

FALMER COURT, Falmer, Brighton



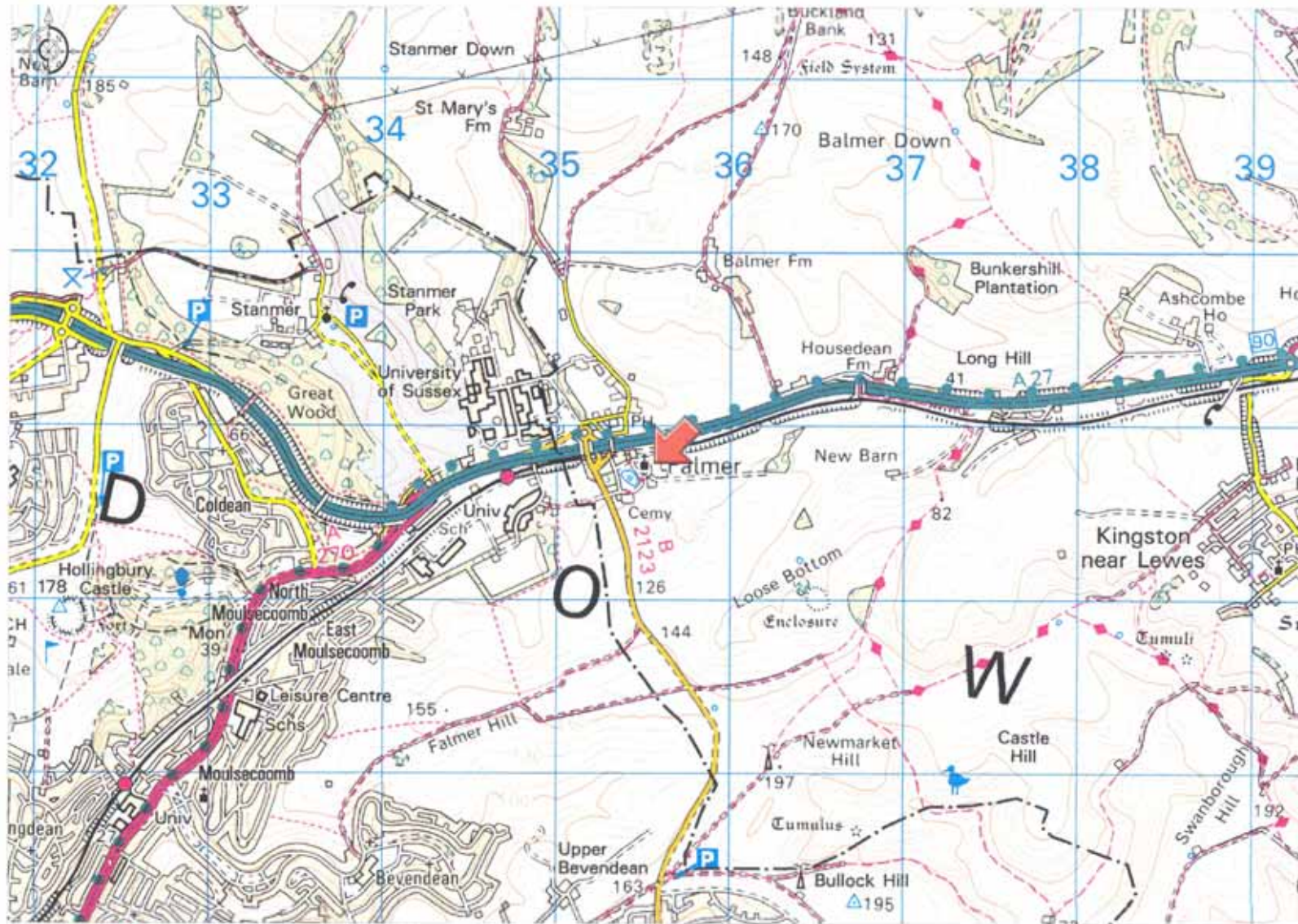
SUBSTANTIAL 8 BEDROOM
GRADE II LISTED FORMER
RECTORY RETAINING A WEALTH
OF PERIOD FEATURES

