

£500,000 Freehold

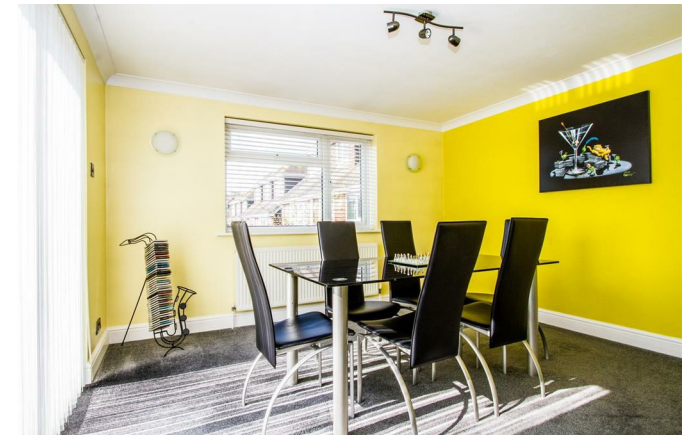
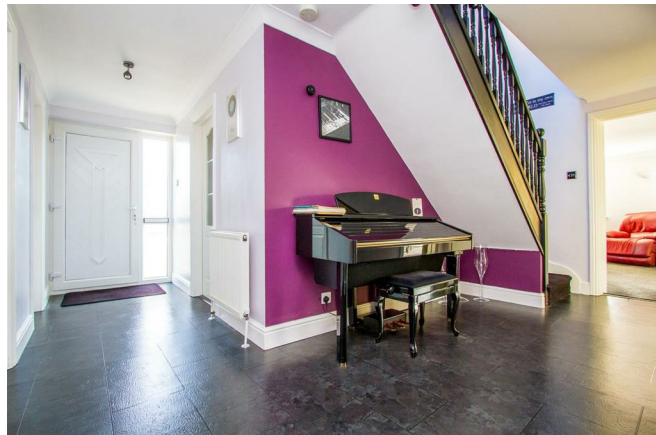


3 Ridgway Close, Brighton,
BN2 6LQ



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PRICE GUIDE £500,000 - £525,000. A SUBSTANTIAL DETACHED HOME which has been TASTEFULLY REFURBISHED to a high standard. The property offers GREAT SPACE for entertaining and family living. Properties in this Close come to the market RARELY. Further benefits are a FAMILY BATHROOM & EN-SUITE and a 14' 9 x 9'10 CONSERVATORY and a LOW MAINTENANCE REAR GARDEN with a HOT TUB. Energy Rating: C72



Front

Paved area providing off street parking, steps up to front door

Inner Hallway

Double Glazed front door coved ceiling, large storage cupboard with slatted shelving, two radiators.

Kitchen

A range of kitchen fitments comprising wall and base units with cupboards and drawers with worktop surface. Inset, one and a half, bowl sink and drainer unit with mixer tap, inset five ring gas hob with cooker hood over. Fitted double oven and microwave, further unit with pull out shelving. Tiled flooring, recessed spotlights, double glazed windows to front.

Utility Room

Double glazed window to side, sink and drawer unit with storage below, wall mounted 'Worcester' boiler, space and plumbing for washing machine, coved ceiling.

Bathroom

A range of bathroom fitments comprising a modern square style bathroom suite in white to comprise enclosed panelled bath with mixer tap and shower attachment. Vanity unit housing wash basin with mixer tap and storage below, low level WC with push button flush. Heated towel rail, tiled splashbacks and tiled flooring, recessed spotlights, double glazed window.

Bedroom

Double glazed window to side, fitted wardrobe cupboards with hanging rail and sliding door, radiator.

En-Suite

Tiled shower cubicle with wall mounted shower fitment, vanity unit with square style wash basin and storage below. Low level WC with push button flush. Heated towel rail, recessed spotlights, tiled flooring. Coved ceiling, radiator.

Dining Room

Dual aspect room with double glazed window to rear and sliding patio door overlooking and leading to decking, coved ceiling, radiator.

Lounge

Triple aspect room with double glazed window to front, side and rear. Four wall light points, coved ceiling, radiator.

Conservatory

Double glazed window to three sides with dwarf walling, french doors leading to garden, power and light, pitched roof, radiator.

First Floor Landing

Velux window.

Bedroom

Dual aspect room with double glazed window to rear and velux window to side, radiator, door with access to eaves storage.

Bedroom

Double glazed window overlooking front, radiator, door with access to eaves storage.

Outside

Garden

Wrap around garden to three sides with paved patio area, water tap. Decking area enclosed by fencing, fitted 'hot tub'.



Ridgway Close is a sought after location with Woodingdean Central Park a short distance away which has a small convenience store. There are more shops and a post office in Cowley Drive and Falmer Road. Also close by is Warren Way where you will find a selection of shops to include a chemist, Post Office, hardware store, local Co-op and a cafe. In nearby Warren Road there are more shops to include Tesco Express, hardware/gift shop and pet store. There is a variety of take away's in Woodingdean to include Uncle Sams, Pizza, Chinese and fish & chips ! Local schools are Oak Nursery, Downs View Special School & Woodingdean Primary located in Warren Road and Rudyard Kipling in Chalkland Rise/Downs Valley Road and for High School there is Longhill which is approximately a mile and a half away in neighbouring Ovingdean.



Garage

Electric up and over door with power and light, water tap.

Total Approx. Floor Area

207.3 SQ.M
(2231 SQ.FT)





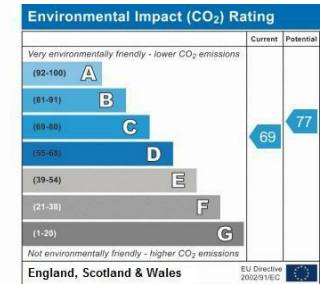
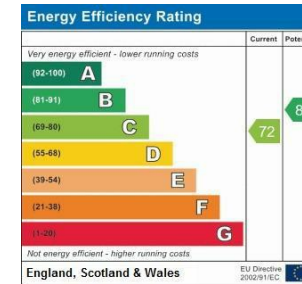


GROUND FLOOR
APPROX. FLOOR
AREA 99.9 SQ.M.
(1075 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 78.1 SQ.M.
(840 SQ.FT.)

TOTAL APPROX. FLOOR AREA 207.3 SQ.M. (2231 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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