

3  
BED

Centrally Located with Beautiful Views  
30, The Ridgway, Woodingdean, Brighton, BN2 6PE



Offers Over £475,000

Freehold

**phillipmann**  
we do more

## 30 The Ridgway, BN2 6PE

Approximate Gross Internal Floor Area = 113.07 sq m / 1217 sq ft  
 Garage Area = 16.15 sq m / 174 sq ft  
 Total Area = 129.22 sq m / 1391 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Situated in the heart of Woodingdean on The Ridgway, this three bedroom detached property enjoys a peaceful, village-like atmosphere while being just a short journey from the vibrancy of Brighton. Woodingdean itself sits on the slopes of the South Downs offering residents the unique combination of open green space, countryside tranquillity and access to city amenities.

As you approach the property, benefits include a double drop down kerb offering ample off road parking for several vehicles as well as garage featuring roller door with power and lighting. A useful inner porch opens into the spacious L-shaped hall providing access to all ground floor principle rooms as well noting the integral door to garage alongside useful airing cupboard.

Bedroom 1 is situated at the front of the property featuring fitted furniture and a light and airy double aspect. Bedroom 2 is also a double room to side with space for all free standing furniture. The bathroom comprises; corner bath with overhead shower, vanity wash basin, w/c, bidet and part tiled walls.

The open plan kitchen breakfast room is fitted with a range of wall and base units with complementing worktops surface. Features include; eye level double oven, gas hob with overhead extractor, space for white goods, 1 1/2 inset sink drainer, tiled splash back, breakfast bar, ample space for dining furnishings with door to rear garden and access to loggia sun room. The sunny rear garden is partially decked with mature stocked borders, insulated summer house with power, lawn covering, trough pond and side access.

The lounge is the heart of the home - a beautiful brick face chimney sets the focal point with an inset gas fire, a sliding door leads out onto the rear garden as well as having ample space for all your soft and hard furnishings. A spiral staircase leads upstairs to bedroom 3, another double room featuring stunning views and accompanying ensuite bathroom, walk in wardrobe / storage room and vast eaves storage.



EPC - D

Council Tax Band - D

## moreinfo...



Phillip Mann Peacehaven Office  
 226-230 South Coast Road, Peacehaven, BN10 8JR  
 01273 586622

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)