



Green Ridge, Brighton, BN1

Guide Price £1,000,000 - £1,100,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Green Ridge, BN1

3 Bedrooms | 3 Bathrooms | 1777 Sq Ft | Large south facing rear garden with generous garden office room

This detached, three-bedroom family home is immediately warm and welcoming. It has been beautifully maintained by the current owners and it is brimming with character, enjoying generous rooms and a manicured, south-facing rear garden. It resides in Withdean: one of the city's most prestigious areas, so the South Downs National Park is within easy walking distance.

Perfect for families with children of all ages, this house is ideally located within catchment for some of the city's highest achieving schools, nurseries, and colleges. It is also very close to the A27/23, providing excellent transport links by car, with easy access to London or along the South Coast in either direction. Train connections are also readily available.

For everyday conveniences, there are several supermarkets within a 5-minute drive, as well as plenty of local shops within walking distance. The city's theatres, restaurants, and nightlife are just a 10-minute cab ride away. The property benefits from a genuine sense of community on the road, making it an ideal location for families looking for their 'forever home' in a highly attractive area of the city. This house truly offers the best of both comfort and convenience.





MANY PEOPLE HAVE EATEN IN THIS KITCHEN
AND GONE ON TO LEAD NORMAL, HEALTHY LIVES

ASTON
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Perched on the western brow of Preston Valley, skirting the South Downs National Park, this house sits on a particularly peaceful road, set back behind a neat driveway. It is a handsome, detached property with a gabled roof, lattice windows and hung tiles, suited perfectly to its countryside surroundings. There is ample parking on the forecourt, but also in the garage which would also be ripe for conversion should you need a ground floor bedroom.

Stepping in through the front door, the house feels like a home with a lovely energy. There are two generous reception room with the sitting room to the front of the house where the family can relax together in the evening, in front of the wood burning stove during the cooler weather. Next door, the formal dining room leads onto a spacious conservatory which is heated for use all year round but is ideal for summer dining as you can spill outside the manicured rear garden. This forms a beautiful backdrop to the dining room and kitchen which is easily accessible next door. Many modern homes enjoy an open plan living style which would be perfectly possible here, knocking through between the kitchen and dining room, or the dining room to the sitting room – or both! The option is there, but it works perfectly well as it is as all rooms have airy proportions.





Within the kitchen, White streamlined cabinetry offers a wealth of storage solutions alongside integrated appliances, so you can move in with relative ease. There is space for a kitchen table alongside French doors opening to the garden, so in spring you can sit with friends listening to birdsong as you eat.

Stepping outside, the garden is lush and green with a lawn stretching back towards the peaceful home office. Green hedgerows and deep flowerbeds bring colour and privacy throughout the year and there is ample space for children's play equipment and ball games. The office is a solid build currently used as a treatment room, but it could have any number of uses as a workspace, gym, teenage den or guest house. With a kitchenette, electric heating and double glazing, it is fine for use all year round.

Returning inside, a turning staircase rises to the first-floor bedrooms and three bathrooms. All three are double rooms with space for king beds and freestanding furnishings. Bedroom three is triple aspect, framing views over the green of the garden and the peaceful street. Bedroom two is equally restful, while the principal room enjoys a southerly aspect and direct access to an en suite bathroom with a full bath suite and a shower over the bath. There is a second family bathroom with a bathtub and basin, while a third bathroom has a roomy shower cubicle next door – ideal for avoiding queues on busy mornings before work and school.





