the background, and a glass wall provides a view of the outdoors. The text is overlaid on the left side of the image.

STUNNING BATHROOMS  
FEATURE PREMIUM  
FITTINGS AND  
LUXURIOUS FINISHES,  
COMPLEMENTED BY  
EXQUISITE INTERIOR  
& EXTERIOR DESIGN.

## SPECIFICATIONS\*

### Hallways, kitchen and living spaces

- Bespoke contemporary kitchens
- Marble and quartz work surfaces
- Pantry
- Utility area
- Fischer and Paykel appliances included 🌿
- Full height fridge
- Full height freezer
- Dumbwaiter
- Integrated upholstered seating
- Stylised exposed ceiling beams
- Combination microwave oven
- Oven
- Dishwasher
- Four ring induction hob
- Boiling water tap 🌿
- Integrated recycling bin 🌿
- Deep pan drawers
- Unique marble splash backs

### Heating, electrical and lighting

- Air source heat pump 🌿
- Solar battery storage 🌿
- Underfloor heating throughout
- Electric towel rails with heated wall in master en-suite 🌿
- Recessed spotlights to the hallways, living areas, kitchen and bathrooms
- Smart heating thermostats 🌿
- Feature track lighting to kitchens
- TV points to living room and bedrooms
- White metal switches
- Feature pendant lighting in selected areas
- Optional feature – wood burner to living areas
- MVHR ventilation throughout 🌿
- Invader alarm system
- Oversized windows throughout
- Sliding doors to living area
- Feature windows to living area





## SPECIFICATIONS\*

### Flooring

- Engineered wide plank oak flooring to the hallways and the open plan living kitchen
- Luxurious bamboo carpets to the bedrooms 
- Tiled floors to the bathrooms

### Bathrooms and en-suites

- Italian porcelain tiling in bathrooms with feature tiling
- Duravit suite in bathrooms baths and shower trays
- Feature freestanding baths where shown
- Duravit toilets 
- Stone resin basins (double where shown)
- Shaver sockets
- Recessed wall cabinets to main bathroom incorporating anti-mist mirrors and vanity units within en-suites

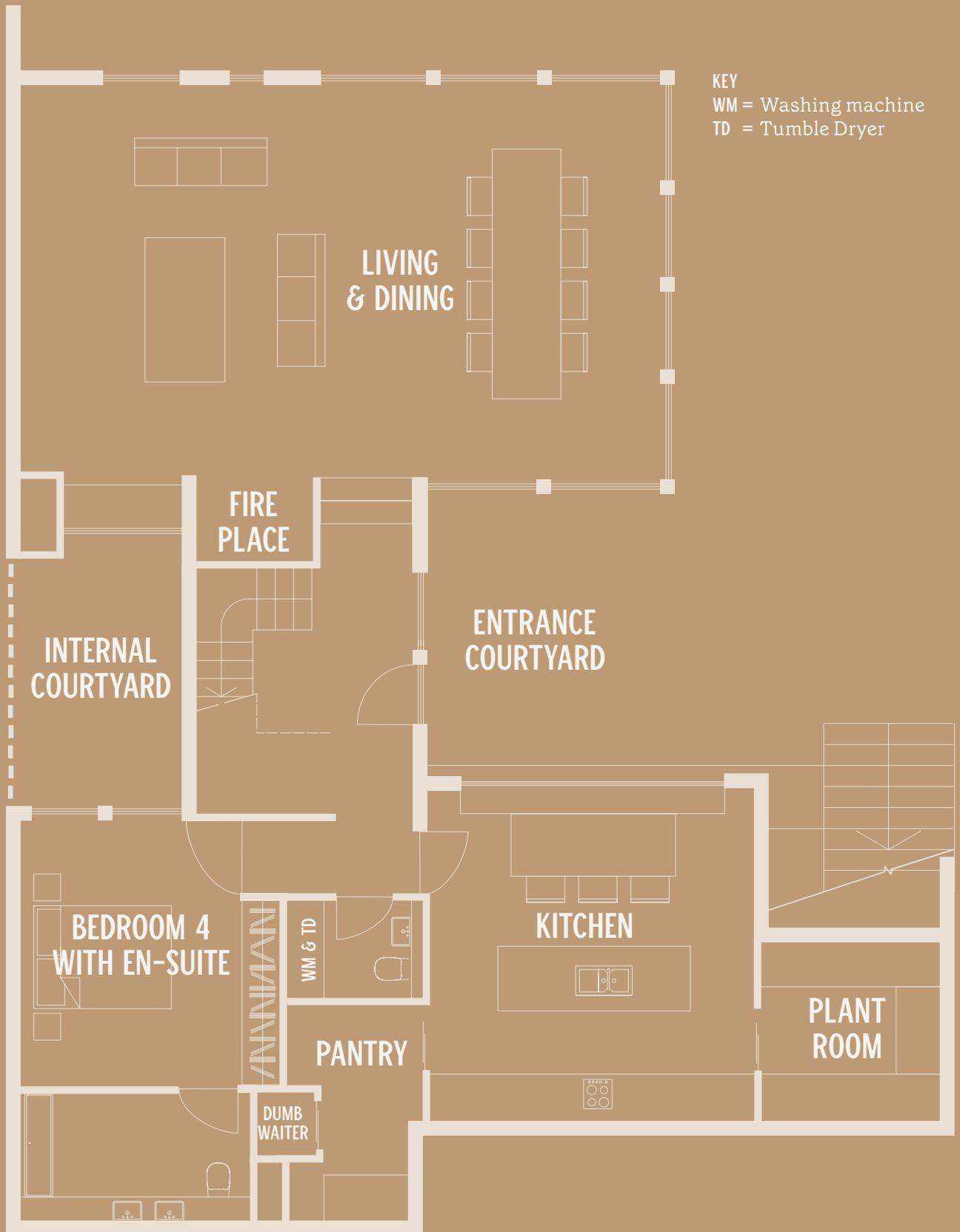
### Exterior

- Outside tap
- Electric car charging facilities to each garage 
- Electric entry gates
- Paved patio and courtyard areas
- Lawned gardens
- Green roof 
- Exterior PIR wall lighting 
- Outside power points in selected locations
- Hogin driveway and associated pathways
- Decorative stone access road with block paved driveways
- 10 year Advantage Warranty

\* This is not an exhaustive list and Home reserves the right to change specifications without notice unless a reservation form has been signed and deposit received.



# HOUSES 01-04



# 01. GARDEN FLOOR PLAN

This four bedroom design led home boasts a spacious layout with generous ceiling heights and stunning views onto the surrounding countryside and private woodland.

