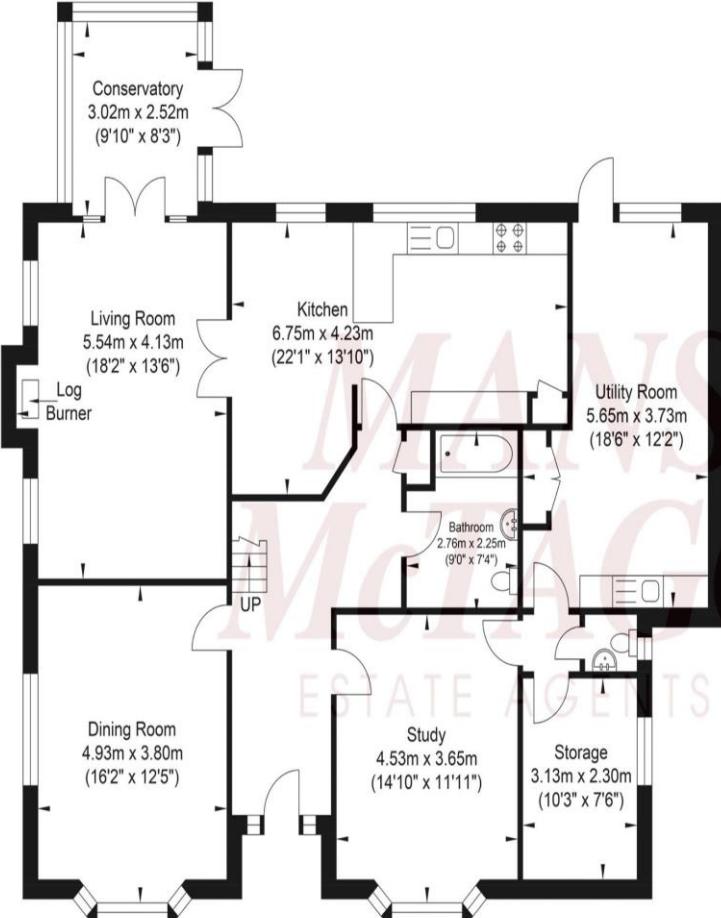


the floorplan...

# Green Ridge



Ground Floor  
Approximate Floor Area  
1495.86 sq ft  
(138.97 sq m)

Approximate Gross Internal Area = 239.59 sq m / 2578.92 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



more details from...

call: Brighton office: **01273 508955**

email: [patcham@mansellmctaggart.co.uk](mailto:patcham@mansellmctaggart.co.uk)

web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

**MANSELL  
McTAGGART**  
Trusted since 1947

*A simply stunning Five bedroom detached family home situated on a prime road within Westdene!*

£1,250,000  
Freehold

Green Ridge, Brighton BN1 5LT



**MANSELL  
McTAGGART**  
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

## in brief...

- Detached House
- Five Bedrooms
- Chain Free
- Conservatory
- Beautiful Condition Throughout
- Large Mature Garden
- Driveway For Multiple Vehicles
- Exclusive to Mansell McTaggart
- Council Tax Band - G
- EPC Rating - C



*The Perfect Family Home!*



## in more detail...

A rare opportunity to purchase a substantial five bedroom detached family home situated on the popular Green Ridge, offered to market in excellent condition and with NO CHAIN.

The ground floor comprises; Large entrance hallway with lots of space for shoes and coats; formal study room; very spacious and versatile secondary reception room, kitchen diner which leads to a light and airy living room and finally a bright conservatory with doors taking you out to the garden, it is worth noting the ground floor lends itself to further enlargement (STPP).

Heading upstairs to the galleried landing you find three double bedrooms and a single bedroom, all serviced by fantastic size family bathroom. The loft space above is fully boarded and lends itself to potential conversion as well as excellent storage.

Outside, the property benefits from an incredibly private and tranquil rear garden stretching over 100 feet in length, featuring various mature shrubs, trees and patio area.

To the front you have a driveway for multiple cars and a converted garage which is perfect for storage and has been integrated into the accommodation.

Offered to the market with no chain. We highly advise early viewings.



## the location...

This enviable home is situated in a prime spot within Westdene with fantastic transport links and The South Downs National Park nearby.

The city centre shopping districts and beach are also within easy reach, and this house also offers easy access to the A23 and Preston Park Station which have direct and fast links to the airports and London.

Shops: Local 4 min walk, city centre 10 min drive

Train Station: Preston Park Station 15-20 min walk

Seafront or Park: South Downs 5 min walk, seafront 10 min drive Closest

Schools: Primary: Westdene Primary, Secondary: Patcham High School, Cardinal Newman RC, Blatchington Mill and Bhasvic Sixth Form College.

Private: Brighton College, Windlesham Prep, Lancing College Prep.

## worth bearing in mind...

The property is offered to market with no chain and has great potential for further modification.