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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

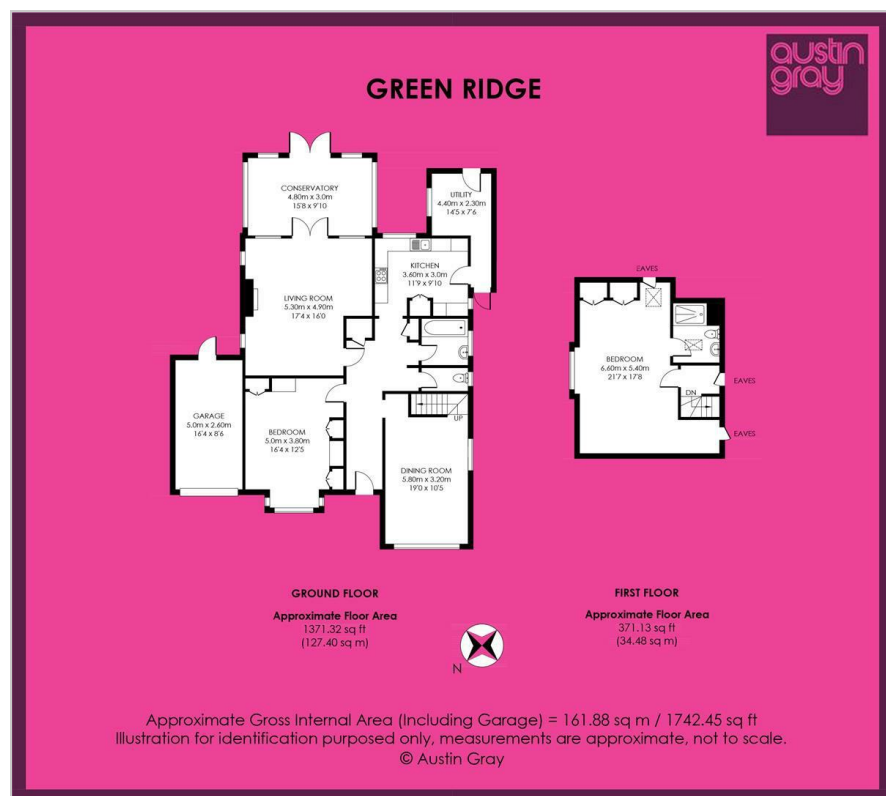
Please contact our Austin Gray Residential Office on 01273 232232

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



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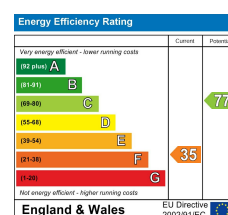
Floor Plan



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.

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