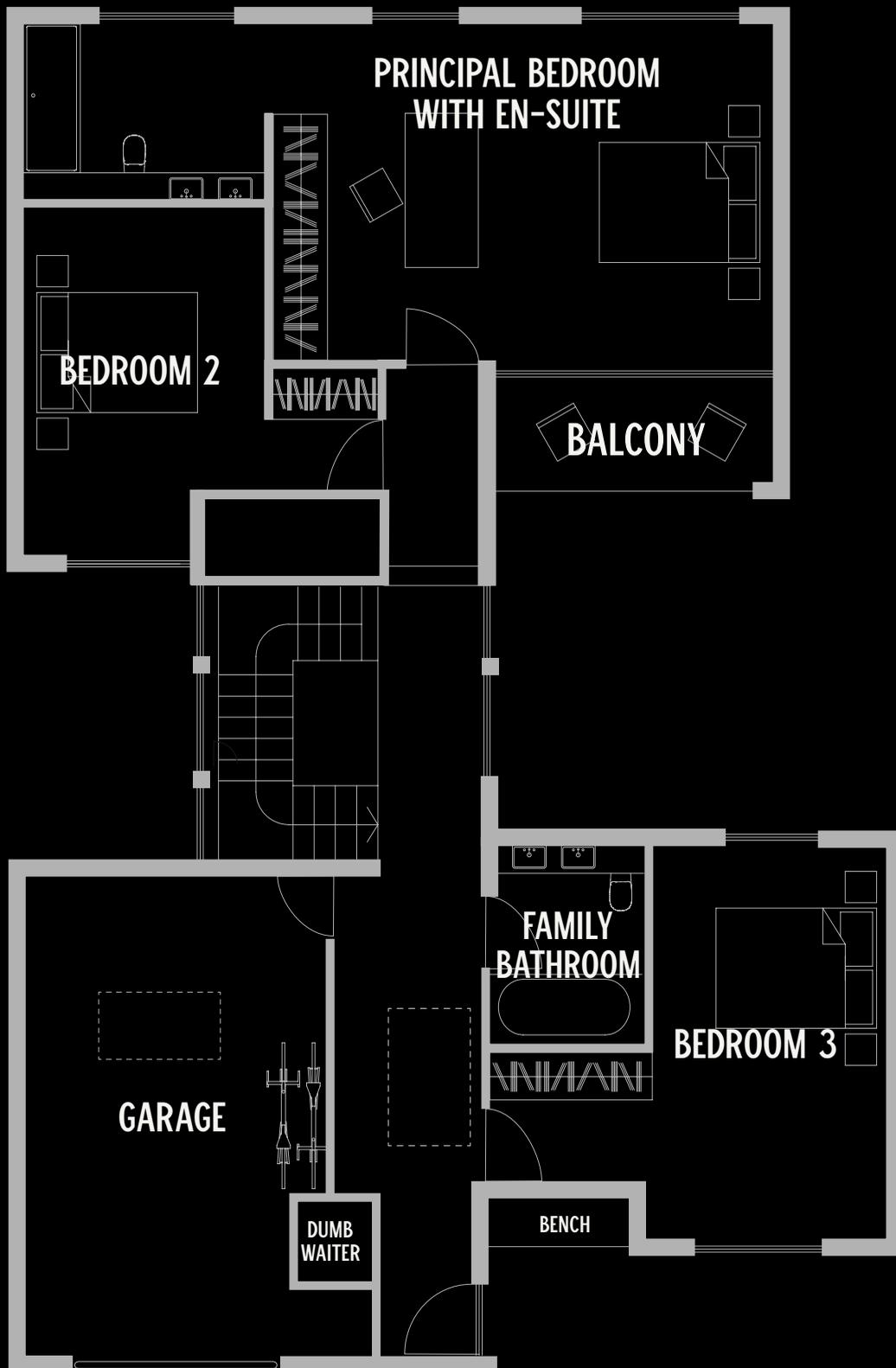
The front door opens into a beautifully bright, open plan living area with optional wood burner. The central double-height hallway includes a feature glazed stairwell that ascends to the first floor.

The kitchen features stunning bi-fold doors opening to the dining courtyard with its southerly aspect. There is also a pantry and utility room.

Bedroom 4 offers the flexibility of having a self-contained space for visiting guests. Alternatively, this room could be used as a home office or gym with the internal courtyard accessed off this room.

	METRES	FEET / INCHES
Living & Dining	8.9 x 5.4	29'2" x 17'8"
Bedroom 4	3.6 x 3.7	11'10" x 12'1"
En-suite	3.1 x 1.8	10'2" x 5'11"
Kitchen	4.6 x 4.7	15'1" x 15'5"

