



**FOSTER**  
& CO.

# Green Ridge

Brighton, BN1 5LJ

Guide price £1,000,000

The attractive frontage features twin bay windows, crisp white render and contrasting dark window frames. Inside, the entrance hallway leads through to the expansive kitchen, dining and living area, where wide plank flooring and a soft neutral palette create a welcoming setting for everyday living and entertaining. Two sets of bi-fold doors open onto the rear terrace, connecting the interior with the garden.

The kitchen is fitted with sleek gloss cabinetry, pale worktops and a substantial island incorporating a sink and breakfast bar, with pendant lighting above. There is ample space for a large dining table, while the adjoining living area is centred around a striking textured feature wall with an inset contemporary fireplace.

Two double bedrooms occupy the front of the ground floor, each with a bay window. These are served by a stylish bathroom featuring a freestanding bath, a separate walk-in shower and a wide vanity unit, complemented by large-format tiling.

Upstairs, the particularly spacious principal bedroom features a vaulted ceiling and an impressive gable window framing a leafy outlook. An en-suite wet room with twin basins and a walk-in shower complements the bedroom, while an area off the landing provides an ideal space for a walk-in wardrobe, as it is currently being used.

Outside, the southerly-facing landscaped rear garden is a wonderful sun trap and provides an attractive extension to the living accommodation. A generous decked terrace offers space for outdoor dining and lounging, with built-in corner seating and broad steps descending to a lawn bordered by established trees and shrubs. At the front, the private driveway provides off-road parking.

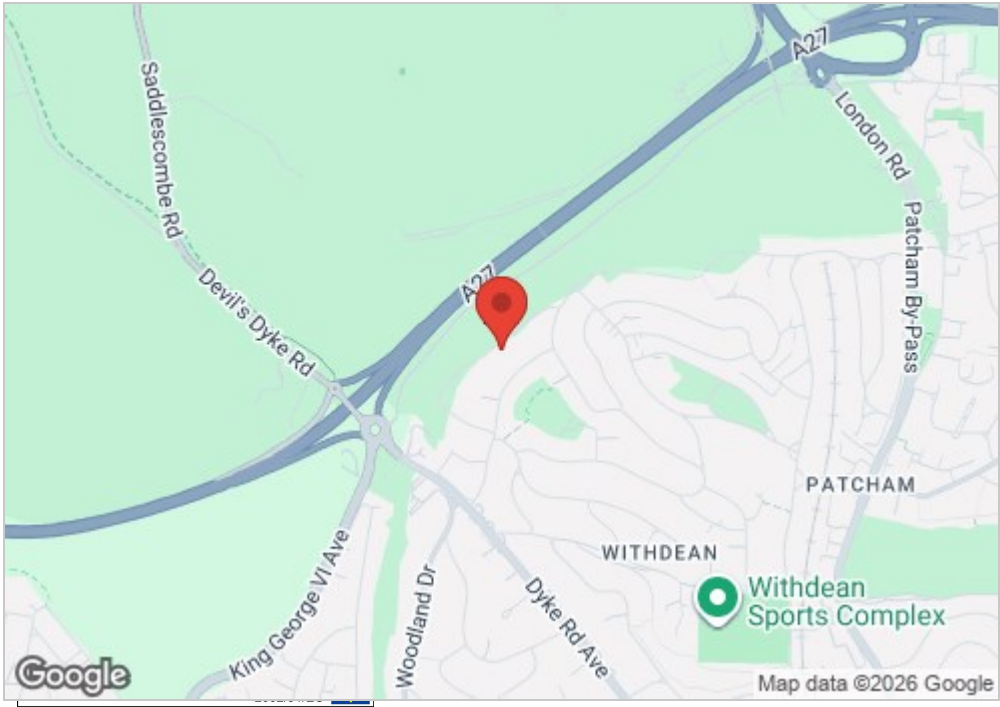
Green Ridge lies within Brighton's established Westdene/Withdean residential area, offering a balance of access to the city and nearby countryside. Green Ridge, Windmill Walk and Coney Wood provide opportunities to enjoy local green spaces, with the South Downs landscape adding to the area's appeal.

Local shops and amenities can be found in Westdene and nearby Patcham, while Brighton and Hove offer a wider choice of restaurants, cafés, shopping and seafront attractions. Bus services in the surrounding area provide connections towards the city centre, and Preston Park station is accessible for rail travel.

For journeys by car, the A23 and A27 are within easy reach, providing routes towards London, Gatwick and along the Sussex coast. This is an appealing setting for buyers seeking spacious residential surroundings while remaining connected to Brighton and Hove.

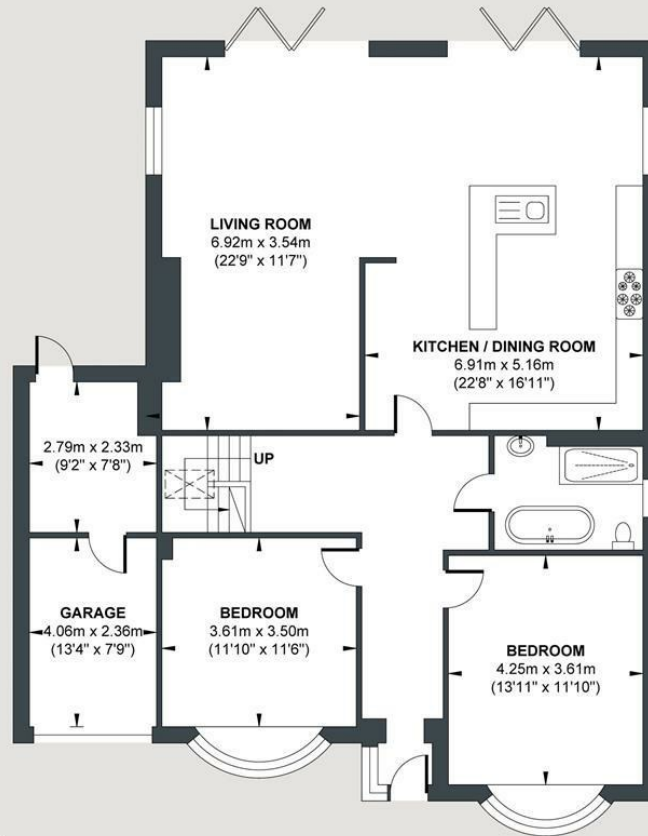
- Three double bedrooms
- Detached chalet bungalow
- Contemporary kitchen with island
- Principal bedroom with en-suite
- Southerly-facing garden sun trap
- Two stylish bathrooms
- Spacious open-plan living
- Bi-fold doors to garden
- Walk-in wardrobe area
- Private driveway

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 80        |
| (55-68) D                                   | 62      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



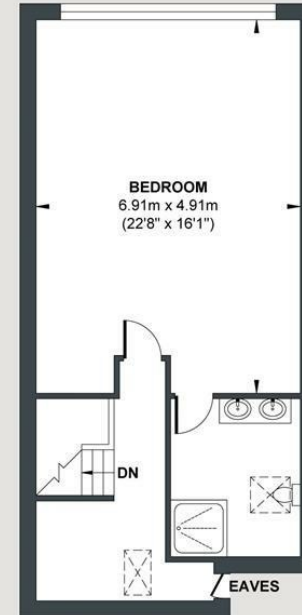
# GREEN RIDGE

Approx. Gross Internal Floor Area = 185.51 sq m / 1996.81 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

**Approximate Floor Area**  
1442.26 sq ft  
(133.99 sq m)



FIRST FLOOR

**Approximate Floor Area**  
554.55 sq ft  
(51.52 sq m)



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All measurements are approximate.

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