



## 2 Ridgway Close, Brighton, BN2 6LQ

Price guide £550,000 Freehold

A lovely, modern DETACHED 3 DOUBLE BEDROOM FAMILY HOME which truly needs to be seen to be appreciated! This BEAUTIFULLY PRESENTED, light and airy house enjoys an ELEVATED POSITION in a QUIET CUL-DE-SAC of just 4 properties. Highlights include a MASTER BEDROOM SUITE with dressing room and en suite bathroom, MODERN KITCHEN/DINING ROOM, dual aspect lounge with VIEWS TOWARD THE FIELDS, INTEGRAL GARAGE, PRIVATE DRIVEWAY and a DELIGHTFUL REAR GARDEN. Energy Rating: D64  
Exclusive to Maslen Estate Agents

Double glazed door with patterned window beside leading to:

#### **Porch**

Sliding double glazed front door to:

#### **Hallway**

2 x radiators, stairs to first floor with understairs storage cupboard.

#### **Office/Cloakroom**

Double glazed window to side, wall mounted shelving, worktop, radiator.

#### **Wet Room**

Modern shower room comprising tiled shower cubicle with wall mounted shower fitment with overhead & handheld shower heads, vanity unit with square wash basin & mixer tap and storage below, low level WC with push button flush. Tiled walls & flooring, vertical radiator, patterned double glazed window.

#### **Bedroom**

Double glazed window overlooking rear garden, radiator, laminate flooring.

#### **Lounge**

A dual aspect, L shaped lounge with double glazed window to side and double glazed window to front with open views towards the fields - both windows with fitted shutters, 2 x radiators, electric heater set in stone fireplace surround with mantle & hearth, hi-gloss wooden laminate flooring.

#### **Kitchen/Dining Room**

Kitchen Area: Modern fitted kitchen with range of wall & base units and worktop surfaces, stainless steel sink and drainer unit with mixer tap, inset 4 ring electric hob with fitted oven below and cooker hood over appliance space for fridge/freezer, tiled splashbacks, breakfast bar return with space & plumbing below for washing machine and dishwasher, double glazed rear door and window to side, tile flooring, archway to:

Dining Area: Double glazed French doors overlooking and leading to rear garden, radiator, tiled flooring.

#### **First Floor Landing**

Door to walk in attic space with wall mounted boiler, shelving and light.

#### **Master Bedroom Suite**

Double glazed window overlooking rear garden, radiator, fitted wardrobe cupboard with hanging rail & further storage behind, 2 x wall light points, square arch to:

#### **Dressing Room**

Double glazed window overlooking rear garden, fitted wardrobe cupboards with black patterned doors, hanging rails & shelving, 2 x wall light points.

#### **En Suite Bathroom**

White bathroom suite comprising enclosed shower cubicle with wall mounted shower unit, enclosed panelled bathtub with mixer tap and handheld shower fitment, wall mounted wash basin with mixer tap, low level WC with push button flush, tiled walls & flooring.

#### **Bedroom**

Double glazed window overlooking rear, radiator, recessed spotlights, laminate flooring, wall mounted shelving.

#### **Outside**

##### **Rear Garden**

Decked area enclosed by fencing & walling, outside wall light, gated side access to each side Astroturf area.

##### **Front**

Patio front garden with steps up to front door, seating area with safety balustrade.

#### **Garage**

with up and over door, wall mounted gas & electric meters and fuse box, shelving to rear, power & lights, accessed via private driveway.

