maslen
DAVID MASLEN ESTATE AGENTS

£600,000 Freehold

88 The Ridgway, Brighton, BN2 6PB

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Located on a CORNER PLOT in this POPULAR residential area, this charming 3 bedroom detached bungalow offers a delightful blend of comfort & style. One of the many standout features of this property is the beautifully HANDCRAFTED KITCHEN, which serves as the heart of the home. This bespoke space is perfect for culinary enthusiasts & provides a warm and inviting atmosphere for family gatherings & entertaining guests. Another feature of this home is the STUNNING VIEWS of The Downs. The picturesque landscape serves as a constant reminder of the natural beauty that surrounds you, enhancing the overall appeal of the property. The well-laid-out rear garden offers a serene outdoor space where you can relax, unwind & enjoy the fresh air. Whether you envision hosting summer barbecues or simply enjoying a quiet moment with a book, this garden provides the perfect backdrop for all your outdoor activities. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents

Front door to:

Hallway
Hatch to loft space, doors to all rooms, 2 x built in storage cupboards, radiator, wall mounted thermostat.

Bedroom
Window to front, radiator.

Shower Room
WC with concealed cistern & push button flush, wash hand basin with mixer tap & vanity storage below, large walk in shower with rainfall style shower head & further hand held attachment, glass shower screen, ladder style heated towel rail, high level window, ceiling mounted extractor fan, recessed spotlights, part tiled walls, tiled floor.

Bedroom
Window to front, radiator.

Bedroom
Window to front, recessed spotlights, radiator, built in wardrobe.

Open Plan Kitchen/Dining Room

Kitchen
A handcrafted kitchen. Range of wall, base & drawer units with square edged work surfaces over, inset 1.5 bowl sink unit with mixer tap, space for oven with extractor over, integrated fridge, integrated eye level 'BOSCH' oven & grill, built in pantry with recessed spotlights & drawers, kitchen island with breakfast bar seating, underfloor heating, part tiled walls, herringbone flooring, recessed spotlights, sliding door into Utility Room, bifold doors to rear garden.

Dining Area
Herringbone flooring, underfloor heating, feature brick wall, recessed spotlights, bifold doors to rear, archway into:

Lounge
Feature fireplace, recessed spotlights, radiator, 2x circular windows to side with frosted glass.

Utility Room/Potential 4th Bedroom
Range of wall & base units with roll edged work surfaces over, inset stainless steel 1.5 bowl sink drainer unit with mixer tap, space for fridge/freezer, space & plumbing for washing machine, tumble dryer, part tiled walls, window to side.

Outside

Front Garden
Private driveway providing off road parking, gates to either side of the property, pathway to front door, section laid to lawn, mature hedging.

Rear Garden
Patio seating area, section laid to artificial grass, section laid to wooden shingle, electric points, brick built pizza oven, borders filled with mature shrubs & plants, outside lighting, amazing views of the downs, timber storage shed, gate to side, gate to front leading to side garden.

Side Garden
Gate to front, timber shed, enclosed by timber fencing.

Total approx floor area
128.6 sq.m. (1384.5 sq.ft.)

Council tax band E

V1

What the owner says:

"We bought this house when the family were young kids, the garden is a fabulous size and we loved the fact you could see the sea and with the house being a corner plot we had plenty of space for the kids to play. Also the sea being a 10 minute drive away and the lovely Sussex village of Rottingdean with it's shops and plenty of pubs it was perfect as is Woodingdeans various shops especially for cake and a coffee. The view of the South Downs on your doorstep with various walks it really is a thing of beauty on any day especially when the sun is shining. The big plus also especially in Brighton is having your own driveway makes life so much easier and the area at night is so quiet."

Ground Floor

Total area: approx. 128.6 sq. metres (1384.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

The Ridgway

IMPORTANT
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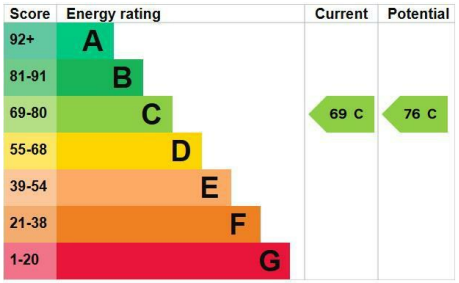

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