# HOUSES 01-04



# 02. FIRST FLOOR PLAN

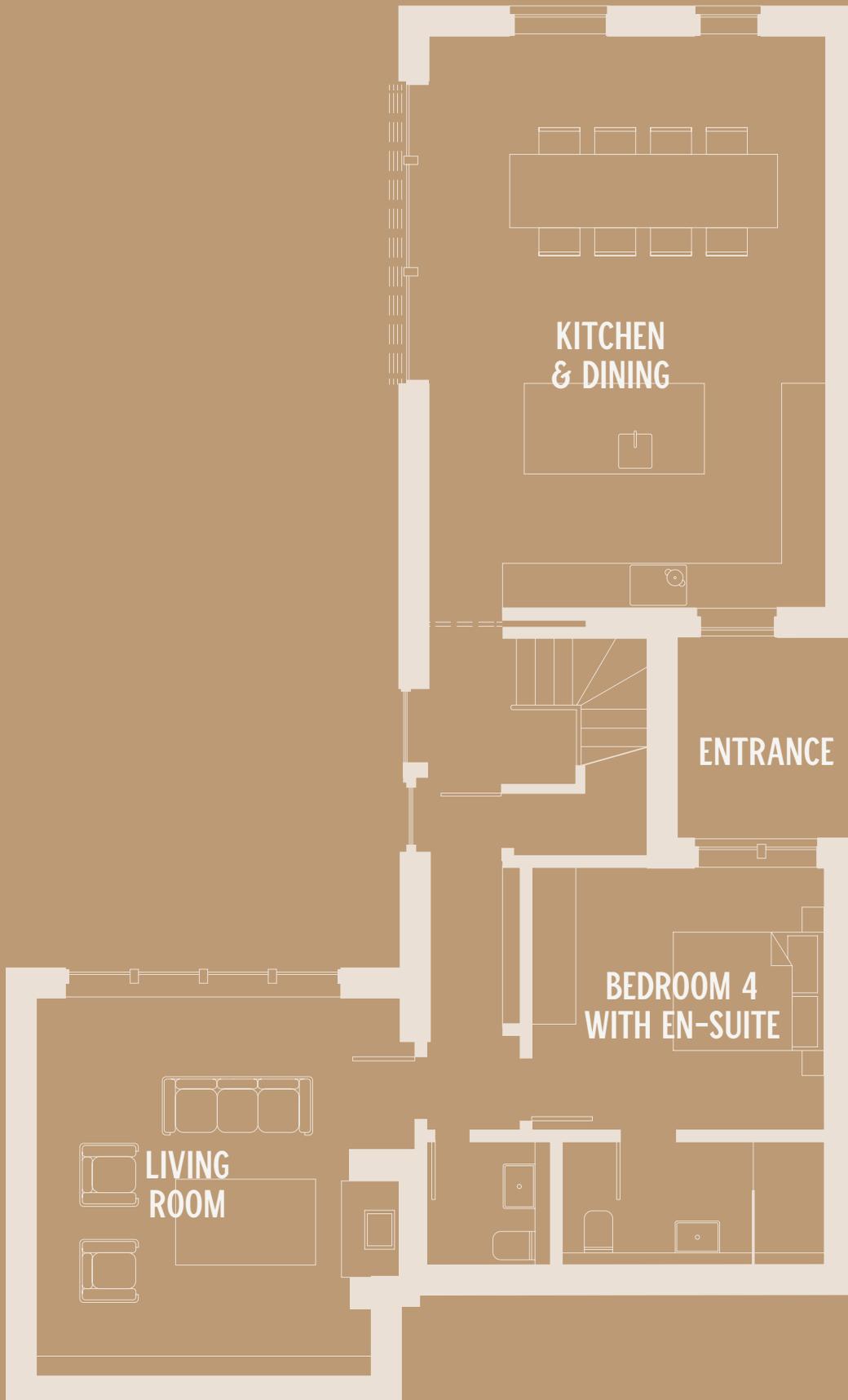
As well as featuring a beautifully appointed en-suite and dressing area, the principal bedroom has sliding doors which lead to a private balcony, offering far-reaching views over the South Downs and the local woodland.

On the first floor are a further two, beautifully proportioned bedrooms that provide excellent views over the surrounding countryside, and a spacious family bathroom.

All properties benefit from a large, separate garage and entrance driveway, plus an electric vehicle charging port.

	METRES	FEET / INCHES
Principal bedroom	5.9 x 4.0	19'5" x 13'1"
En-suite	2.8 x 2.0	9'2" x 6'7"
Bedroom 2	3.0 x 3.5	9'10" x 11'6"
Bedroom 3	4.8 x 4.7	15'8" x 15'5"
Family bathroom	2.4 x 1.8	7'11" x 5'11"
Garage	3.6 x 5.7	11'10" x 18'8"

# HOUSES 05-06



# 01. GARDEN FLOOR PLAN

This four bedroom design led home boasts a spacious layout with generous ceiling heights and stunning views onto the surrounding countryside and private woodland.

