



43 Green Ridge

Brighton, BN1 5LT

Guide price £1,200,000

Set back from the road behind a wide paved frontage, the property immediately conveys space and privacy. The extensive driveway provides off street parking for multiple vehicles in addition to an integral garage, a rare and practical advantage for a home of this scale.

The accommodation extends to over 2,200 sq ft and is thoughtfully arranged over two floors, offering an excellent balance between open plan living and more formal reception space.

Ground Floor

A welcoming entrance hall introduces the home and leads through to a superb dual aspect living room measuring in excess of 33 ft in length. Elegant detailing, generous proportions and wide bi fold doors create a seamless connection to the garden, allowing natural light to flood the space and making it ideal for both everyday family life and entertaining.

The kitchen and dining room is equally impressive. Fitted with contemporary cabinetry, integrated appliances and ample preparation space, it provides a sociable and highly functional heart of the home. Large rear windows frame views of the garden, while direct access outside enhances the indoor outdoor flow. A separate utility room and ground floor cloakroom add further practicality.

First Floor

Upstairs, the property offers five well proportioned bedrooms, providing flexibility for growing families, guest accommodation or working from home.

The principal bedroom enjoys generous dimensions and a pleasant outlook, while the remaining bedrooms are all comfortable doubles with excellent natural light. A well appointed family bathroom and additional shower facilities ensure the layout works effortlessly for busy households.

Outside

The rear garden is a particular highlight. Beautifully maintained and predominantly laid to lawn, it offers a high degree of privacy and a level plot rarely found in Brighton. Mature planting and established borders create a calm, enclosed environment ideal for children and outdoor entertaining.

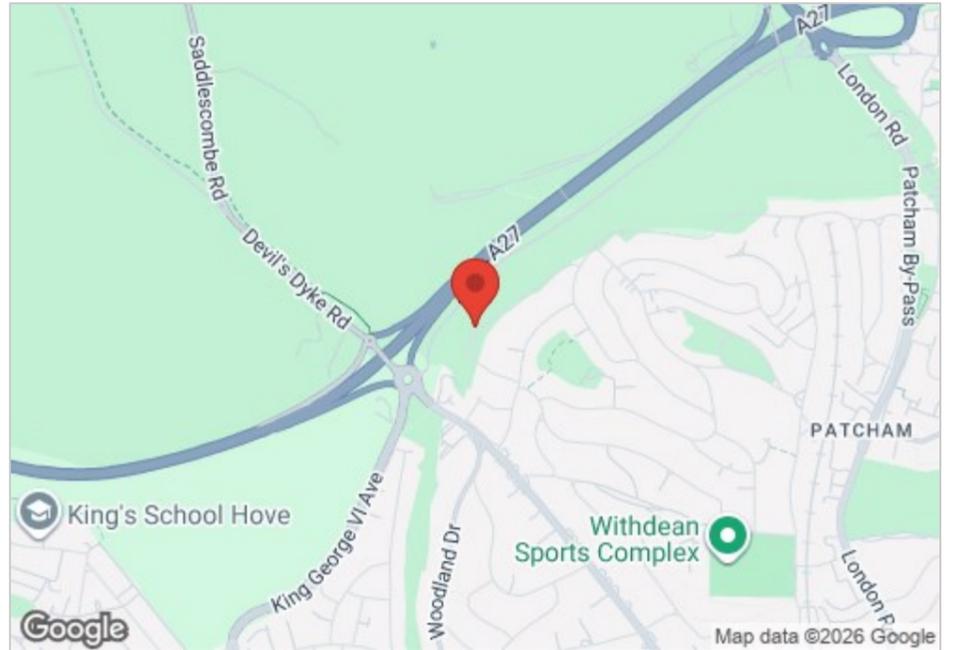
To the rear of the garden are two substantial outbuildings. One is currently arranged as a stylish garden room and salon studio, offering excellent potential as a home office, gym or creative workspace. The second provides further adaptable accommodation, perfectly suited to modern lifestyle requirements.

Location

Green Ridge is a highly regarded residential address positioned between Dyke Road Avenue and Tongdean, an area known for its detached homes, wide plots and strong community feel.

The property is well placed for a number of respected local schools including Dorothy Stringer and Varndean, together with excellent primary options nearby. Preston Park mainline station is within easy reach, providing direct services to London and Gatwick, making the location ideal for commuters.

The open spaces of Preston Park and the South Downs are close at hand, offering immediate access to green space and countryside walks, while Brighton city centre and the seafront are easily accessible for shopping, dining and coastal living.

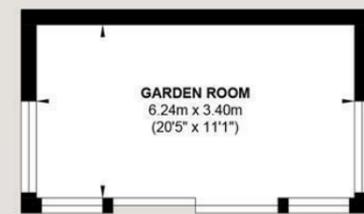
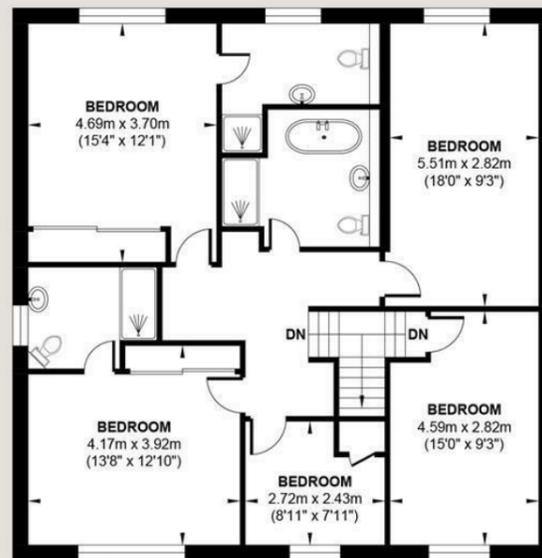
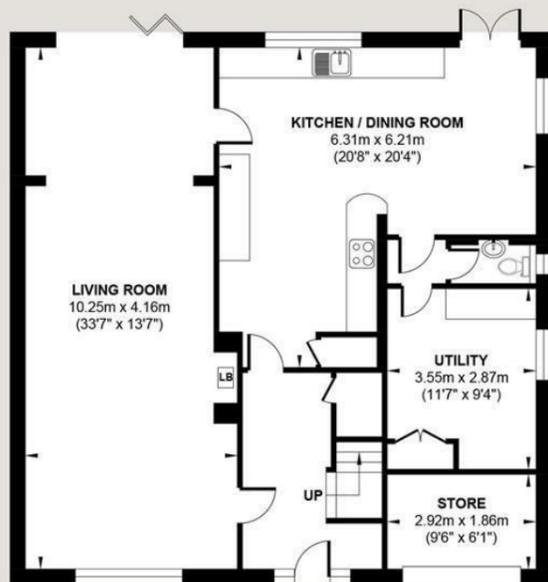


- Impressive detached family home
- Five well-proportioned bedrooms
- Off-street parking for several
- Two summer house, perfect for a home office or studio
- Three good size bathrooms
- Arranged over two spacious floors
- Bright and versatile ground floor living space
- Beautiful, flat rear garden
- Highly regarded schools and transport links
- 2211.12 sq ft

| 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 | |

GREEN RIDGE

Approx. Gross Internal Floor Area (Including Store & Excluding Outbuilding) = 205.42 sq m / 2211.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



OUTBUILDING
Approximate Floor Area
228.41 sq ft
(21.22 sq m)



OUTBUILDING
Approximate Floor Area
229.05 sq ft
(21.28 sq m)



Foster & Co and their clients give notice that:
These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.
We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.
All measurements are approximate

