

A detailed botanical illustration in a dark brown, engraved style. It features several large, serrated leaves with prominent veins, and a cluster of round, ribbed fruits (possibly pomegranates or apples) at the bottom. The entire illustration is set against a solid, lighter brown 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.





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







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

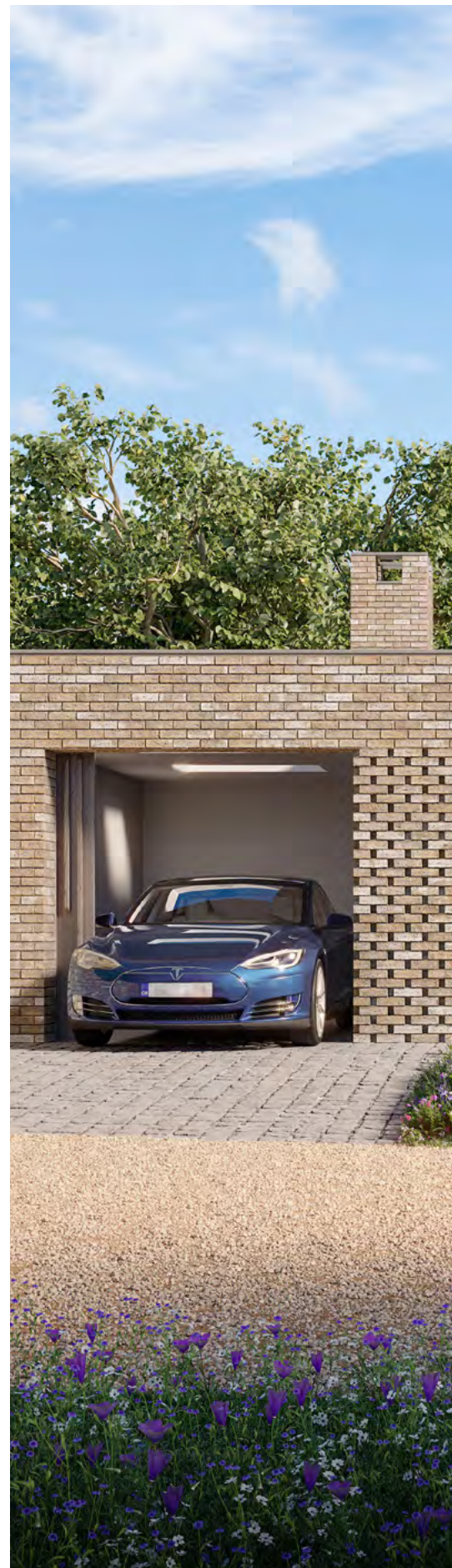