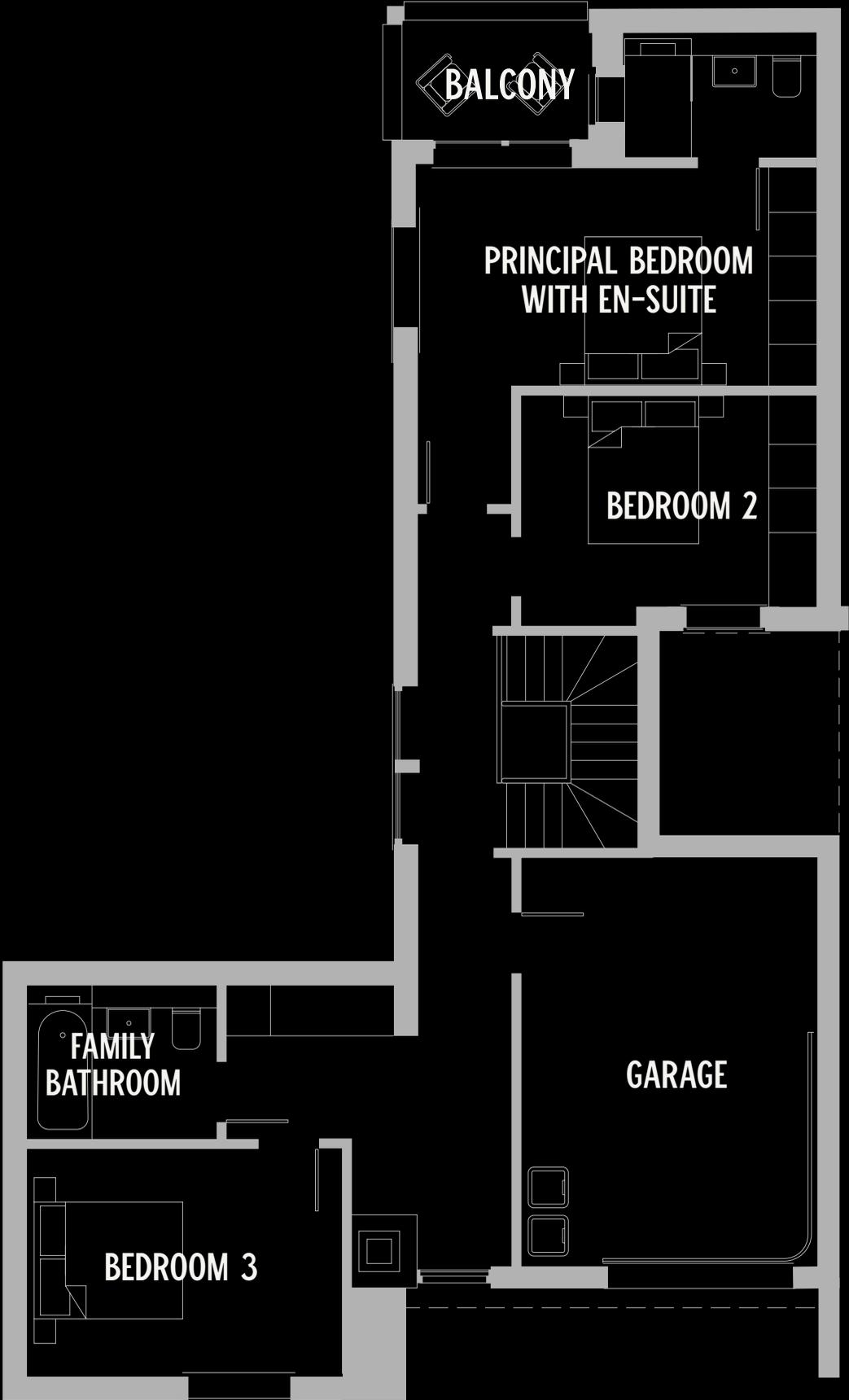
The front door opens into a beautifully bright, open plan living area with optional wood burner. The central double-height hallway includes a feature glazed stairwell that ascends to the first floor.

The kitchen features stunning bi-fold doors opening to the dining courtyard with its southerly aspect. There is also a pantry and utility room.

Bedroom 4 offers the flexibility of having a self-contained space for visiting guests. Alternatively, this room could be used as a home office or gym with the internal courtyard accessed off this room.

	METRES	FEET / INCHES
Living & Dining	4.56 x 5.25	14'11" x 17'3"
Bedroom 4	4.01 x 2.59	13'2" x 8'6"
En-suite	3.60 x 1.84	11'9" x 6'0"
Kitchen	5.41 x 7.78	17'9" x 25'6"

# HOUSES 05-06



# 02. FIRST FLOOR PLAN

As well as featuring a beautifully appointed en-suite and dressing area, the principal bedroom has sliding doors which lead to a private balcony, offering far-reaching views over the South Downs and the local woodland.

On the first floor are a further two, beautifully proportioned bedrooms that provide excellent views over the surrounding countryside, and a spacious family bathroom.

