



70 Green Ridge

Brighton, BN1 5LJ

Guide price £700,000

Guide Price £700,000 to £725,000.....Situating in the desirable area of Green Ridge, Brighton, this charming detached bungalow presents an exciting opportunity for those looking to create their dream home. Spanning an impressive 1,378 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family time. With three well-proportioned bedrooms.

The bungalow is in need of modernisation, allowing you to put your personal touch on the interiors and truly make it your own. Additionally, there is significant potential to convert the loft and extend out the back, providing even more living space to suit your needs.

One of the standout features of this property is the large south-facing garden, which offers a wonderful outdoor space for relaxation, gardening, or family gatherings. The garden is a blank canvas, ready for your landscaping ideas. Furthermore, the property comes with a garage and workshop, providing excellent storage options.

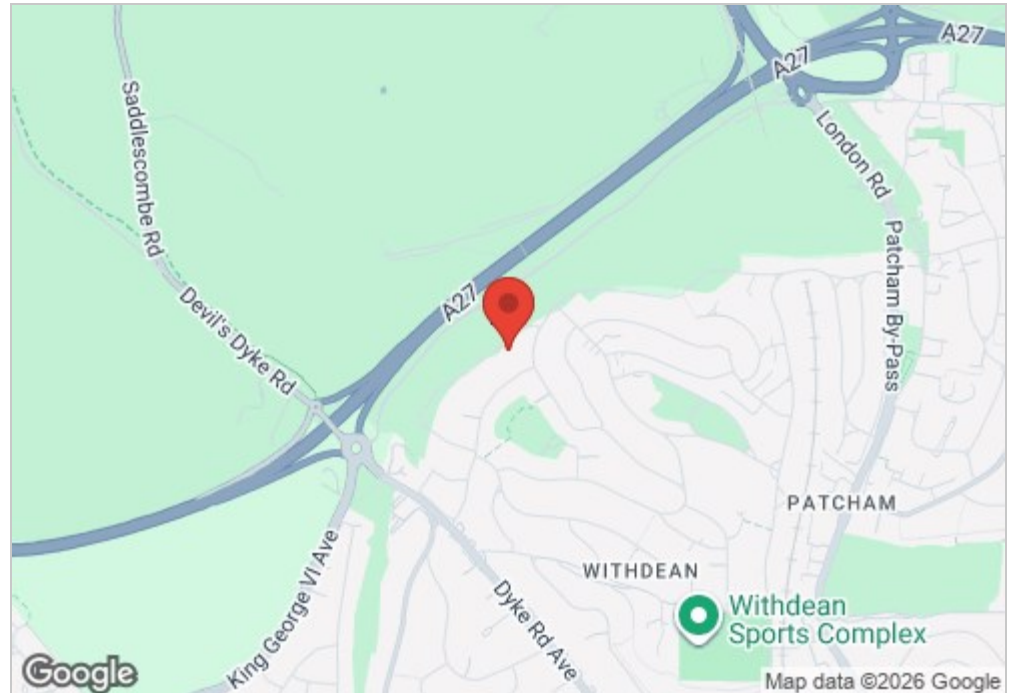
Being chain-free, this bungalow offers a smooth transition for prospective buyers, making it an attractive option for those eager to move in without delay. With its fantastic location and potential for enhancement, this bungalow is a rare find in Brighton's competitive market. Don't miss the chance to explore the possibilities that await in this delightful home.



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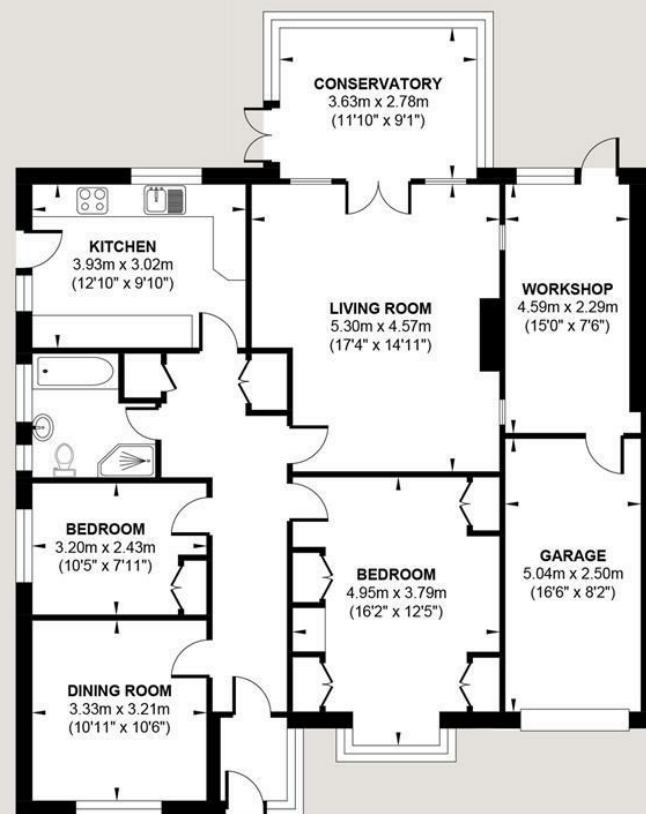
- Bungalow
- 3 Bedrooms
- Off Street Parking
- Work Shop
- Potential to extend and convert the loft
- Link Detached
- Beautiful South Facing Garden
- Garage
- Conservatory
- No Chain

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		
	67	76
England & Wales	EU Directive 2002/91/EC	



GREEN RIDGE

Approx. Gross Internal Floor Area (Including Garage) = 128.11 sq m / 1378.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1378.96 sq ft
(128.11 sq m)



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