



73 Green Ridge

Brighton, BN1 5LU

Guide Price £700,000

Guide price £700,000 - £725,000 Spacious, detached, chalet bungalow with 3 bedrooms, 2 bathrooms, garage and a secluded garden offered for sale with no onward chain.

Green Ridge lies adjacent to Valley Drive where regular bus services run providing access into the vibrant City centre, seafront and promenade, whilst the nearby A23/27 road link interchange provides road links in all directions. Renowned schools both infant and junior are to be found nearby within the popular district of Westdene.

Spacious and well-maintained accommodation comprises of an entrance porch with the front door opening into a large entrance hall where two double bedrooms lead from, both with fitted furniture. The modern white bathroom has a jacuzzi bath. The kitchen has ample cupboard and drawer storage and integrated appliances to include a dishwasher and double oven and gas hob with space and plumbing for a washing machine and fridge/freezer. Access from both the large living room and kitchen can be gained to the conservatory which runs along the back of house and overlooks and has French doors out to a secluded garden backing on to the "Ridge". On the first floor is the main bedroom with an en-suite shower room and French doors out to a balustraded balcony and a study/office overlooking the front. To the front is an in and out driveway providing off road parking and a single garage.

- Spacious chalet bungalow with a single garage
- Three double bedrooms. Two bathrooms, one en-suite to the master
- Gas central heating
- Home office
- Large living room leading out to the conservatory
- Fitted kitchen leading out to the conservatory which runs along the back of the house
- Driveway providing off road parking
- Secluded rear garden
- Internal viewing highly recommended to appreciate the internal space
- 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.



3



2

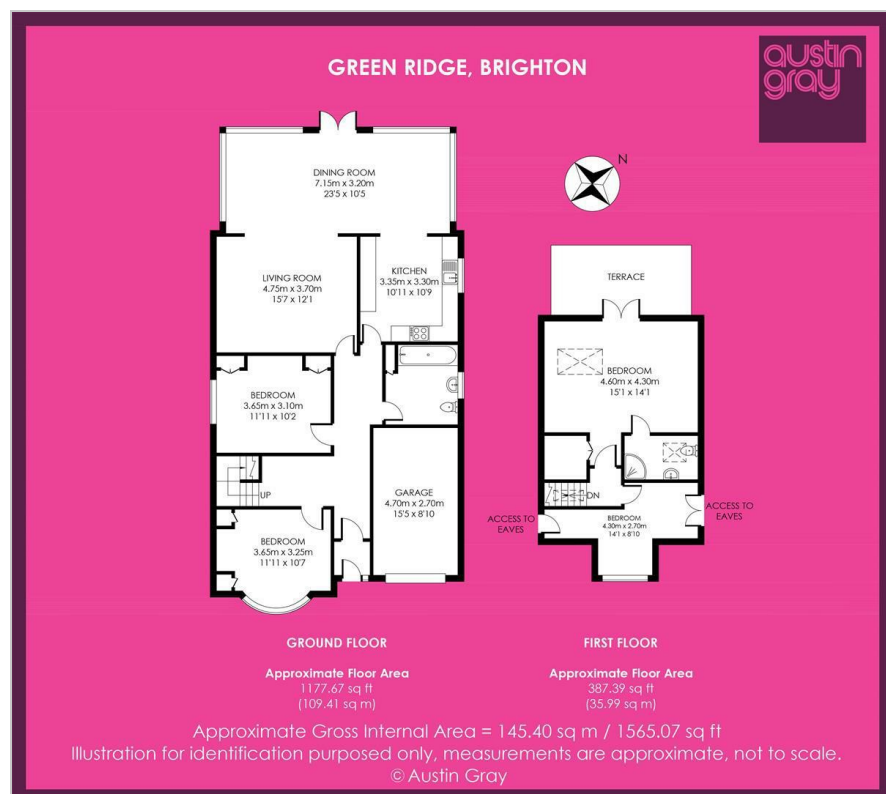


2



E

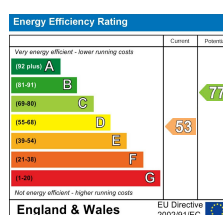
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray