

**Spencer
& Leigh**



34 Green Ridge, Brighton, BN1 5LL

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Guide Price £900,000 - £950,000 Freehold

- Spacious family home
- Four first floor bedrooms
- Main bedroom with en-suite
- Lounge and separate dining room
- Modern kitchen breakfast room
- Converted garage/office space
- South facing rear garden
- Swimming pool, hot tub & pool house
- Adjacent to the South Downs National Park
- Scope to extend STNC, Private parking

Guide Price £900,000 to £950,000.

Adjacent to the South Downs National Park with a South facing rear garden is this spacious family home with Four first floor bedrooms, generous living rooms and scope for further extension STNC. WE LOVE the feature living room which is bathed in light with stripped wooden floors and large patio doors that spill out onto a big decked terrace ideal for entertaining. There is a separate dining room with original parquet flooring and a modern kitchen breakfast room with white high gloss units and built appliances. The garage has been converted to living space as is presently used as an office. There is also a boot room and cloakroom right next to front door ideal for shoes and coats. On the first floor are the four good size bedrooms, with the main bedroom having an en-suite shower/WC, along with a separate family bathroom equipped with a traditional style white suite. Outside is where things really get exciting with a large lawn, newly installed hot tub, swimming pool and pool room. There is plenty of space for children to play and adults to relax, as this home is certainly something to marvel. The property features a private block paved driveway with private parking for several cars. Some neighbouring homes have been enlarged with double storey rear extensions, which is obviously subject to the required consent. Viewing highly recommended.



Green Ridge is considered a sought after residential road and runs adjacent to the South Downs. Patcham Old Village with its many amenities is only a short walk away. For families with children there is a choice of schools catering for all ages. Preston Park mainline railway station is approximately one mile away.



Entrance hall

Living room
17'4 x 16'10

Dining room
15'3 x 9'10

Kitchen/breakfast room
16'3 x 13'7

Utility space

Office
18'8 x 7'10

G/f cloak room

Stairs rising to

First floor landing

Bedroom
13'4 x 11'10

En suite shower room

Bedroom
15'3 x 10'

Bedroom
12'10 x 10'1

Bedroom
9'4 x 8'3

Family bathroom

OUTSIDE

Blocked paved driveway

South facing rear garden

Pool House
15'1x 12'2

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Start at Spencer & Leigh - 108 Old London Road, Patcham, Brighton BN1 8YA

Head northwest on Old London Road toward Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

Turn right onto Brangwyn Crescent

Continue onto Windmill Drive


Continue onto Millcroft

Turn right onto Green Ridge

Council:- BHCC

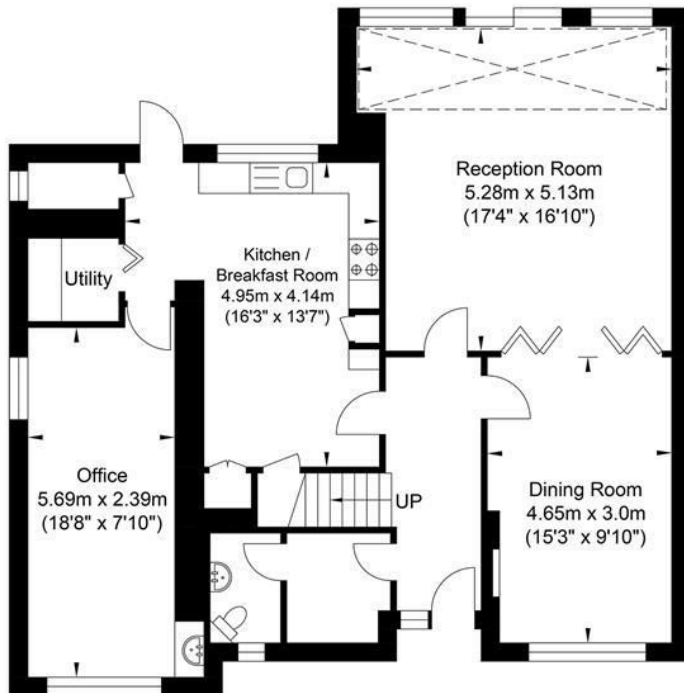
Council Tax Band:- F

Energy Efficiency Rating

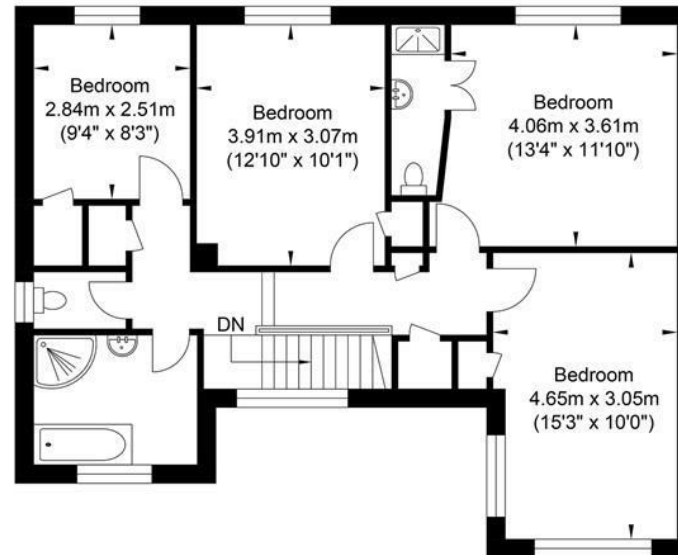
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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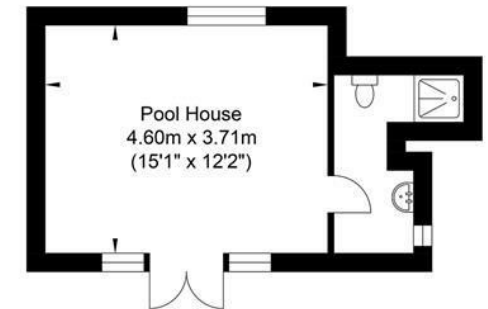
Green Ridge, Brighton



Ground Floor
Approximate Floor Area
1009.44 sq ft
(93.78 sq m)



First Floor
Approximate Floor Area
777.47 sq ft
(72.23 sq m)



Outbuilding
Approximate Floor Area
230.34 sq ft
(21.40 sq m)

Approximate Gross Internal Area = 187.41 sq m / 2017.26 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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