

5 Green Ridge

Brighton, BN1 5LT

Offers in excess of £1,250,000

Ground Floor:

The bright and spacious entrance hall leads to a dual-aspect living room featuring a bay window with fitted shutters, a modern feature fireplace flanked by bespoke fitted cupboards, and bi-folding doors opening to a sunny conservatory. This conservatory overlooks the beautifully landscaped garden. The lounge seamlessly connects to an open-plan kitchen and dining area. The kitchen boasts a large central island with an inset butler sink, breakfast bar overhang, stone countertops, ample cupboard space, and integrated appliances. The dining area features two sets of bi-folding doors, allowing natural light to flood the room and providing access to the garden. Additionally, the ground floor includes a separate utility room and a W.C.

First Floor:

Upstairs, the spacious landing leads to the principal bedroom, which is dual-aspect and features a Juliet balcony overlooking the lush garden. The large luxury en-suite bathroom includes a separate shower and a double sink with a marble top. There are three further double bedrooms and a high-spec family bathroom on this level.

The large loft space offers potential for conversion, subject to the necessary planning permissions.

Exterior:

The rear south-west facing garden extends approximately 118 feet and includes a patio area ideal for alfresco dining, leading to a vast lawned area with mature side borders. At the front, a private driveway provides ample off-street parking and leads to an integral garage.

Location:

Green Ridge is conveniently located close to Dyke Road Avenue, with regular bus services providing access to the vibrant city centre, seafront, and promenade. Renowned schools catering to all age groups are well-represented in the local area. Both Preston Park and Brighton and Hove mainline stations are easily accessible, offering commuters links to London and the City.

Don't miss the chance to make this exceptional property your new family home.

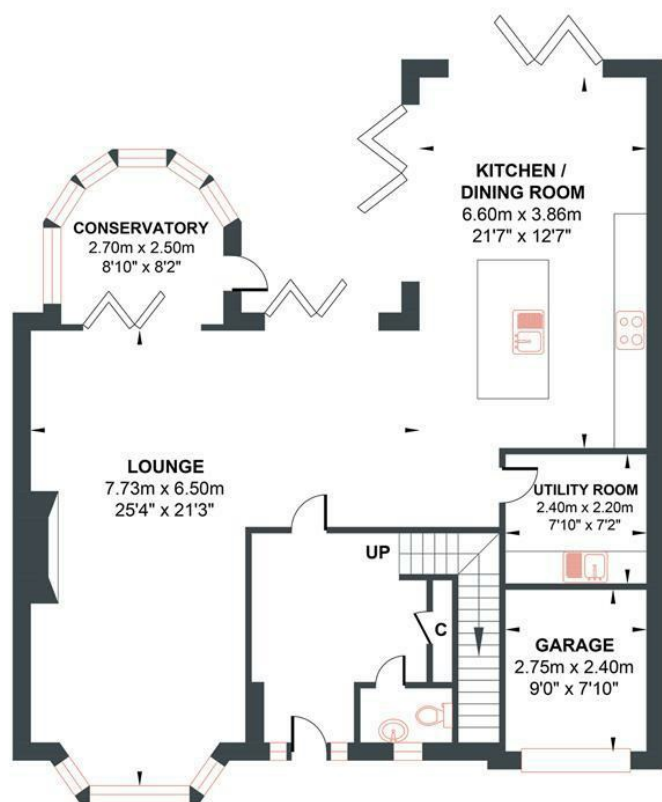
- 4 Double Bedroom Detached House
- 2 Bathrooms
- Large Open Plan Kitchen Dining Room
- Through Lounge
- Separate Utility Room
- Down Stairs W.C
- Large 118ft South West Facing Garden
- Private Driveway & Garage
- Potential To Extend
- High Specification Throughout

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		
	63	78
England & Wales		EU Directive 2002/91/EC

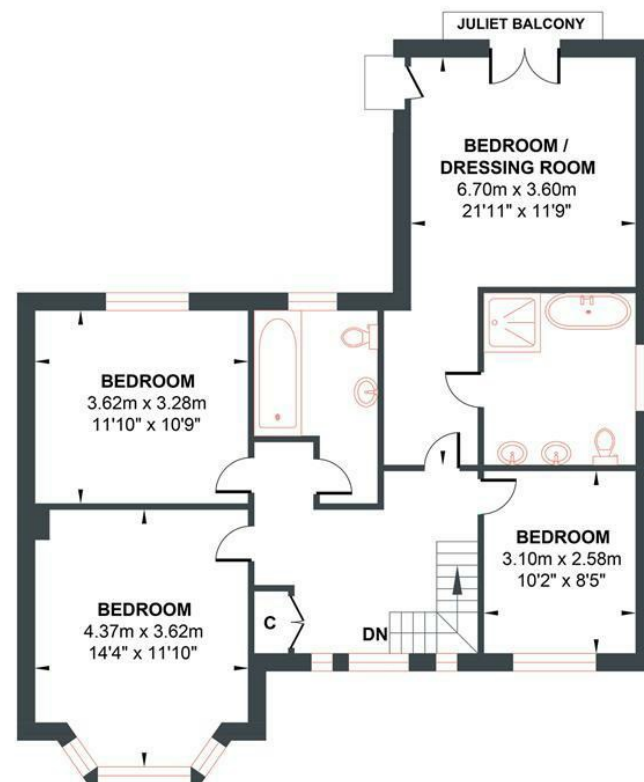


GREEN RIDGE

Approximate Gross Internal Area = 180.75 sq m / 1945.57 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area
 1062.07 sq ft
 (98.67 sq m)



Approximate Floor Area
 883.50 sq ft
 (82.08 sq m)

