

Spencer
& Leigh

5 Green Ridge, Westdene, Brighton, BN1 5LT

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Guide Price £1,100,000 - £1,250,000 Freehold

- Substantial detached family home
- Immaculately presented throughout
- Stunning open-plan kitchen/dining
- Four double bedrooms
- Main bedroom with beautiful en suite and walk in dresser
- No onward chain
- Underfloor heating to the entire ground floor
- Long level lawn rear garden with a south-easterly aspect
- Premium road in Withdean with good access to all transport links
- Internal inspection considered essential

GUIDE PRICE £1,100,000 to £1,250,000

This substantial detached family home offers an exceptional living experience. Immaculately presented throughout, the property boasts a stunning open plan kitchen, dining, and living room, perfect for both entertaining and family gatherings. The seamless flow of space creates a warm and inviting atmosphere, ideal for modern family life. The useful

With four generously sized bedrooms, this home provides ample accommodation for families of all sizes. The two well-appointed bathrooms ensure convenience and comfort for all residents. The property is further enhanced by underfloor heating across the entire ground floor, providing a cosy and welcoming environment during the colder months.

We LOVE the fantastic main bedroom suite with a 'Juliet' balcony, dressing area and lovely bathroom suite.

Step outside to discover a beautiful long lawn rear garden, a perfect sanctuary for children to play or for hosting summer barbecues with friends and family. The garden offers a tranquil escape from the hustle and bustle of everyday life, making it an ideal space for relaxation.

Situated on a premium road in Withdean, this home benefits from a peaceful residential setting while remaining conveniently close to local amenities and transport links. With no onward chain, this property is ready for you to move in and make it your own. This is a rare opportunity to acquire a truly remarkable family home in one of Brighton's most sought-after locations. Don't miss your chance to view this exceptional property.



Green Ridge is considered a sought after residential road and runs adjacent to the South Downs. Patcham Old Village with its many amenities is only a short walk away. For families with children there is a choice of schools catering for all ages. Preston Park mainline railway station is approximately one mile away.



Entrance
Entrance Hallway
Living Room
33'9 x 25'3
Conservatory
9'6 x 9'6
Kitchen/Dining Room
21'7 x 12'9
Utility Room
G/f Cloakroom
Stairs rising to First Floor
Bedroom
14'5 x 11'9
Bedroom
12'9 x 12'5
En-suite Shower/Bathroom/WC
Bedroom
11'9 x 10'9
Bedroom
10'2 x 8'6
Family Bathroom
OUTSIDE
Rear Garden
Property Information
Council Tax Band F: £3,547.26 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 15 Mbps, Superfast 67 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

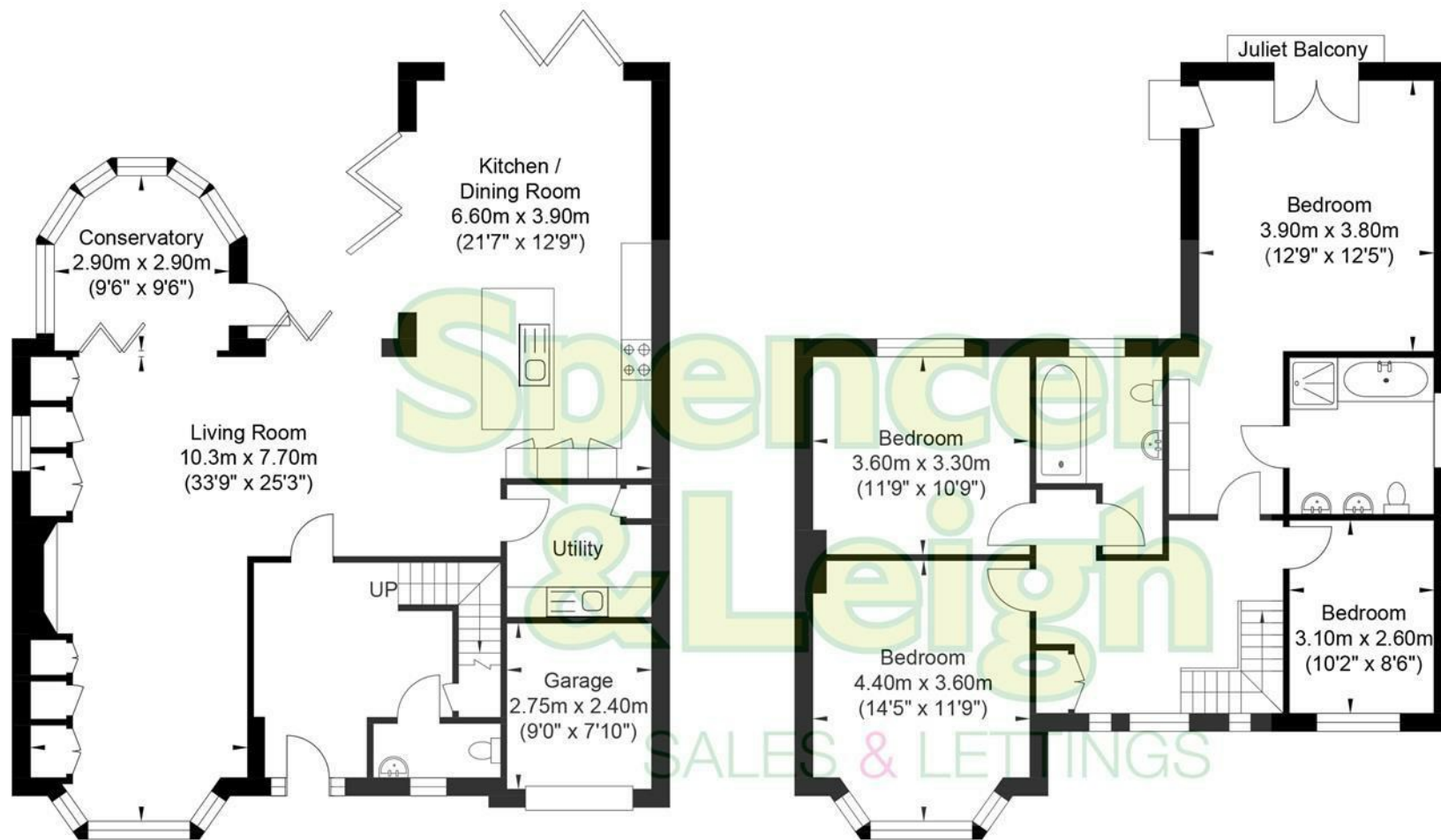
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Council:- BHCC
Council Tax Band:- F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Ground Floor
Approximate Floor Area
1071.54 sq ft
(99.55 sq m)

First Floor
Approximate Floor Area
905.99 sq ft
(84.17 sq m)



Approximate Gross Internal Area (Including Garage) = 183.72 sq m / 1977.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.