



## 8 Falmer Gardens, Brighton, BN2 6NE

£425,000 Freehold

A TASTEFULLY PRESENTED 4 bedroom family home situated in this sought-after road in Woodingdean. The property is being offered for sale with NO ONWARD CHAIN & benefits from; a PRIVATE REAR GARDEN, OPEN PLAN lounge/dining room, MODERN fitted kitchen, 4 good sized bedrooms & a private driveway providing OFF ROAD PARKING. Viewings are highly recommended. Energy Rating: E51 Exclusive to Maslen Estate Agents.

Front door to:

**Porch**

Double glazed windows to front and side, door to Hallway.

**Hallway**

Wooden floorboards, understairs storage cupboards housing fuse board and electricity meter, contemporary style radiator, stairs to first floor, doors to:

**Bedroom**

Double glazed windows to front, radiator.

**Open Plan Lounge/Dining Room**

Wooden floorboards, 2 x contemporary style radiators, double glazed windows to front and side, double glazed sliding patio door to rear garden.

**Kitchen**

Range of wall and base units with square edged work surfaces over, inset acrylic sink with mixer tap and drainer, induction hob with extractor above, integrated oven and microwave, space for tall fridge freezer, integrated dishwasher, space and plumbing for washing machine, tiled floors, double glazed window to rear, door to side of the property for front and rear access.

**Bathroom**

White suite comprising panelled bath with mixer tap, walk in shower with rainfall shower head over and further hand held shower hose, vanity sink basin with mixer tap and tile splash back, chrome heated towel rail, part tiled walls, tiled floor, 2 x double glazed windows to side.

**First Floor Landing**

Double glazed window to rear, doors to:

**Bedroom**

Built in wardrobes, radiator, double glazed window to side.

**Bedroom**

Double glazed window to rear, double radiator.

**Bedroom**

Double glazed window to side, 2 x built in wardrobes, cupboard housing boiler and water tank, double radiator, door to:

**Possible En-Suite Shower Room/Dressing Room**

Double glazed window to rear with privacy glass.

**Outside**

**Front Garden**

Lawned front garden with walled boundary's, pathway to front door, driveway with off street parking for multiple vehicles.

**Rear Garden**

Patio area and further lawned area with raised beds walled and fenced boundary's, side access to front and access to garage (without roof).

**Total approx floor area**

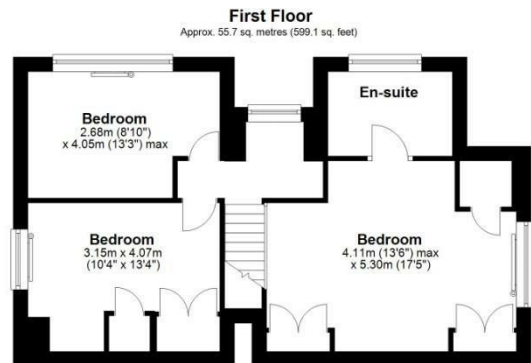
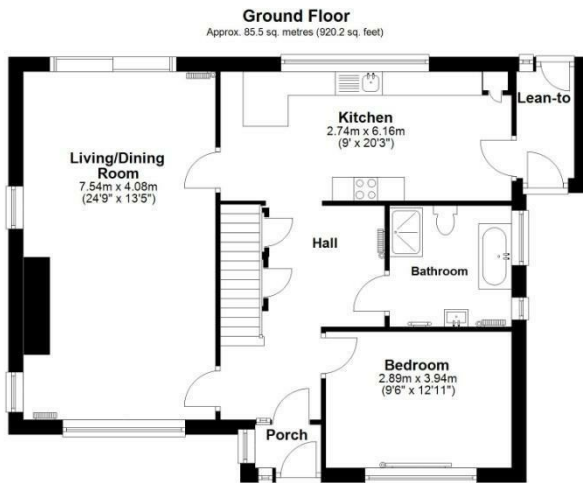
141.1 sq.m. (1519.3 sq.ft.)

**Council tax band E**

**V1**







Total area: approx. 141.1 sq. metres (1519.3 sq. feet)

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.  
Plan produced using Planitup.

## IMPORTANT

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

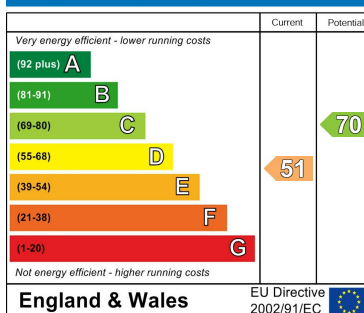
### IMPORTANT

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.

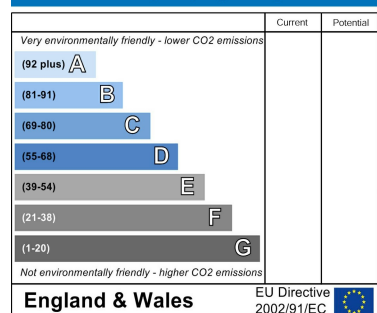
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



## COVERING THE CITY

### SALES

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

### LETTINGS

First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
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.