



Bungalow - Detached (EPC Rating: F)

20 RIDGESIDE AVENUE, BRIGHTON, BN1 8WB

£4,200

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Sales and Lettings



5 Bedroom Bungalow - Detached located in Brighton

Breathtakingly spacious and beautifully designed, the open plan living room, dining room and kitchen spans the back of the house and constitutes over half its footprint. The south facing wall feels almost entirely glazed with large-scale sliding patio doors, bringing in an incredible amount of natural light, and there are clearly defined areas for relaxation, formal dining and entertaining. During summer, guests can spill outside to the garden, while during winter, it is warm and well-insulated with space to cosy up with the entire family.

It is upon entry, however, that the true scale and beauty of the house become apparent. From the incredible entrance hall, natural light streams through the house from the rear where you have a line of sight through its depth to the glorious south facing garden. The ceiling is high and oak herringbone flooring flows through the ground floor living spaces, paired with fresh white walls for a stylish and contemporary finish.

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Streamlined cabinetry in contrasting tones of sage and oak form the kitchen which is well equipped with plenty of storage and a wealth of high-end integrated appliances bringing both form and function to the space. A central stone topped island creates a second sociable space with a breakfast bar below pendant lighting, so guests or family can sit and chat to you as you cook. A feature wall of slim wood battening has a Mid-century Modern feel with power points for a wall hung TV, providing a focal point for the living space. The utilities have a separate room adjoining which also has side access so you can bring muddy boots, paws and buggies in from outside rather than traipsing them through the immaculate house.

Stepping outside to the patio area, large scale, sandstone flooring forms a sun terrace for dining alfresco, making way for a substantial area of lawn with space for garden games or children's play equipment.

South facing, it is a suntrap right through the day for plants to thrive. It is a young garden, although it bears a small fruit tree for dappled shade, and flower beds are in place, so new owners can choose how much upkeep they would like, as it is currently low maintenance, ready for the busy modern lifestyle.

A separate lounge sits to the front of the house, ideal for families with older children who like their own space to see friends, watch TV or play games. It would also work well as a larger home office for those working from home on a regular basis, or a playroom for little ones, close to the main living area.

Bedrooms three and four are also found on the ground floor, sharing use of the main family bathroom which feels sleek and stylish with large scale wall and floor tiles and a separate shower and bathtub. The bedrooms have private outlooks, soft carpet underfoot and new energy efficient double-glazed windows so you can always ensure a warm and restful night's sleep.

Strengthened glass balustrades rise to the first floor, giving an air of openness to the landing and entrance hall with natural light flowing through. There are three further bedrooms on this floor including the principal bedroom suite and the third shower room with easy access from bedrooms two and five. The decoration throughout is immaculate in restful tones which will suit all styles of furnishing. There is ample space for double beds and several larger pieces of bedroom furniture in each, without compromising on floors space, which is carpeted for added warmth and comfort. As the largest bedroom, the principal bedroom suite enjoys a dressing area and a stunning en suite bathroom with azure blue tiling offset by grey-gloss cabinetry and gleaming white sanitaryware. Dual basins and a large rainfall shower complete the luxury scheme.



"We are incredibly proud of the results, and we just know it will be a fantastic home for families and for entertaining. The neighbours are lovely, and the area has a welcoming, community atmosphere. Transport links are great for commuters and cyclists and walkers can be out on the South Downs in minutes – so we think it will appeal to a wide demographic."

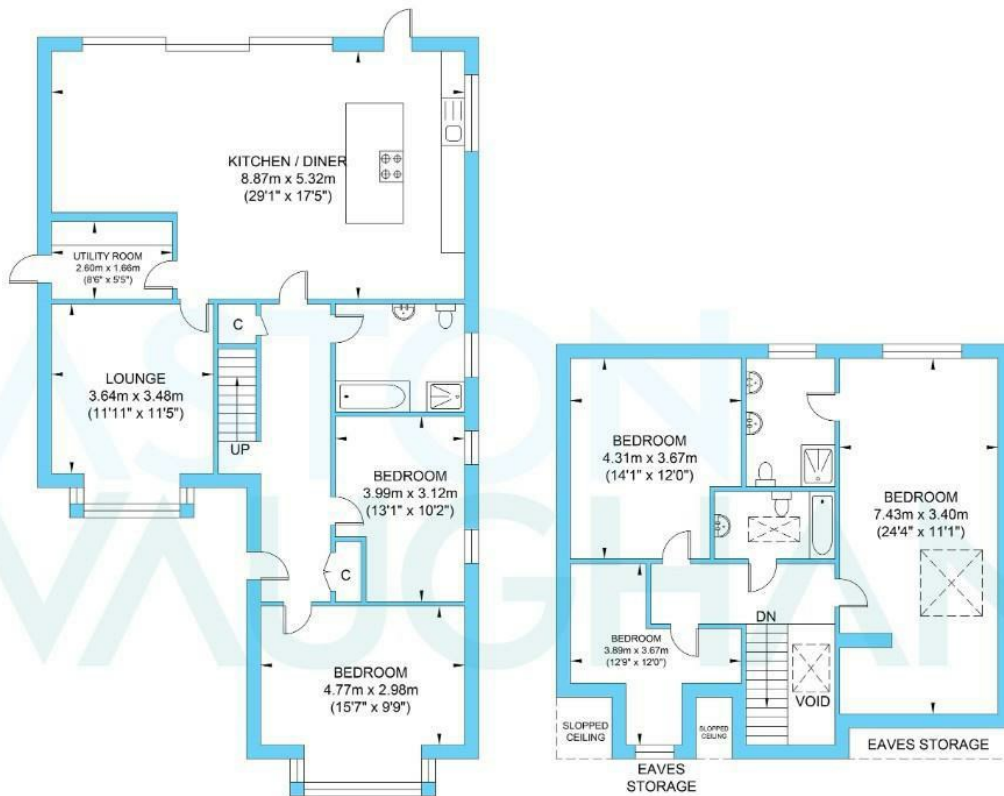
Primary: Patcham Infant and Junior Schools
 Secondary: Patcham High School, Cardinal Newman RC
 Private: Brighton College

Ridgeside Avenue is a picturesque tree lined road which wends its way up from London Road into Patcham Village. Sitting in such leafy environs, it is hard to believe this property is so well-connected to the city, yet the A27/A23 are just a few minutes by car and the transport links are excellent both in and out.

Families will also appreciate the close proximity of several popular schools, so you really do get the best of both worlds here with the coast and the South Downs National Park just a short drive away, and there is a palpable sense of community in the road. Ready to move straight into, and with so many desirable features, this home is sure to attract many.



Ridgeside Avenue



Ground Floor
 Approximate Floor Area
 1175.85 sq ft
 (109.24 sq m)

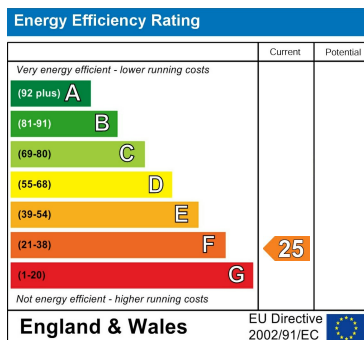
First Floor
 Approximate Floor Area
 758.31 sq ft
 (70.45 sq m)

Approximate Gross Internal Area = 179.69 sq m / 1934.16 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.