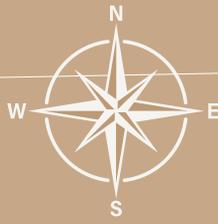
All properties benefit from a large, separate garage and entrance driveway, plus an electric vehicle charging port.

	METRES	FEET / INCHES
Principal bedroom	5.41 x 2.97	17'9" x 9'9"
En-suite	2.63 x 1.68	8'8" x 5'6"
Bedroom 2	4.01 x 2.91	13'2" x 9'7"
Bedroom 3	4.01 x 3.35	13'2" x 10'12"
Family bathroom	2.53 x 2.06	8'4" x 6'9"
Garage	4.2 x 5.25	13'11" x 17'3"

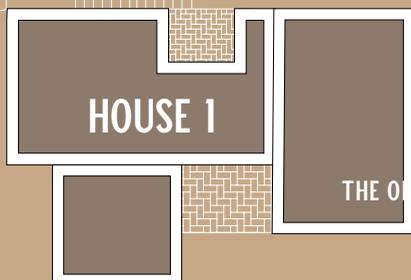
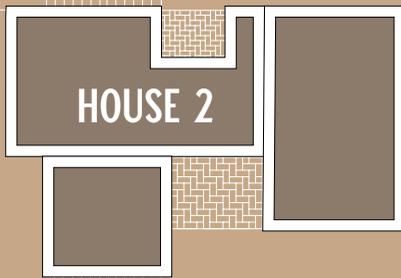
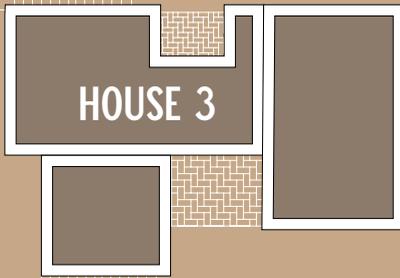
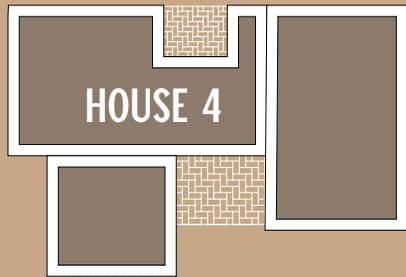
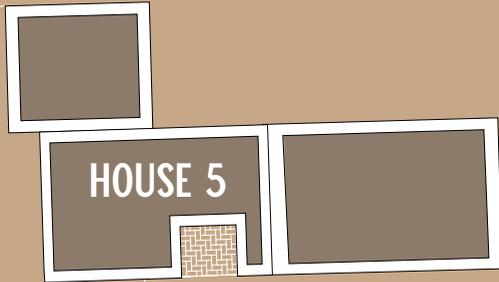
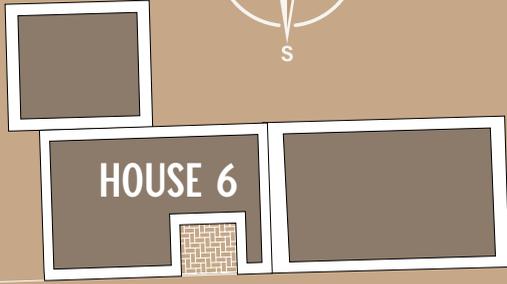




# SITE PLAN



LONGHILL ROAD ←



## About Home

*Building better futures.*

This is the main objective of Home, a Sussex-based property developer which has been distinguishing itself in the luxury residential market.

Home is known for high quality design-led apartments and houses, with particular expertise in the conversion of period buildings and offices, in addition to bespoke new-build houses.







## VIEWING STRICTLY BY APPOINTMENT

Home (trading as Home Sussex)  
The Orchard  
28-30 Longhill Road  
Ovingdean  
Brighton & Hove  
BN2 7BE

01273 256 777  
sales@youarehome.uk  
youarehome.uk

Oakley Property – Brighton  
& Hove New Homes Office  
The Property Works  
30-31 Foundry Street  
Brighton & Hove  
BN1 4AT



01273 688 881  
brighton@oakleyproperty.com  
oakleyproperty.com

Mishons  
94 Church Road  
Hove  
BN3 2EB

mishons

01273 77 88 77  
sales@mishons.com  
newhomes@mishons.com



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