



1 The Ridgway, Brighton, BN2 6PE

£550,000 Freehold

This MODERN and STYLISH 4 bedroom, 3 storey home is set on a POPULAR residential street in the desirable Woodingdean area of Brighton. Ideally located close to a range of local amenities including independent shops, cafés, well regarded local schools and excellent bus links to Brighton city centre this property offers both comfort and convenience. Inside, the home features a sleek, MODERN kitchen that opens into a SPACIOUS, OPEN PLAN dining area, ideal for everyday living and entertaining. A smart, CONTEMPORARY BATHROOM adds to the appeal, while the west-facing rear garden provides a perfect spot to relax and enjoy the afternoon sun. Additional benefits include OFF STREET PARKING and the advantage of being offered CHAIN FREE.

Exclusive to Maslen Estate Agents, this impressive property combines style, space, and a superb location an ideal choice for families and professionals alike. Viewings are highly recommended. Energy Rating: D68

Front door to:

Hallway

Doors to all rooms, stairs rising to first floor, built in storage cupboard.

Cloakroom

WC, wash hand basin.

Lounge

Bay window to front, radiator, feature fire surround, doors leading into open plan kitchen/dining room.

Open Plan Kitchen/Dining Room

Kitchen Area

Range of wall & base units with work surfaces over, inset stainless steel sink unit with mixer tap, inset hob with extractor fan over, integrated oven below, integrated dishwasher, space for fridge/freezer, breakfast bar seating, recessed spotlights, part tiled walls, wood effect flooring, windows to side & rear.

Dining Area

Wood effect flooring, space for table & chairs, recessed spotlights, sliding doors to rear.

First Floor Landing

Stairs rising to second floor, doors to all rooms.

Bathroom

WC, wash hand basin with mixer tap & storage below, panelled bath with mixer tap, wall mounted shower unit over, glass shower screen, part tiled walls, tiled floor, ladder style heated towel rail, recessed spotlights, window to rear with frosted glass.

Bedroom

Window to rear, radiator, recessed spotlights.

Bedroom

Window to side, radiator, recessed spotlights.

Bedroom

Bay window to front, radiator, recessed spotlights.

Second Floor

Loft Room/Bedroom

Velux window, radiator, eaves storage cupboards.

Outside

Front Garden

Steps up to front door, lawned section.

Rear Garden

Laid to lawn with decked seating area, enclosed by timber fencing, gate to front.

Total approx floor area

1231.68 sq.ft. (114.43 sq.m.)

Council tax band D

V1

What the owner says:

"We were first drawn to the house for its spacious, bright and airy feel. The open-plan layout of the downstairs and the connection to the garden has made it great for everything from summer BBQs to hosting family Christmases. The location has also been a huge highlight for us, it's the best of both worlds, less than 10 minutes from all the fun of central Brighton and the beach, yet tucked away enough to feel calm and peaceful. Being only a five minute walk from The Downs has been something we've very much loved. Taking the dogs up the road and heading straight off into the countryside for long walks and exploring has been a big part of our time at the house. We're sad to be leaving and hope that someone new will enjoy the house and the area as much as we have."





Approximate net internal area: 1231.68 ft² / 114.43 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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.

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	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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SALES

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

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



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