



Ridgeside Avenue, Brighton, BN1

**£1,000,000**

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EXQUISITE

## INTRODUCING

# Ridgeside Avenue, Brighton, BN1

5 Bedrooms | 3 Bathrooms | 1-2 Reception Rooms  
1934 Sq Ft | Large South Facing Rear Garden  
Withdean & Patcham Village | Excellent Transport Links

Beautifully renovated and remodelled from top to bottom, this substantial family home is a sight to behold. Originally a 1920s bungalow, it has a spacious ground floor which has been extended outwards to create an exceptional open plan kitchen, living room and dining room leading out to a glorious south-facing rear garden, ideal for family time and entertaining. Upstairs, the addition of a second floor creates a total of five bedrooms and three bathrooms: ample for any growing family.

Externally, it has plenty of kerb appeal, set back from the road behind a neat brick drive and rendered walls. Green planting softens the clean lines, and the road is leafy and green, lined with mature trees.





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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.

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.



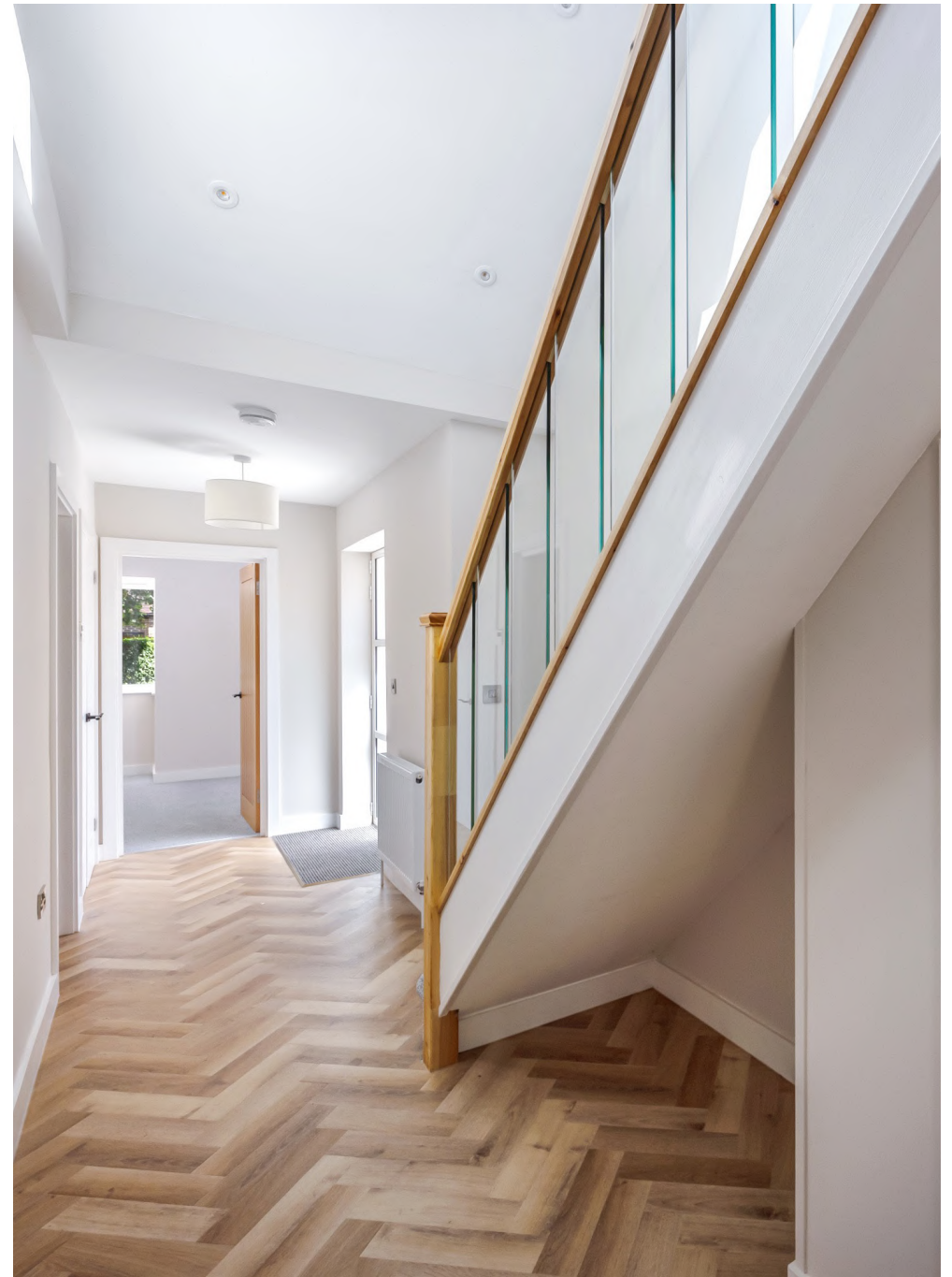


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The utilities have a separate room adjoining which also has side access so you can bring muddy boots, paws and buggies in from outside rather than traipsing them through the immaculate house.

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.







**Vendor's Comments:**

"This was a huge project and almost a complete rebuild from the small bungalow which stood here previously. 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."



## LOCATION GUIDE

### Good to Know

Shops: Patcham Village 7 minute walk

Station: Preston Park 25 min walk or 11 mins by bus

Park: Withdean Park 6 min walk, Patcham Peace Garden 1 min

### Education

Primary: Patcham Infant and Junior Schools

Secondary: Patcham High School, Cardinal Newman RC

Private: Brighton College

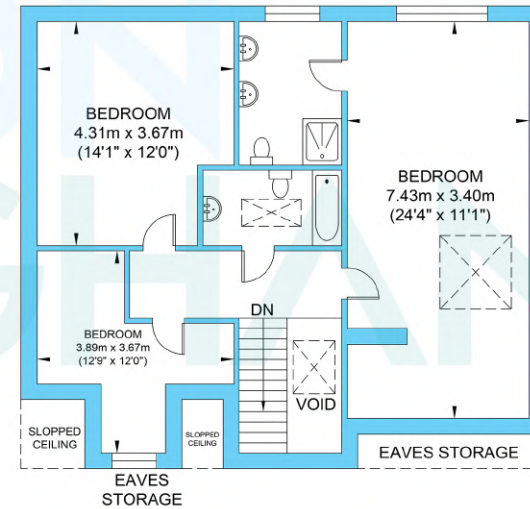
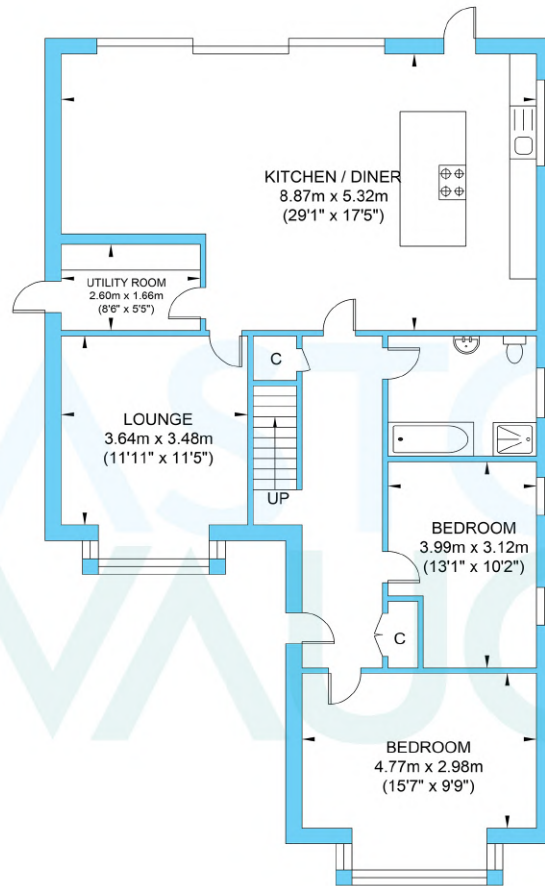
### Location Guide

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.



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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.