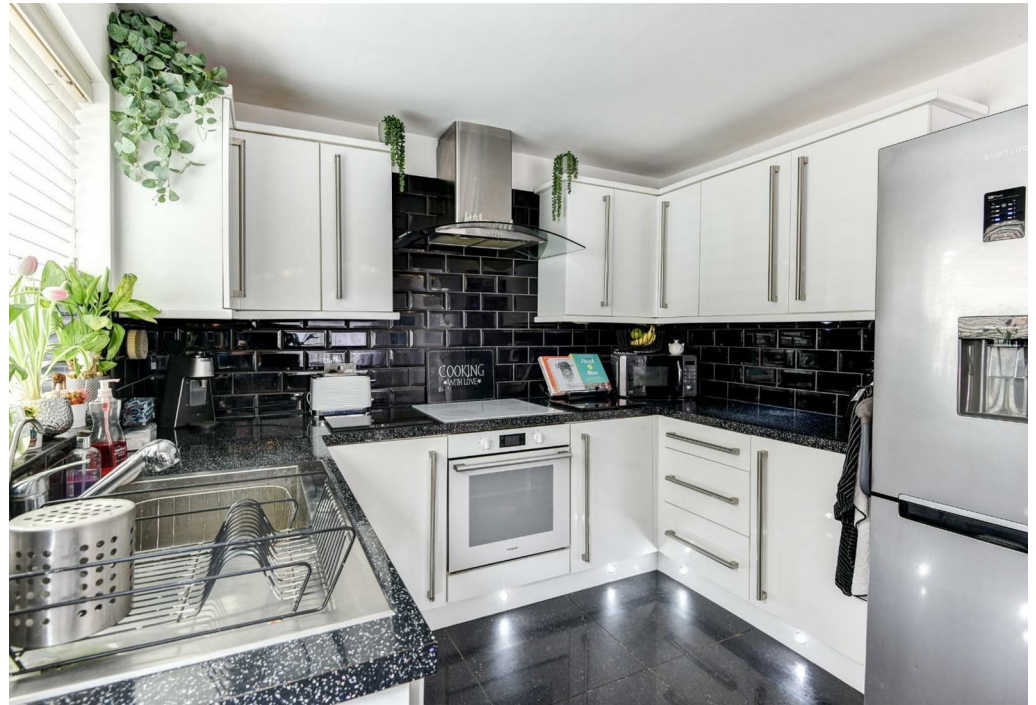
#### **Total approx floor area**

158.5 sq.m. (1706.1 sq.ft.)

#### **Council Tax Band: D**

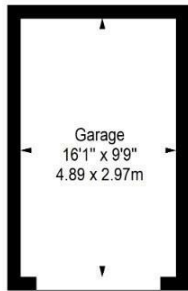
#### **V6**







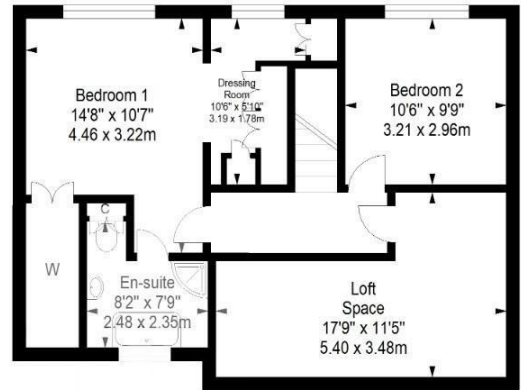
Lower Ground Floor



Ground Floor

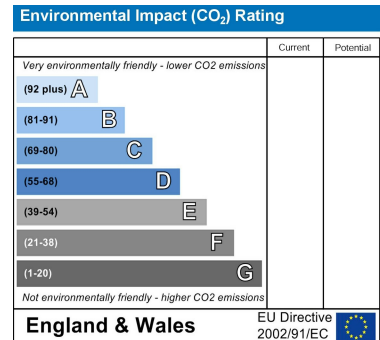
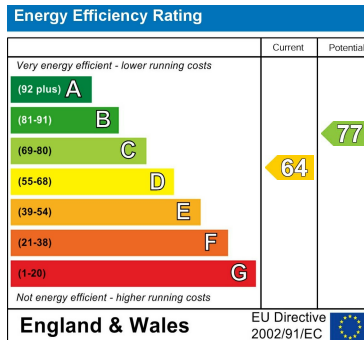


First Floor



Approximate gross internal floor area 158.5 sq m/ 1706.1 sq ft

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**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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**OFFICES THROUGHOUT THE CITY**

**LEWES ROAD**

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

**FIVEWAYS**

290 Ditchling Road,  
Brighton,  
BN1 6JF.  
t: (01273) 566777  
e: fiveways@maslen.co.uk

**WOODINGDEAN**

62-64 Warren Road,  
Woodingdean,  
Brighton BN2 6BA  
t: (01273) 278866  
e: woodingdean@maslen.co.uk

**LETTINGS**

290 Ditchling Road,  
Brighton,  
BN1 6JF  
t: (01273) 321000  
e: lettings@maslen.co.uk



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