PADDOCK AND MATURE
GARDENS EXTENDING TO
APPROXIMATELY 3.5 ACRES



GUIDE PRICE £1.6 million

Falmer Court - Location Plan



**FALMER COURT
EAST STREET
FALMER
BRIGHTON
SUSSEX
BN1 9PB**

AN HISTORIC GRADE II LISTED FLINT FACED FORMER RECTORY WITH A WEALTH OF ORIGINAL FEATURES SET IN EXTENSIVE FORMAL GARDENS AND WITH AN ADJOINING PADDOCK EXTENDING IN TOTAL TO 3.5 ACRES OR THEREABOUTS

SUMMARY

Ground Floor: Entrance Porch, Hall, Drawing Room, Dining Room, Sitting Room, Kitchen/Breakfast Room, Utility Room, Adjacent Barn / Annexe, Playroom, access to extensive cellars.

Accommodation totalling 8 bedrooms arranged as follows

First Floor: Landing, Master Bedroom with En-Suite Bathroom, 4 further bedrooms, 3 with En-Suite facilities, Cloakroom

Second Floor: 3 further Bedrooms and Bathroom

Attractive formal gardens, sweeping gravel drive, open fronted double garage and paddock.

GUIDE PRICE £1.6 million

GENERAL REMARKS

SITUATION

Falmer Court is an attractive flint faced grade II listed former Rectory standing within formal gardens on the edge of the village of Falmer. The picturesque village with its attractive pond and Church, is very conveniently situated for access to Brighton which lies about 4 miles distant. The city boasts a range of facilities including mainline rail services to London, shops and restaurants. The property is situated within easy reach of the A27 with access to Lewes, and the A23 London to Brighton Road lie approximately is within 2 miles.

DIRECTIONS

From Brighton, travel east on the A27 towards Lewes, turning off at the junction for Sussex University. At the roundabout turn right and travel across the bridge over the dual carriageway. Pass straight over the next roundabout, and take the first turning on the right signposted Falmer Village South. Take the next turning on your right, passing the pond on your left and the Church on your right. Falmer Court will be found shortly after the Church on your right hand side.

VIEWING

Strictly by prior appointment with the joint sole agents, Monkhouse & Bannisters, 51 Perrymount Road, Pulborough, West Sussex, RH16 3BN. **Tel: 01444 412402**

LOCAL AUTHORITY

Lewes District Council, Southover House, Southover Road, Lewes, Sussex BN7 1DW. Tel: (01273) 471600.

COUNCIL TAX

The property falls within Band H. The amount due 2008/2009 is £3084.04

SERVICES (not checked or tested)

Mains water, and electricity. Oil fired central heating and Aga.

HOME INFORMATION PACK (HIP)

A HIP has been commissioned and can be inspected on request when available.

IMPORTANT NOTICE

Whilst we endeavour to make our sale particulars accurate and reliable, they are intended to give a fair overall description of the property and not intended to form part of any contract. Inevitably some descriptions are subjective and are used in good faith as an opinion and are not a statement of fact.

Any information, including areas, measurements and distances, contained herein (whether in the text, plans or photographs) is given for guidance purposes only. We recommend to purchasers that specific enquiries are made about any matter that is of particular importance to them.

We cannot give any undertaking that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

Please check with our office as to the current position of the sale immediately prior to viewing to avoid any abortive journeys.

PARTICULARS OF SALE

Falmer Court is a substantial former rectory of brick, flint faced and rendered elevations under a tiled roof. The property benefits from large sash windows, period fireplaces, original doors and a variety of period features throughout. The property is approached over a sweeping gravel drive through formal gardens to the front door.