SPECIFICATIONS*

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

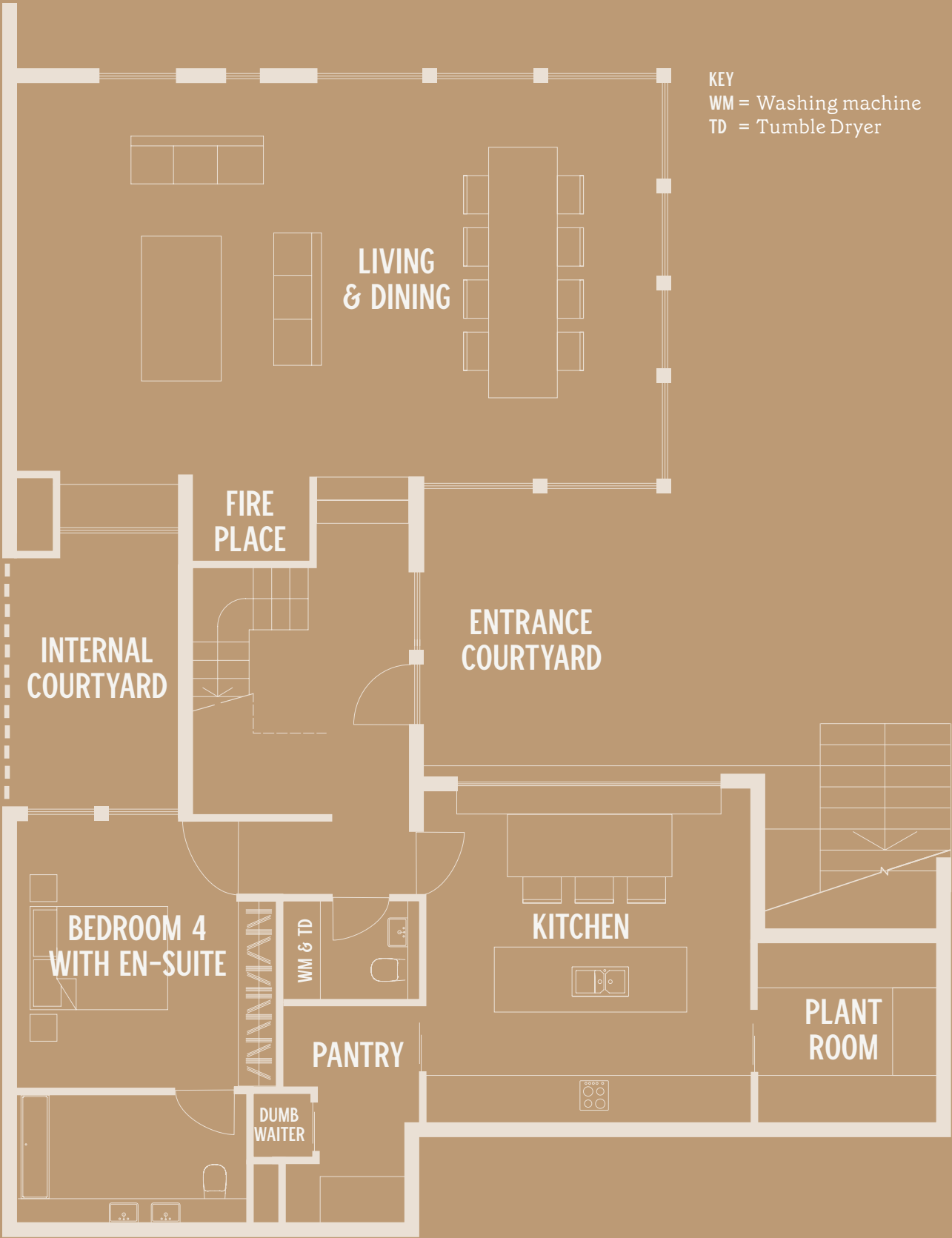
Exterior

- 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
- Hogan 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.

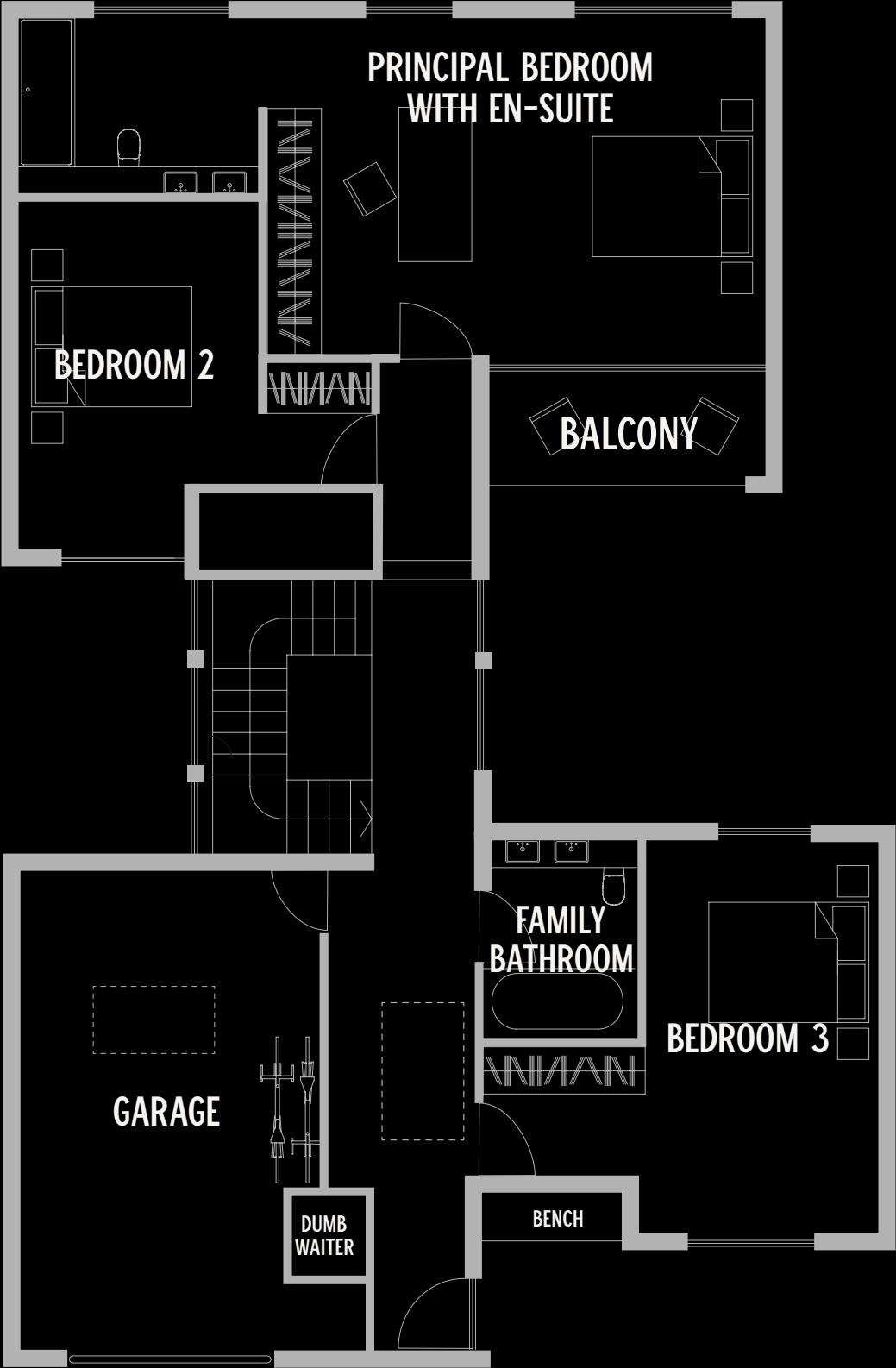
The front door opens into a beautifully bright, open plan living area with optional wood burner. The central double-height hallway includes a feature glazed stairwell that ascends to the first floor.

