

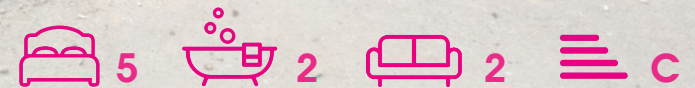
austin gray



94 The Ridgway

Brighton, BN2 6PB

Asking Price £750,000



## 94 The Ridgway

The heart of the home is the stunning open-plan kitchen/dining room, an outstanding space designed for modern family living and entertaining. Featuring a central island, quartz worktops, engineered oak flooring, underfloor heating and a full range of brand-new integrated appliances, the room combines style and practicality in equal measure. Skylights and two sets of large bi-folding doors flood the space with natural light while seamlessly connecting the interior to the expansive rear garden and enjoying far-reaching views across the South Downs.

The ground floor also offers three well-proportioned bedrooms. The principal bedroom benefits from a beautiful bay window and bespoke fitted wardrobes, while the second bedroom is a generous double. The third bedroom is a comfortable single room and would make an ideal home office, nursery or guest room. Completing this floor is a stylish family bathroom with underfloor heating, a full-sized bath with shower over, WC and attractive turquoise metro tiling.





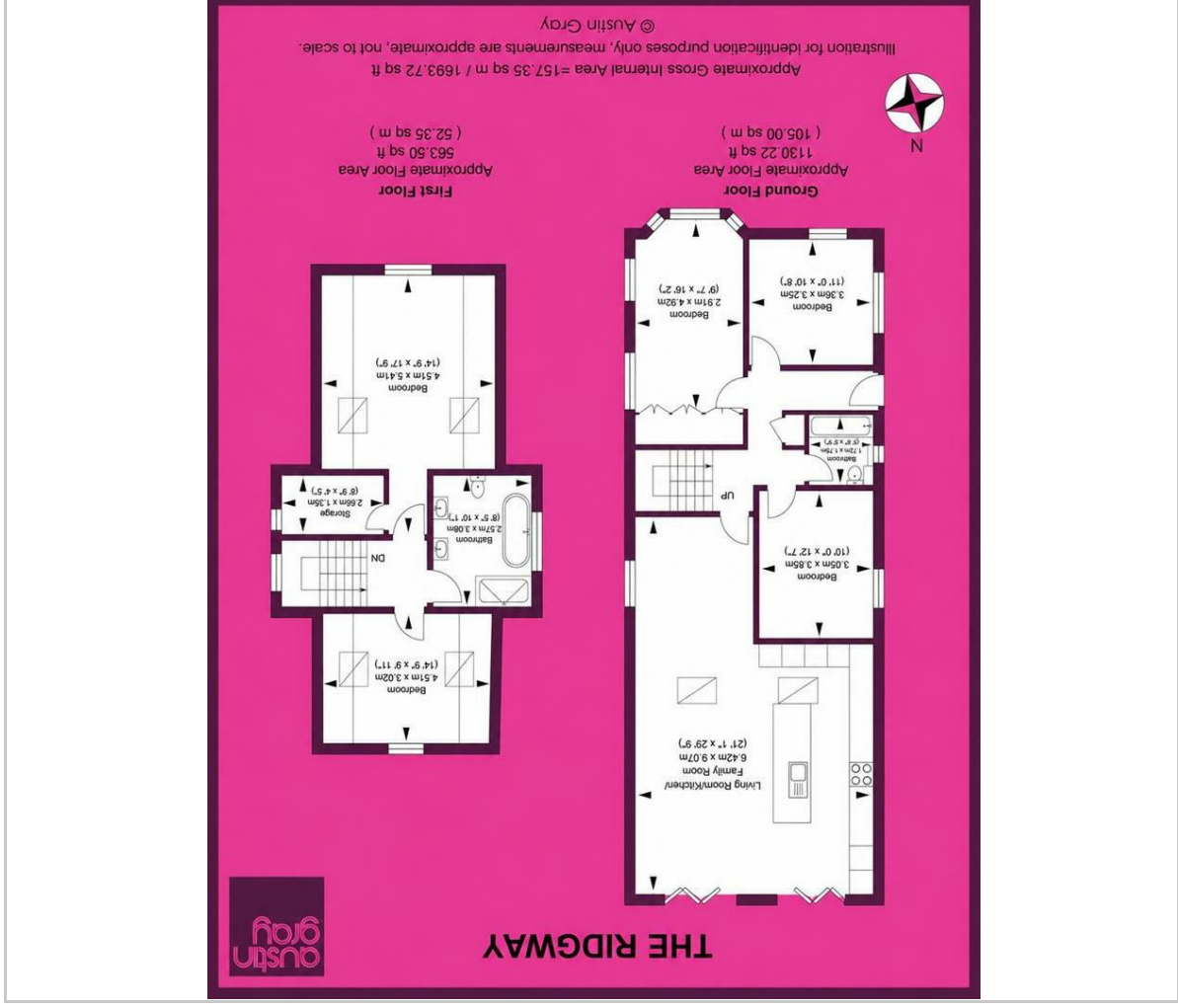
Upstairs, there are two further double bedrooms, both enjoying fantastic elevated views. One bedroom also benefits from a dedicated dressing room, providing excellent additional storage. A luxurious family bathroom serves this floor, featuring underfloor heating, a freestanding bath, walk-in shower and twin vanity sinks, all finished with elegant stone-effect porcelain tiling.

