

# 74. Green Ridge

Brighton, BN1 5LJ

**Guide price £1,200,000**

The ground floor is arranged with a strong emphasis on space, flexibility and natural light. To the rear, the impressive kitchen, dining and sitting room forms the heart of the home, measuring over 28 ft in width and enjoying direct access onto the garden through wide sliding doors. The kitchen is beautifully appointed with elegant cabinetry, stone work surfaces, integrated appliances, a central island with breakfast bar seating and excellent storage. Roof lanterns bring in additional light, while the generous proportions allow plenty of space for both everyday family life and entertaining.

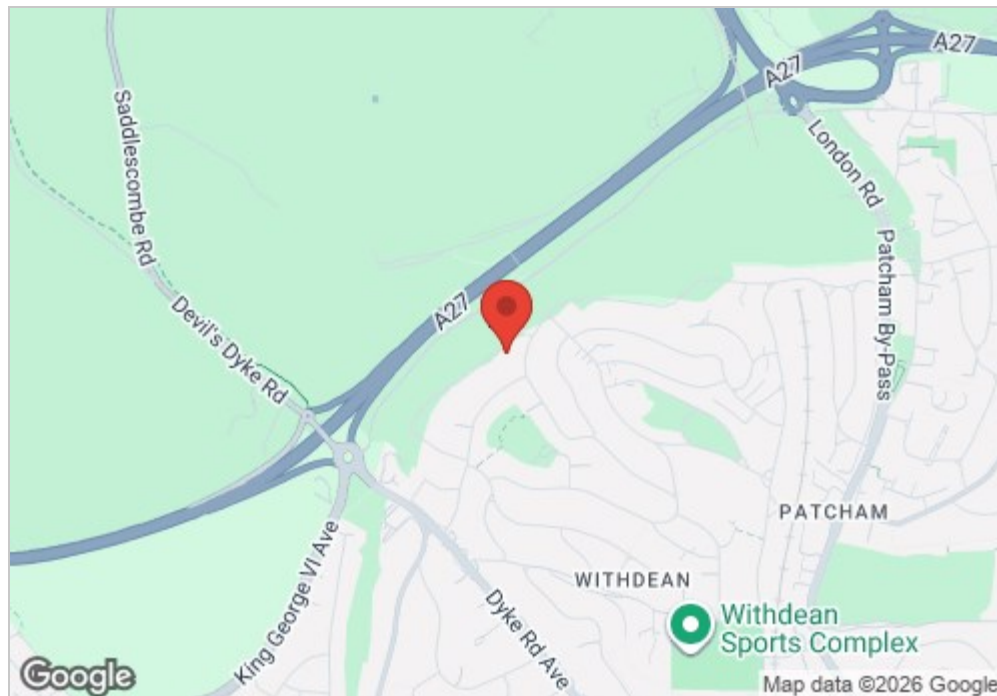
There are two bedrooms on the ground floor, including a substantial principal style bedroom with fitted storage and access to a modern shower room. A further double bedroom sits to the front of the house, making it ideal as a guest room, home office or additional family bedroom. There is also a separate shower room, useful storage and internal access to the garage.

The first floor provides three further double bedrooms, all well proportioned and served by a beautifully finished family bathroom with both a freestanding bath and separate walk in shower. The layout gives excellent flexibility for growing families, guests or those needing dedicated work from home space.

Externally, the property is set back from the road with a large private driveway providing off road parking for several vehicles, along with an integral garage. To the rear, the garden has been thoughtfully landscaped with a large decked terrace directly off the kitchen, perfect for outside dining and entertaining, leading onto a level lawn enclosed by mature hedging and fencing.

Green Ridge is a popular residential address in Brighton, well placed for local schools, parks, shops and transport links, with easy access into Brighton city centre, Preston Park, Hove and the A23 and A27.

Overall, this is a beautifully presented and substantially remodelled family home, offering generous accommodation, excellent outside space and a high quality finish throughout.



- Five bedroom detached family home
- Beautifully remodelled throughout
- Central island with breakfast bar seating
- Three modern bath and shower rooms
- Integral garage and useful storage
- Approximately 2,236 sq ft including garage
- Impressive open plan kitchen, dining and sitting room
- Wide sliding doors opening onto the garden
- Large private driveway with ample parking
- Landscaped rear garden with large decked terrace

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## GREEN RIDGE

Approx. Gross Internal Floor Area (Including Garage) = 207.72 sq m / 2235.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**GROUND FLOOR**

Approximate Floor Area  
1507.91 sq ft  
(140.09 sq m)

**FIRST FLOOR**

Approximate Floor Area  
727.96 sq ft  
(67.63 sq m)

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 All measurements are approximate

