

Green Ridge

Brighton

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



Green Ridge, Brighton

£650,000

3

BEDROOM

1

BATHROOM

1

RECEPTION

About the property

This wonderfully positioned family home is available for the first time in over 40 years. With off-street parking, a large walled garden and views that would turn eyes green, this is a wonderful opportunity to live on one of Brighton's most desirable roads.

As you enter through the entrance vestibule, the hallway provides access to most rooms. The large reception room opens out onto the terrace and garden and is a wonderful place to enjoy entertaining guests or spending time with family. There are two well-sized bedrooms on the ground floor, as well as the family bathroom. The kitchen and sunroom are at the rear of the house and again open out onto the garden and terrace. There is a utility room, which suits modern family life, as well as a garage, which is currently used as a workshop.

To the first floor is a well-sized principal bedroom which could be extended and offers fantastic views over Brighton.

This enviable home is situated in a prime spot within Westdene with fantastic transport links and The South Downs National Park nearby. The city centre shopping districts and beach are also within easy reach, and this house also offers easy access to the A23 and Preston Park Station, which have direct and fast links to the airports and London.

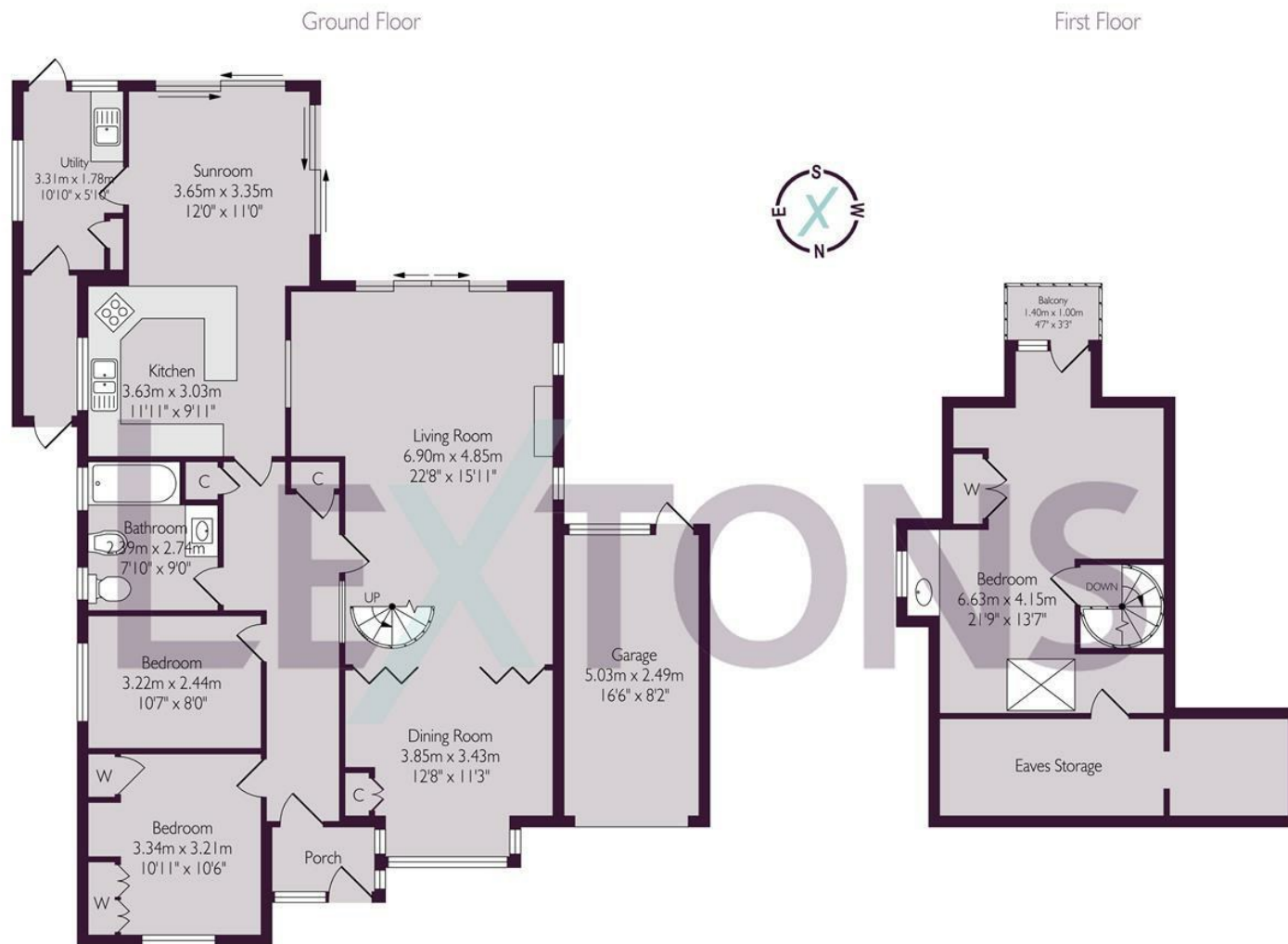
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Don't miss out, call our Sales team
arrange a viewing appointment:

01273 359 111

35 South Road, Brighton, BN1 6SB
brightonsales@lextons.co.uk | www.lextons.co.uk





Approximate gross internal floor area 157.0 sq m/ 1690.0 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purpose only.
Created for Lextons. All rights reserved

Don't miss out, call our Sales team
arrange a viewing appointment:

01273 359 111

35 South Road, Brighton, BN1 6SB
brightonsales@lextons.co.uk | www.lextons.co.uk