

Price guide £700,000 Freehold



44 Falmer Gardens, Brighton,
BN2 6NE



44 Falmer Gardens, Brighton BN2 6NE

Unique eco-home with 3 double bedrooms for sale with NO ONWARD CHAIN.

With a mono-pitch roof, low-maintenance timber cladding and brickwork construction, the upside-down design flips the traditional layout. Various design features include light & airy OPEN PLAN MODERN kitchen, dining & living room (air conditioned).

Downstairs offers more private spaces, three double bedrooms with ensuites and direct access to the rear patio & garden.

Sustainable design features include - PV solar panels (4kw) which offer free electricity in daylight hours, solar water heater, rainwater harvesting (utilised by all toilets and garden taps), zoned underfloor heating throughout, insulated to be as energy efficient as possible, and low-maintenance external finishes (timber cladding). PRIVATE DRIVEWAY & ample parking for four large vehicles behind security gates. Integrated bluetooth sound systems to kitchen, bedrooms & en-suites. CCTV system and alarm operated via app. Internal viewing is highly recommended. Energy Rating: A97 Exclusive to Maslen Estate Agents



Composite front door under covered porch:

Entrance Hall

Spacious entrance hall with built in storage cupboards housing electric fusebox, full height window with frosted glass, stairs to lower ground floor, oak framed glass doors to kitchen.

Cloakroom

Accessible WC and wash hand basin with mixer tap & vanity storage below, heated towel rail, and frosted window to front.

Lounge/Dining Room

The open plan living space features full height windows to the front of the house, high level windows to the rear and large skylight in the high, sloping ceiling. Wall mounted air conditioning unit, feature pendant lighting, oak framed glass doors to kitchen.

Kitchen

The open plan living space features full height windows to the front of the house, high level windows to the rear and large skylight in the high, sloping ceiling. Wall mounted air conditioning unit, feature pendant lighting, oak framed glass doors to kitchen.

Stairs

Oak tread staircase leading to lower ground floor with glass balustrade.

Lower Ground Floor Hallway

Door to rear rear patio & garden.

Master Bedroom

Built in mirrored wardrobes, door and windows onto patio.

Master En-Suite

WC, basin with mixer tap & vanity storage, bath with mixer tap & hand held shower attachment, corner cubicle with rain shower, heated towel rail, high level frosted window.

Bedrooms 2 & 3

Both with built in mirrored wardrobes, door and windows onto patio.

En-Suite Shower Rooms 2 & 3

WC, basin with mixer taps & vanity storage below, shower with mains fed showers, and heated towel rails.

Utility Room

Space & plumbing for washing machine & (gas) tumble dryer, built in cupboards for additional storage.

Office Space

Built in desk including 2 work stations for home working and storage cupboards, full skylights above.

Outside

Front Garden

Enclosed by brick wall & remote controlled security gates, block paving providing off road parking for multiple vehicles, outside mood lighting, side access to rear garden.

Rear Garden

Patio with BBQ & seating area, planters, astroturf low-maintenance lawn. Summerhouse and multiple external storage sheds.

Workshop

Brick built workshop accessed from rear patio includes workbench & storage.

Sustainable Features

- Rain water harvesting systems (hidden tank, flushing all toilets & supply to 2 outside taps)
- 4kw solar panels connected to the grid (giving quarterly money back)
- Free daily solar heated hot water
- Free electricity in daylight hours
- Underfloor heating throughout (no radiators)
- Zoned heating with thermostats to each room (rooms separately controlled)
- Low energy LED lighting throughout
- Low maintenance external materials (timber cladding)

Additional Features

- LVT flooring throughout (luxury vinyl tile)
- Double glazed windows and doors, soft white inside & anthracite grey outside
- Oak window boards to all windows
- Remote controlled security gate
- CCTV with phone app
- Alarm system with phone app
- Bathroom towel radiators on a separate system (heating 3 times a day)
- Built in sound systems to kitchen and all bedrooms & en-suites
- Air conditioning to living room
- Concrete floors to ground and first floors (Improved sound insulation)
- Mood lighting (colour changing LED) over stairs, all bedrooms & office space

Total approx floor area

173.5 sq.m. (1867.9 sq.ft.)

Council tax band E

V8



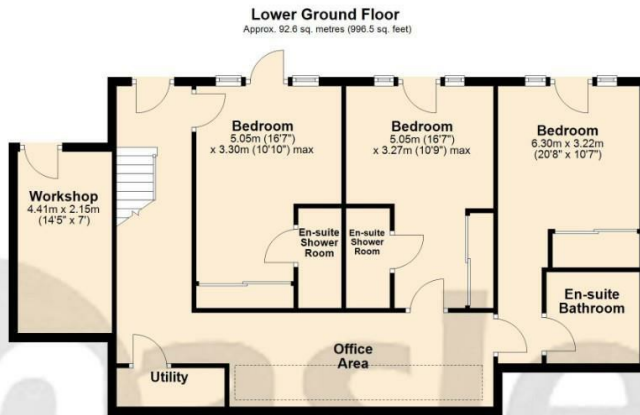
What the owner says:

"We built the house to our specification. Designed as an eco-friendly home, with PV solar, solar water heater, rainwater harvesting, underfloor heating throughout, and to be as energy efficient as possible, as well as easily maintained. The upside-down design allows for open-plan family living in the kitchen, dining & living room, whilst the separation downstairs offers 3 double bedrooms with en-suites and direct access to the patio & garden. Close walking distance to the local shops, schools, links to Brighton town centre and a short drive to the beach. In a friendly community, with great neighbours."





Maslen



Total area: approx. 169.4 sq. metres (1823.8 sq. feet)

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

Score	Energy rating	Current	Potential
92+	A	97 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

OFFICES THROUGHOUT THE CITY

LEWES ROAD

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

FIVEWAYS

290 Ditchling Road,
Brighton,
BN1 6JF.
t: (01273) 566777
e: fiveways@maslen.co.uk

WOODINGDEAN

62-64 Warren Road,
Woodingdean,
Brighton BN2 6BA
t: (01273) 278866
e: woodingdean@maslen.co.uk

LETTINGS

290 Ditchling Road,
Brighton,
BN1 6JF
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.