



FOSTER
& CO.

Green Ridge

Brighton, BN1 5LT

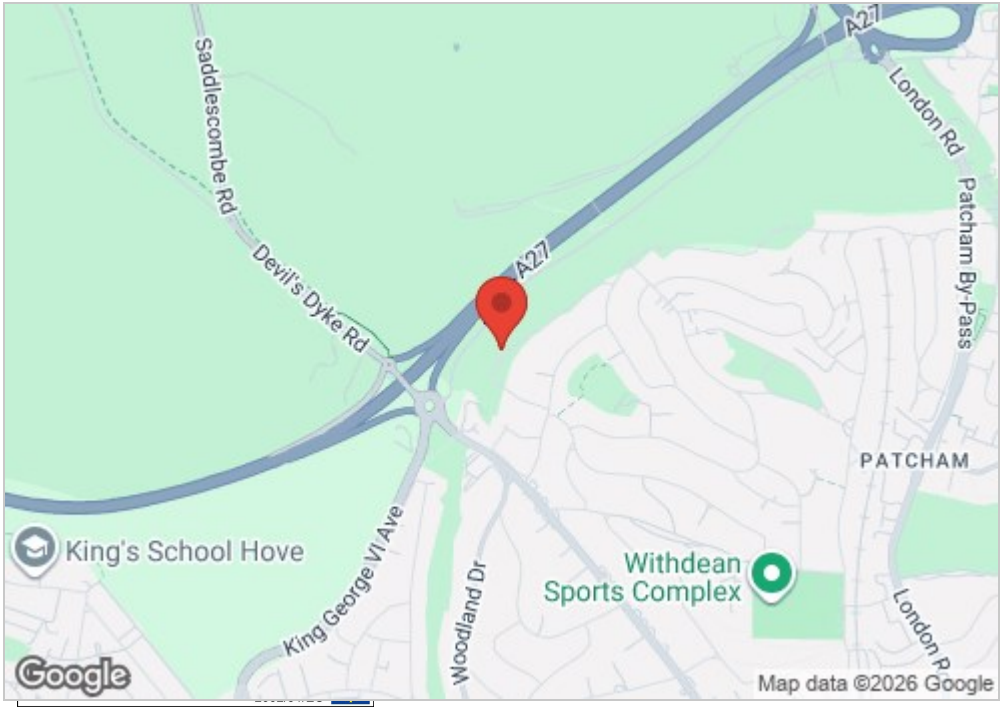
Guide price £1,200,000

A substantial five bedroom detached residence with generous parking, a beautifully maintained garden and versatile outbuildings, positioned within one of Brighton's most desirable residential settings.



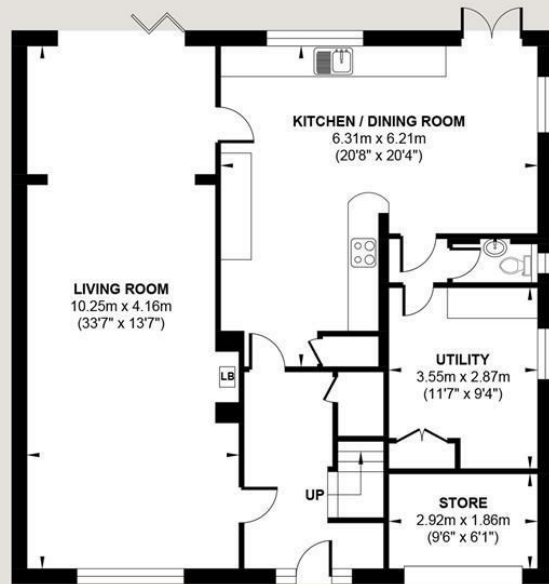
- Impressive detached family home
- Five well-proportioned bedrooms
- Off-street parking for several
- Two summer house, perfect for a home office or studio
- Three good size bathrooms
- Arranged over two spacious floors
- Bright and versatile ground floor living space
- Beautiful, flat rear garden
- Highly regarded schools and transport links
- 2211.12 sq ft

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



GREEN RIDGE

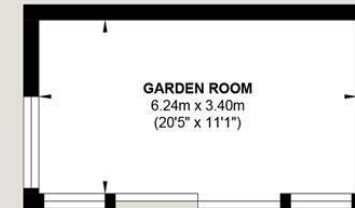
Approx. Gross Internal Floor Area (Including Store & Exculding Outbuilding) = 205.42 sq m / 2211.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
1105.56 sq ft
(102.71 sq m)



FIRST FLOOR
Approximate Floor Area
1105.56 sq ft
(102.71 sq m)



OUTBUILDING
Approximate Floor Area
228.41 sq ft
(21.22 sq m)



OUTBUILDING
Approximate Floor Area
229.05 sq ft
(21.28 sq m)



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