The accommodation comprises:

Timber **Front Door** to:

Entrance Porch

Quarry tiled floor, vaulted panelled ceiling and part glazed doors to

Entrance Hall

With 2 radiators, Staircase leading to the first floor and doors to

Drawing Room (N, W)

17'6" x 15'11" (5.33m x 4.85m)

Fireplace with marble hearth and wooden mantle over. Sash Windows with original pine shutters, 2 wall light points and 3 radiators

Dining Room (N, E)

17'5" x 13'6" (5.31m x 4.11m)

Fireplace with slate mantel over, brick and tiled hearth, and Sash Windows with original pine shutters. 3 wall light points, and door to

Side Hall

With range of built in cupboards, and door leading to garden

From entrance hall, door to inner hall with doors to

Sitting Room (S, W)

15'9" x 13'7" (4.80m x 4.14m)

Fireplace with marble hearth, and wooden mantle over, and inset wood burning stove. Alcove containing shelving, radiator, 4 wall light points, and glazed door leading to terrace.

Kitchen/Breakfast Room (E)

16'6" x 15'10" (5.03m x 4.83m)

With range of solid pine floor and wall mounted units with pine work surface over. Inglenook containing 4 oven 'Aga' with double hob and hotplate and Oak Bressumer over. Concealed Extractor Fan, 1 ½ bowl ceramic butler sink with brass mixer tap, and door to

Rear Lobby

With door to drive, radiator and doors to

Utility Room

Range of floor and wall mounted units, inset stainless steel sink and drainer with mixer taps over. Quarry tile floor, plumbing for appliances, and built in whirlpool electric oven and four ring electric hob.

Adjacent Barn

25'6" x 17'8" (7.77m x 5.38m)

Offering potential annexe accessed via rear lobby or with separate access. Vaulted ceiling with exposed brick floor, substantial chimney Breast with brick hearth. Staircase leading to second floor, and door to

Playroom (W)

17'6" x 11'11" (5.33m x 3.63m)

With large radiator, and windows overlooking rear courtyard.

Cellar

Range of full height rooms having brick paved floors and containing an oil fired boiler.

On the First Floor:

Stairs from entrance hall to landing with sash window and radiator.
Doors to

Bedroom 1 (N)

17'5" x 16'9" (5.31m x 5.11m) max

Period fireplace, sash windows with original pine shutters, radiator and door to

En-Suite Bathroom

Panelled bath with mixer taps, pedestal wash hand basin, WC, heated towel rail and shaver socket.

Bedroom 2 (N)

17'5" x 14'2" (5.31m x 4.32m) max

Period fireplace, range of built in cupboards, sash windows with original pine shutters and door to

En-Suite Bathroom

Panelled bath with mixer taps and shower attachment over, pedestal wash hand basin, WC and heated towel rail.

Bedroom 3 (S, W)

22'5" x 12'2" (6.83m x 3.71m)

Period fireplace, sash windows two radiators, vanity unit and door to

En-Suite Shower

With tiled shower cubicle and wall mounted shower unit.

Bedroom 4 (E)

15'9" x 14'11" (4.80m x 4.55m)

Period fireplace, walk in airing cupboard, range of cupboards, sash windows and door to

En-Suite Bathroom

Freestanding roll top bath with claw feet and chrome mixer taps with shower attachment over. High level WC, 2 radiators, and shaver socket. Tongue and Groove panelled walls to dado height. There is a vanity unit with cupboards under and a second door to the landing.

Bedroom 5 (S, W)

17'7" x 11'11" (5.36m x 3.63m)

Two radiators, corner vanity unit, and a hatch to the roof space. (This bedroom is also accessed via the stairway from the adjacent barn)

Cloakroom

With corner wash hand basin and low level close coupled WC

On the Second Floor

Stairs up to landing with loft hatch and cupboard

Bedroom 6 (S, E)

21'2" x 15'8" (6.45m x 4.78m)

Beamed ceilings and cupboard. Hatch to the loft.

Bedroom 7 (N)

15'7" x 13'8" (4.75m x 4.17m)

Beamed ceilings

Bedroom 8 (N)

13'1" x 10'5" (3.99m x 3.18m) Beamed ceilings, period fireplace and cupboard.

Bathroom With white suite comprising panelled bath, wash hand basin. Low level close coupled WC, heated towel rail, and shelving cupboard.

OUTSIDE

The property is approached over a sweeping gravel drive with level **lawned gardens** bordered by a great variety of established shrubs.

To the side of the house there is a large, west facing, sheltered **flagstone terrace** with a timber and felt **summerhouse**. To the east of the property there is a two bay open fronted barn style **garage** of flint elevations under a clay-tiled roof. This garage also houses the oil tank.