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

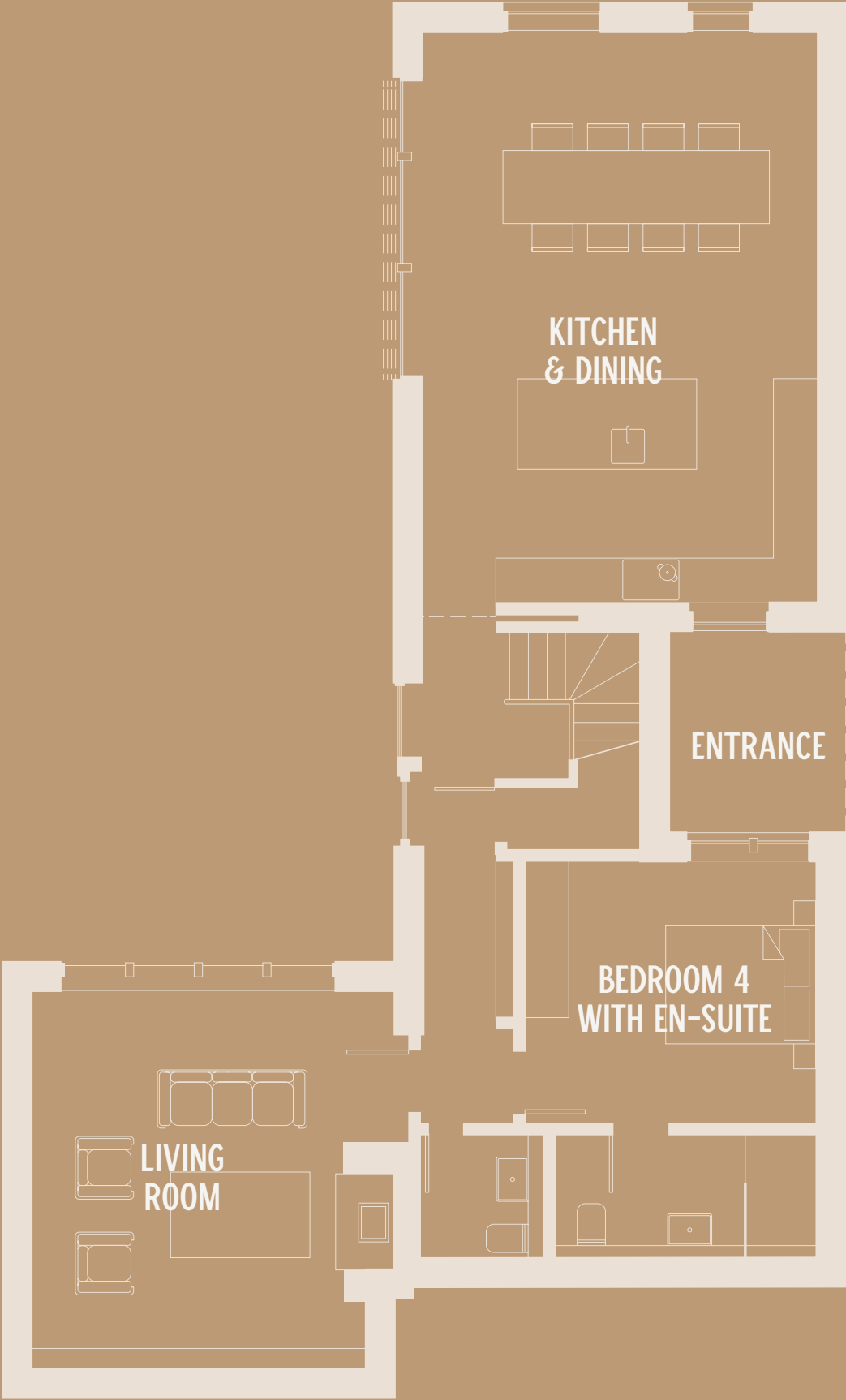
As well as featuring a beautifully appointed en-suite and dressing area, the principal bedroom has sliding doors which lead to a private balcony, offering far-reaching views over the South Downs and the local woodland.

