



Green Ridge

Brighton, BN1 5LL

Guide price £900,000

Set back from the road behind a private driveway, the property provides ample off road parking alongside an integral garage. A welcoming entrance hall leads through to the well-planned ground floor, where a spacious dual aspect living room offers an inviting setting for relaxing, complete with a feature fireplace and large bay window overlooking the front garden.

To the rear, a separate dining room flows seamlessly into the conservatory, creating an excellent space for entertaining while enjoying uninterrupted views across the beautifully maintained garden. The modern fitted kitchen provides plenty of storage and workspace, with direct access onto the patio, making it ideal for everyday family life and summer dining alike. A ground floor WC completes the accommodation.

Upstairs, the property offers three generous double bedrooms, all of excellent proportions, served by two bathrooms and a separate WC, providing flexibility and convenience for busy family living.

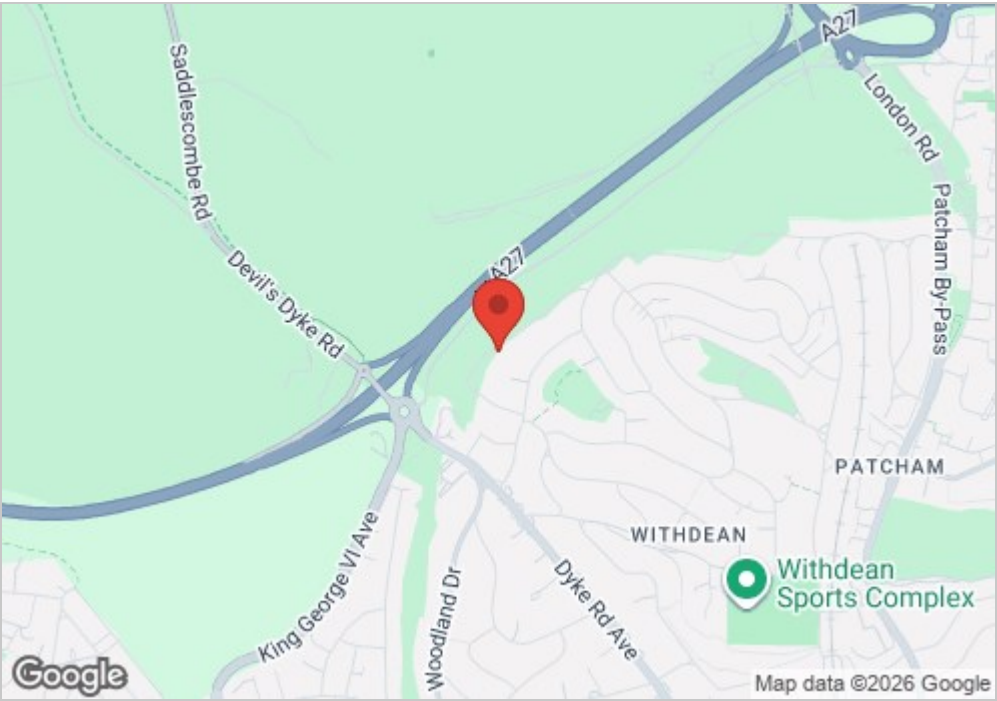
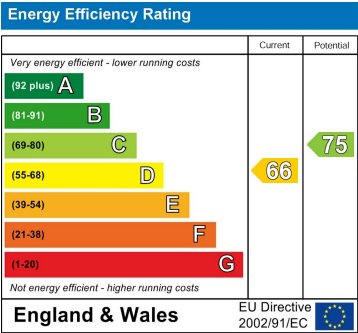
The real highlight of the home is the impressive south-facing rear garden. Stretching away from the house, it offers an exceptional degree of privacy with mature planting, established borders and an expansive lawn, creating the perfect environment for children to play or for entertaining friends and family.

Positioned at the end of the garden is a superb detached garden studio complete with kitchenette facilities. This highly versatile space lends itself to a variety of uses, whether as a home office, gym, treatment room, creative workspace, guest accommodation or teenage retreat.

The property also offers excellent potential for enlargement or reconfiguration, subject to the necessary planning consents, allowing future owners to create their ideal long-term family home.

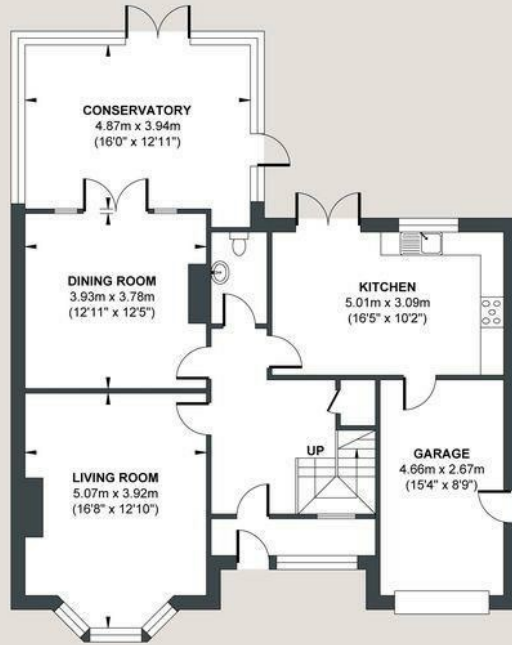
Situated in the highly regarded Withdean district of Brighton, Green Ridge is ideally positioned for both families and commuters. Preston Park Station is within easy reach, providing fast mainline services to London and Gatwick, while the A23 and A27 are also readily accessible. The area is renowned for its excellent local schools, nearby parks, and immediate access to the South Downs National Park, offering miles of beautiful countryside walks just moments from your doorstep.

- Detached House
- Two Bathrooms
- Two Reception Rooms Plus Conservatory
- Over 1,980 Sq Ft
- Close to The South Downs National Park
- Three Bedrooms
- Detached garden outhouse/studio with kitchenette
- Integral Garage With Potential To Convert
- Easy Access To Preston Park Station
- Driveway Providing Off Road Parking For Several Vehicles



GREEN RIDGE

Approx. Gross Internal Floor Area (Excluding Garden Room) = 184.08 sq m / 1981.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1064.23 sq ft
(98.87 sq m)



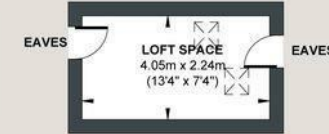
FIRST FLOOR

Approximate Floor Area
819.56 sq ft
(76.14 sq m)



GARDEN ROOM

Approximate Floor Area
295.89 sq ft
(27.49 sq m)



SECOND FLOOR

Approximate Floor Area
97.63 sq ft
(9.07 sq m)



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All measurements are approximate