Outside, the property continues to impress with a substantial rear garden, predominantly laid to lawn and enjoying a peaceful setting with wonderful views across the surrounding countryside and South Downs. A patio area directly off the kitchen provides the perfect spot for outdoor dining and entertaining during the warmer months. To the front, there is ample off-street parking for several vehicles.

Finished to an exceedingly high standard throughout, this exceptional detached home offers spacious and flexible accommodation, combining contemporary design with a tranquil location, making it an ideal choice for families seeking a property they can simply move into and enjoy from day one.



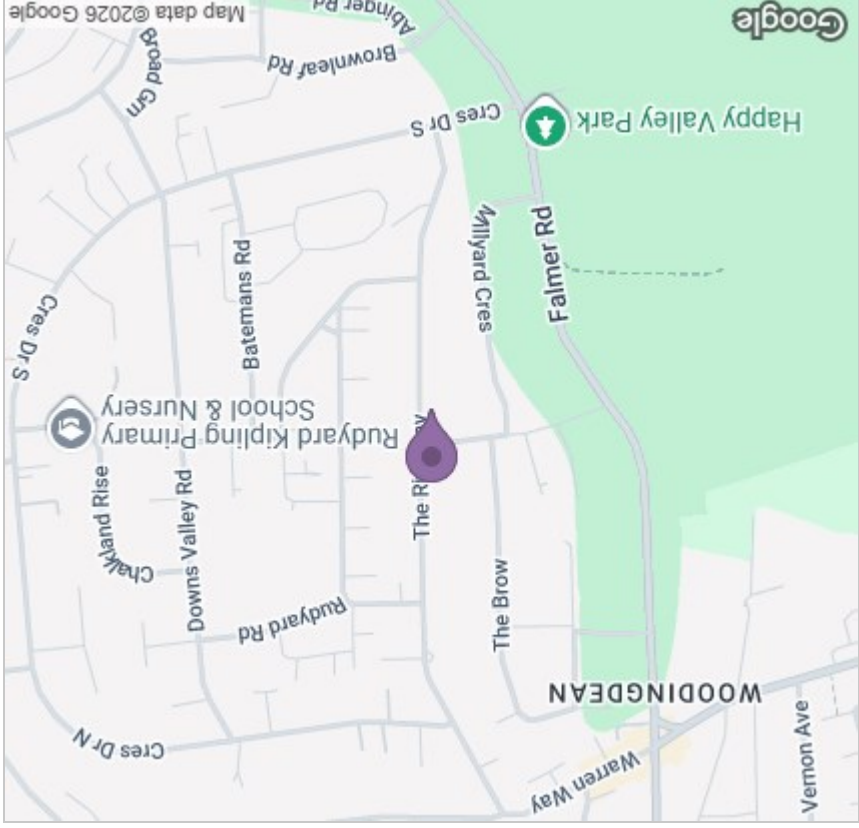
## Floor Plan



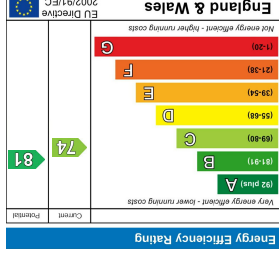
## Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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