LOCATION GUIDE

Good to Know

Shops: Local 2 min walk, city centre 15 min bus ride

Train Station: Preston Park Station 8 min cycle, 25 min walk

Seafront or Park: School fields opposite, Seafront 15 min drive

Education

Primary: Westdene Primary, St Bernadette's RC

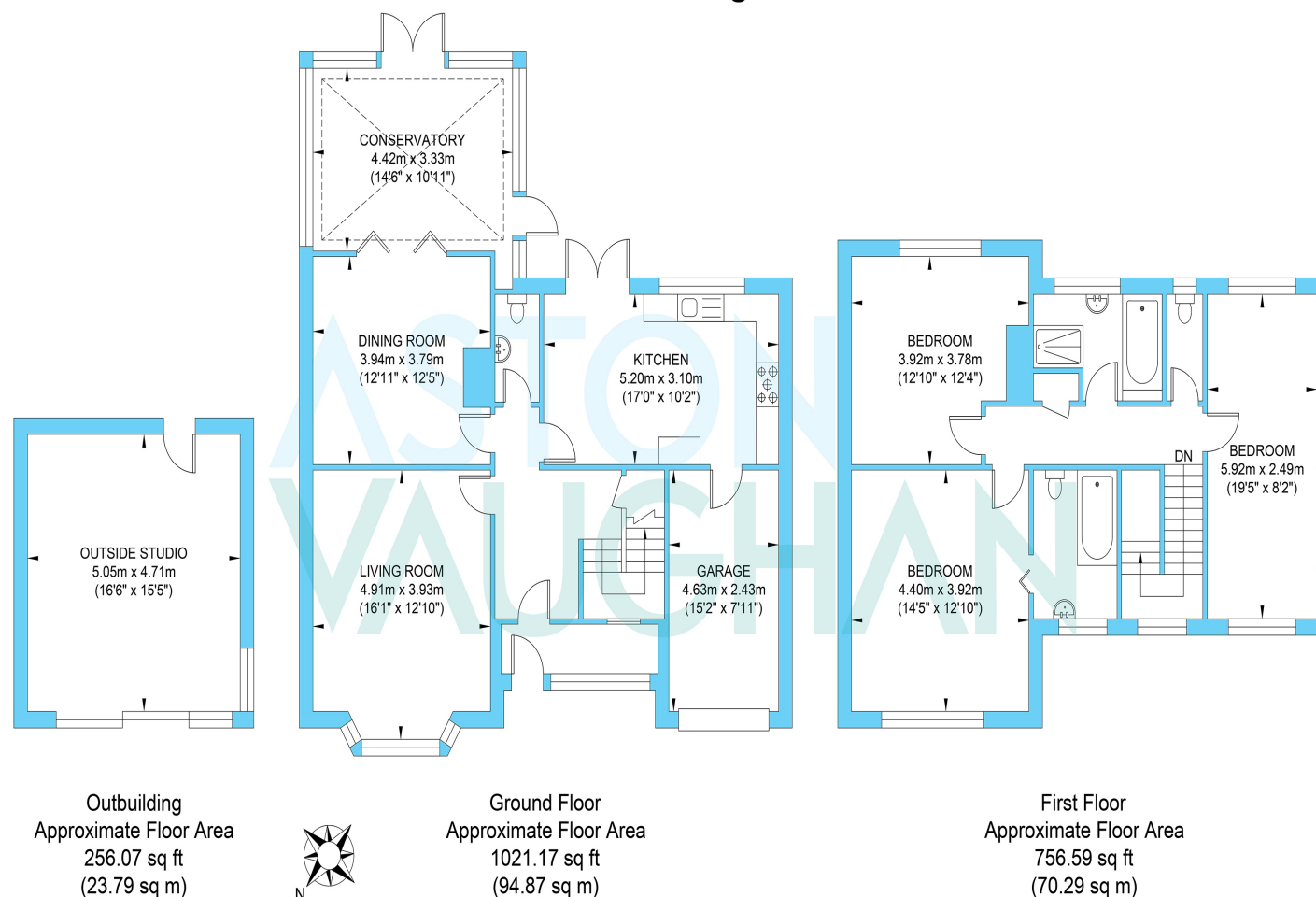
Secondary: Patcham High School, Cardinal Newman RC

Private: Brighton College

Green Ridge is perfectly located near Dyke Road Avenue, with regular bus routes making it easy to get to Brighton's city centre, seafront, and promenade. Families have a good selection of schools for all ages close by, and commuters can reach both Preston Park and Brighton & Hove mainline stations quickly for direct trains to London.

For open spaces there is nearby Gatton Park and easy access to the countryside, with its golf courses and walking trails—ideal for relaxing weekends outdoors. This location offers the best of both city convenience and natural surroundings.

Green Ridge



Approximate Gross Internal Area (Excluding Outbuilding) = 165.16 sq m / 1777.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.