



## Green Ridge, Brighton



Asking Price  
£875,000  
Freehold

- FOUR BEDROOM + STUDY
- POTENTIAL TO EXTEND STAP
- NO ONWARD CHAIN
- DETACHED HOUSE
- OFF STREET PARKING
- SPANNING OVER 2191 SQ.FT

Robert Luff & Co are delighted to present this four-bedroom detached home with additional study, located in the highly sought-after Green Ridge in Westdene, Brighton. Requiring modernisation throughout, the property offers excellent potential for improvement and extension (STAP). The ground floor features a separate front-facing kitchen, a spacious lounge/dining room with direct access to the impressive rear garden, a WC, and a utility room with a spiral staircase leading to a versatile bedroom/office. The first floor offers two generous bedrooms with built-in storage, one with an ensuite shower room, along with the family bathroom and a study. The second floor hosts the final bedroom with a large adjoining storage area.

Green Ridge enjoys an excellent location near Dyke Road Avenue, with regular buses to Brighton's city centre, seafront, and promenade. Families will appreciate the range of nearby schools, while commuters benefit from easy access to Preston Park and Brighton & Hove mainline stations. There are plenty of green spaces nearby including Withdean Woods, Withdean Park, Gatton Park as well as walks along Green Ridge leading to Coney Wood and The South Downs.

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## Accommodation

Entrance Hall

Kitchen 10 x 9'4 (3.05m x 2.84m)

Lounge / Dining Room 26'2 x 25'7 (7.98m x 7.80m)

Utility Room 19'11 x 7'10 (6.07m x 2.39m)

Boot Room

Ground Floor WC

Stairs Leading To First Floor

Bedroom One 21'1 x 12 (6.43m x 3.66m)

Ensuite 10'1 x 9'4 (3.07m x 2.84m)

Bedroom Two 13'7 x 12 (4.14m x 3.66m)

Bedroom Four 19'11 x 7'10 (6.07m x 2.39m)

Study 5'9 x 5'3 (1.75m x 1.60m)

Bathroom

Stairs Leading To Second Floor

Bedroom Three 19'11 x 12 (6.07m x 3.66m)

### Agents Notes

Council Tax Band: F

EPC Rating: TBC

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# Floorplan



Total area: approx. 203.6 sq. metres (2191.6 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.