





49 Falmer Road

Brighton, BN2 7DA

Asking price £1,250,000

A beautiful 4 bedroom detached family home. Remodelled and extended, this stunning detached house has been finished to a high specification throughout. Impressive bi folding doors open to the rear from the lounge and well-designed kitchen/diner allowing lots of natural light to flood through whilst enjoying a leafy outlook.

All bedrooms are large, 2 with walk in wardrobes, 3 with ensuite facilities with an additional family shower room and handy utility room to the ground floor. A large block paved driveway is located at the front of the property, allowing parking for several cars along with a garage. The rear garden is of a sunny aspect, has a raised patio area, with a further patio area with outside TV point and decorative pergola.

Sporting and recreational facilities nearby are extensive: there is golf at East Brighton and West Hove, The Dyke and Pyecombe; racing at Brighton and Plumpton; sailing at Brighton Marina; and beautiful surrounding countryside, including the South Downs National Park and Ditchling Beacon, there are many miles of stunning walks and rides. Brighton airport, in Shoreham, offers a convenient base for private aircraft.

The mainline railway station is a short drive away, as well as the main shopping centre of Brighton, along with the fashionable Laines and access to the theatre, bars and restaurants.

There are many highly regarded schools and colleges in the local area, including Roedean School and Brighton College. The city is also home to both the University of Sussex and Brighton University.

- Detached

■ 2350 sqft

■ Garage

■ Plenty of Parking

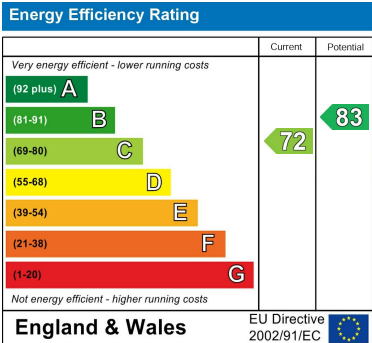
■ Kitchen
- Lovely Garden

■ 4 Bedrooms

■ Close To Rottingdean High Street

■ Living Room

■ Very Modern



FALMER ROAD

Approx. Gross Internal Floor Area (Excluding Garage) 218.02 sq m / 2346.74 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

FOSTER & CO.

LIVING ROOM

6.17m x 4.40m

(20'2" x 14'5")

KITCHEN / DINING ROOM

7.22m x 5.17m

(23'8" x 16'11")

BEDROOM

4.19m x 3.27m

(13'8" x 10'8")

UTILITY

UP

GARAGE

5.79m x 3.02m

(18'11" x 9'10")

Approximate Floor Area

188.26 sq ft

(17.49 sq m)

BEDROOM

6.50m x 4.58m

(21'3" x 15'0")

DRESSING ROOM

BEDROOM

5.37m x 4.14m

(17'7" x 13'6")

VOID

DN

BEDROOM

6.56m x 4.50m

(21'6" x 14'9")

FIRST FLOOR

Approximate Floor Area

1173.37 sq ft

(109.01 sq m)

GROUND FLOOR

Approximate Floor Area

1173.37 sq ft

(109.01 sq m)

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