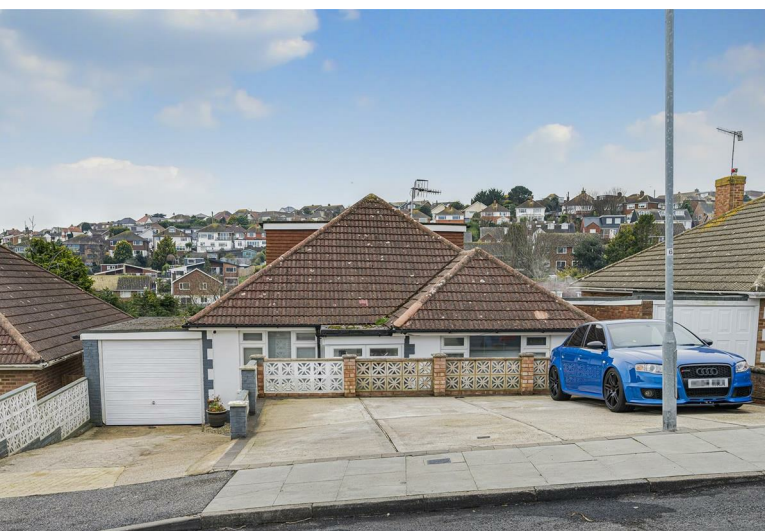


3  
BED

# Beautiful Open Plan Living Renovation

32, Falmer Avenue, Brighton, BN2 8FG



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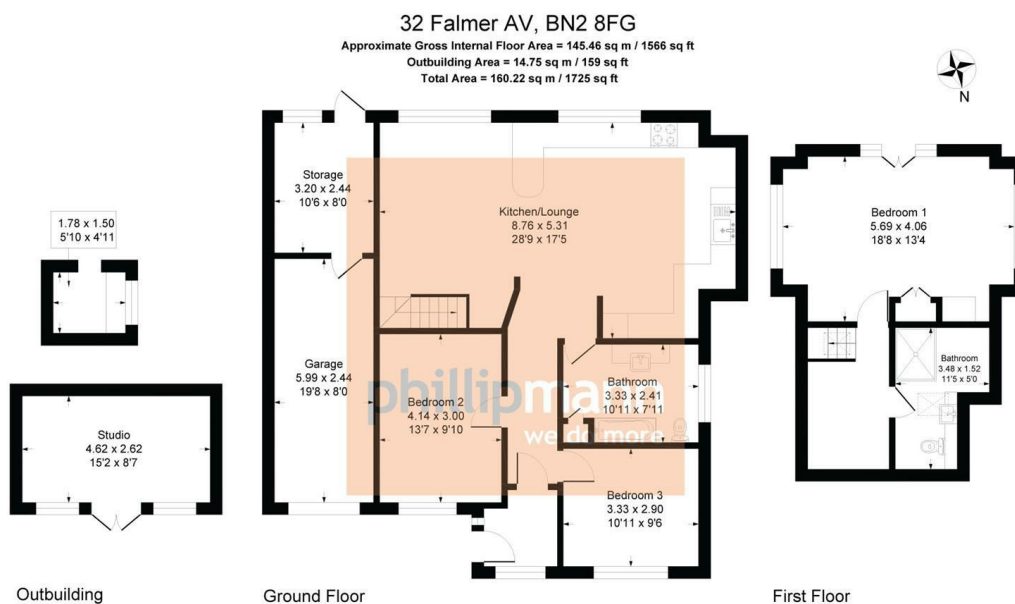


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillipmann Estate Agents are delighted to offer for sale this well presented three bedroom detached house situated in an quiet location with superb views across Saltdean and the sea in the distance as well as within walking distance to local amenities.

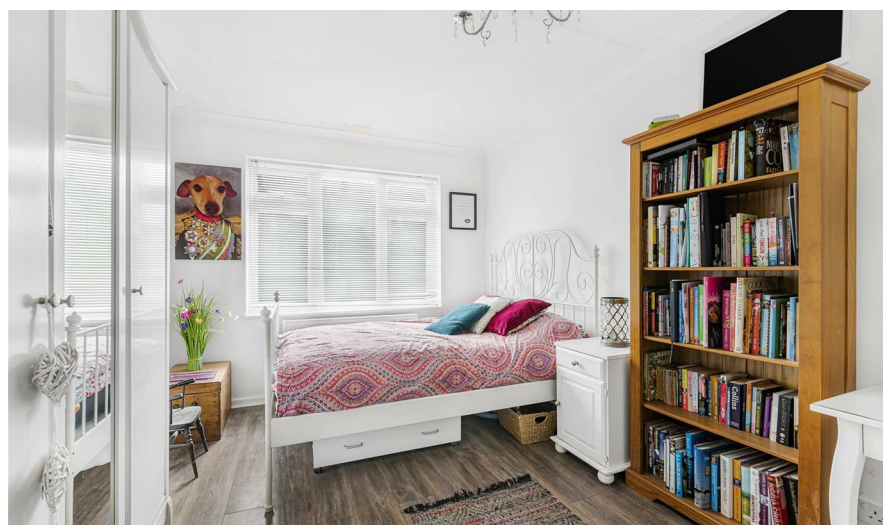
As you approach the property, benefits include a level driveway providing ample off road parking alongside a large single garage featuring power and lighting. Steps down to the useful tiled porch opens into the entrance hall.

Situated at the front of the property, both ground floor bedrooms are double rooms with laminate flooring and space for free standing furniture. The bathroom comprises; p shape bath with mixer tap and overhead shower, large sink vanity, w/c, airing cupboard, frosted window to side and tiled floor complementing part tiled walls.

The heart of the home is to the rear of the property where you'll find the kitchen lounge dining room. Recently renovated, herringbone oak flooring features throughout - the bespoke wooden made kitchen is fitted with a range of wall, base and pantry cupboards with complementing oak working surface. Features include; integral white goods, space for range oven with overhead extractor, sink with cooker tap, tiled splash back, enclosed boiler with 'Nest' Thermostat, ample dining space with further breakfast bar, fitted shutters with windows and door to rear garden and finally, the cosy lounge area finishes the area with stairs to first floor.

Upstairs, the landing area serves as a useful study space. Bedroom 1 is a lovely sized, double aspect room with Juliette Balcony, window with elevated distant views and ensuite shower room. Eaves storage is a benefit throughout the first floor with space for ample free standing furniture.

The south west facing rear garden has been tastefully landscaped with a large patio area featuring bar, lawn covering and insulated summer house with power, heating and wifi,. Benefits include, outside tap, rear garage and under house storage.



EPC - D

Council Tax Band - D

moreinfo...



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