To the front of the property there is a paddock of approximately 2 ½ acres, bordered by hedging, and stock proof fencing.

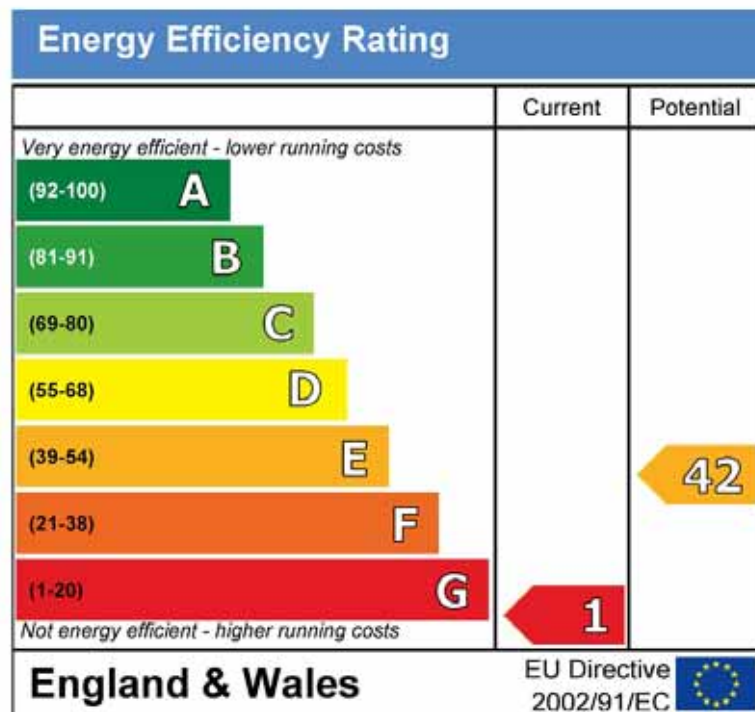
Energy Performance Certificate



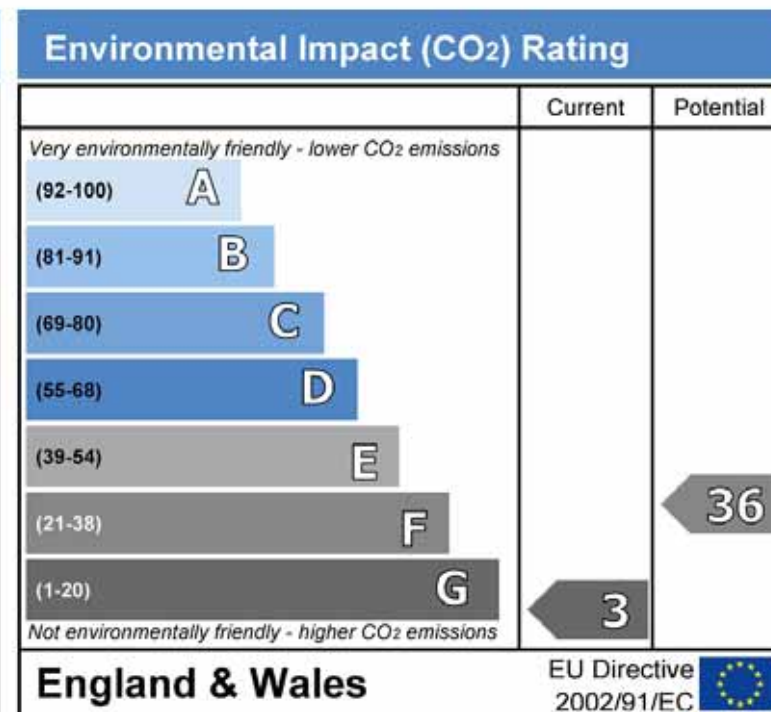
Falmer Court Farm,
East Street,
Falmer,
BRIGHTON, BN1 9PB

Dwelling type: Detached house
Date of assessment: 12 August 2008
Date of certificate: 20 August 2008
Reference number: 9328-6074-6278-5408-1084
Total floor area: 471 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

