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76 Green Ridge

Brighton, BN1 5LJ

Price Guide £635,000

Guide Price £635,000 - £650,000

Green Ridge is located adjacent to Valley Drive, where regular bus services provide easy access to the vibrant city centre, seafront, and promenade. The nearby A23/27 road link interchange offers excellent road connections in all directions. The popular Westdene district is home to renowned schools, including both infant and junior levels.

The property opens into a spacious entrance hall, with a large double bedroom featuring fitted wardrobes to one side. On the opposite side of the hallway is a generous dual-aspect dining room that could be split to create two rooms, whilst stairs rise to the first floor.

The ground floor also includes a bathroom and separate WC. At the rear of the property is a spacious L-shaped lounge with a dual aspect that leads into a double-glazed conservatory, offering views and access to the rear garden. Adjacent to the lounge is a fitted kitchen with its wealth of storage and range of integrated appliances, central heating boiler, whilst the sink sits beneath a double-glazed window overlooking the rear garden. A double-glazed door provides access to a utility / boot room with access out into the garden. Within the existing roof space is a large dual-aspect bedroom with far-reaching rooftop views and en-suite shower room / W.C.

To the front is a paved garden and drive that leads to the garage. An established rear garden has a lawn and large paved terraces, stretching around to a large area at the side of the property offering potential space to extend (SNPP), a greenhouse and shed and access into the single garage.

- Guide Price £635,000 - £650,000
- Detached Family Home
- Offers Potential To Be Extended or Remodelled If Desired (SNPP)
- Two Reception Rooms
- Fitted Kitchen
- Close Proximity to Schools
- Spacious and Light-Filled Interiors
- Large Private Outdoor Space
- Scenic Views
- Council Tax Band E

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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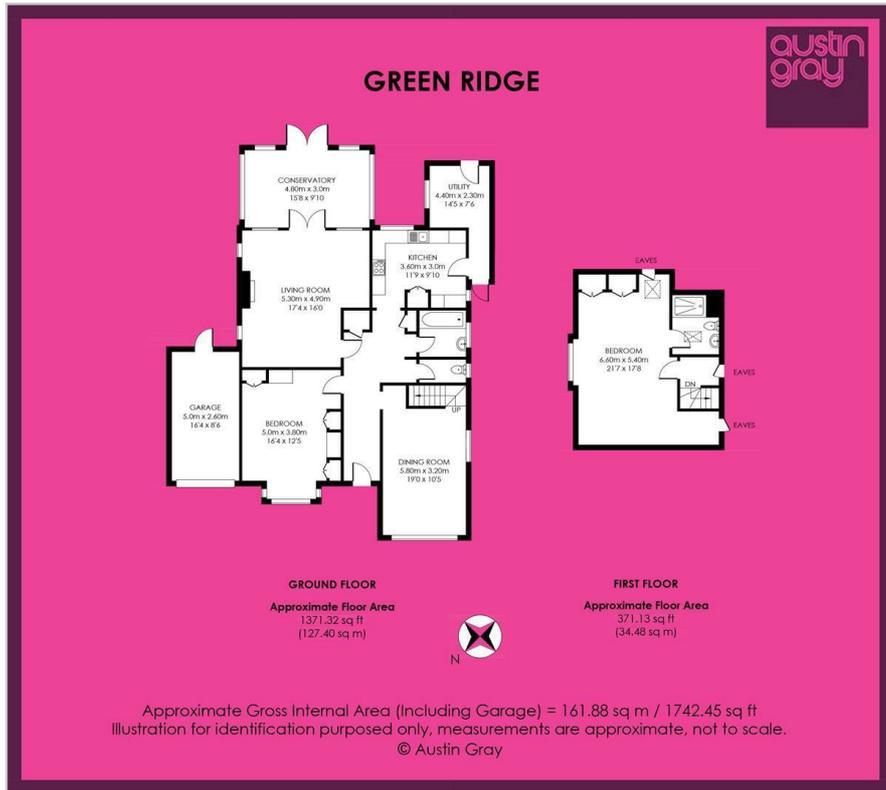
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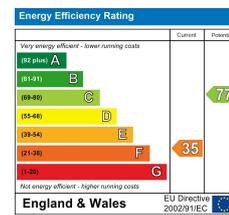
Floor Plan



Area Map



Energy Efficiency Graph



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