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.

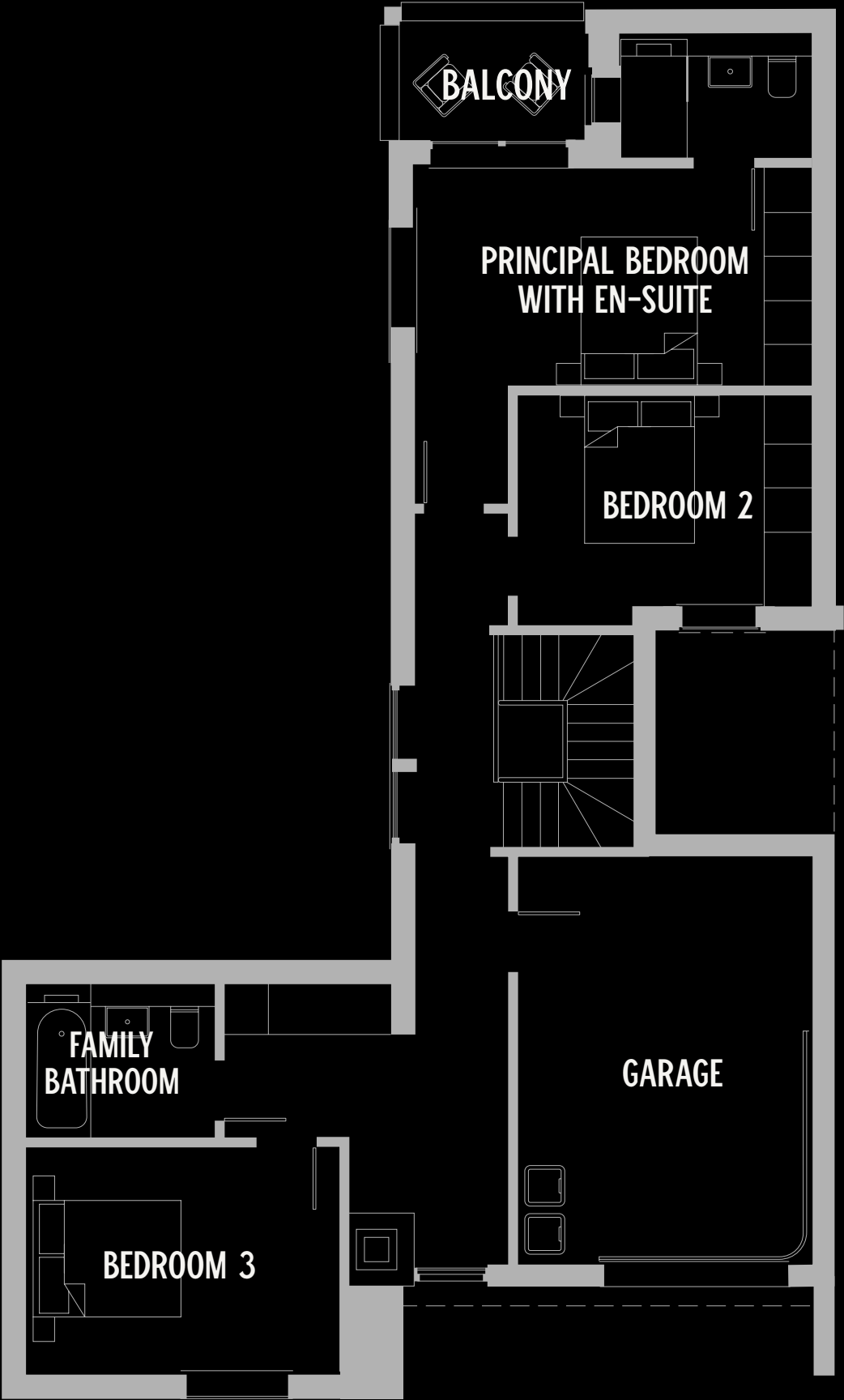
The front door opens into a beautifully bright, open plan living area with optional wood burner. The central double-height hallway includes a feature glazed stairwell that ascends to the first floor.

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.

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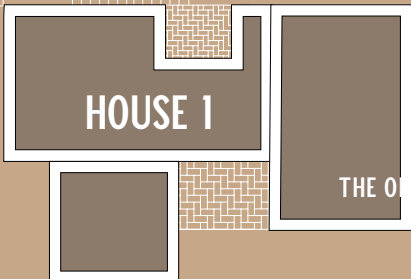
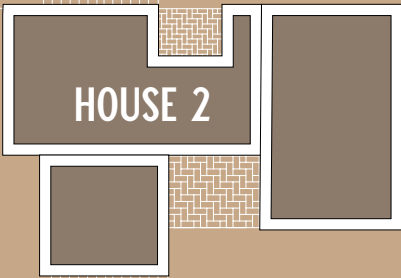
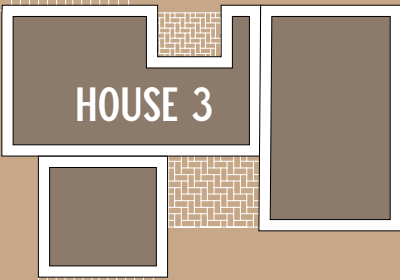
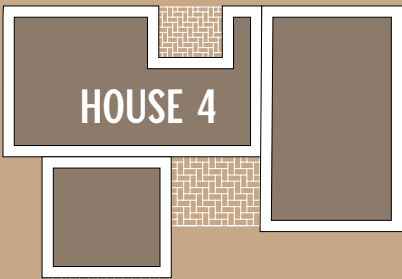
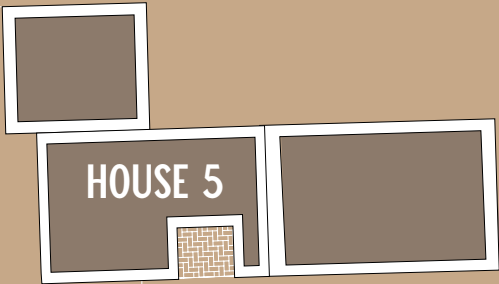
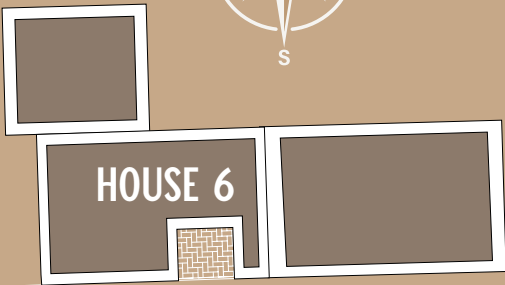
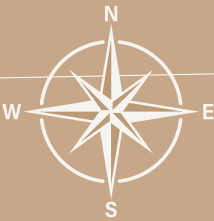
All properties benefit from a large, separate garage and entrance driveway, plus an electric vehicle charging port.

	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 ←

The background image shows a modern residential building. The left side features a wall made of light-colored bricks. To the right, a taller section of the building is clad in dark, vertical wooden slats. A window is visible in this section. The building is surrounded by lush greenery, including trees and a garden bed with purple flowers. In the foreground, there is a gravel area and more purple flowers.

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.

NOTES

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VIEWING STRICTLY BY APPOINTMENT

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A development by

