

Falmer Road



Approximate Gross Internal Area = 193.53 sq m / 2083.14 sq ft

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



Total Area Approx 2083.14 sq ft

514 Falmer Road, Woodingdean, BN2 6LH

To view, contact John Hilton:
 52 High Street, Rottingdean, BN2 7HF
 52 High Street, Rottingdean, Brighton, BN2 7HF
 01273 608151 or sales@johnhiltons.co.uk

Offers In Excess Of £750,000 Freehold



514 Falmer Road Woodingdean, BN2 6LH

Approach

Block paved and landscaped with ample parking for several cars plus turning space. Walled and fenced boundaries.

LOWER GROUND FLOOR

Lounge/Diner

9.15m x 3.90m (30'0" x 12'9")
Wood laminate flooring with two zone electric underfloor heating, windows to side, French doors lead to conservatory.

Conservatory

3.93m x 3.39m (12'10" x 11'1")
Vaulted ceiling, tiled floor with electric underfloor heating, pleasant outlook to garden accessed via French doors.

Kitchen/Breakfast Room

4.43m x 2.98m (14'6" x 9'9")
Range of units at base and eye level with concealed downlighters, granite worktops, inset one-and-a-half bowl sink with mixer tap. Over hanging breakfast bar, range cooker with extractor hood over, integrated dishwasher, space for American-style fridge, tiled floor with electric underfloor heating, door to rear garden.

Utility Room

2.56m x 1.35m (8'4" x 4'5")
Tiled floor, utility cupboard housing boiler and high pressure hot water cylinder, plus space and plumbing for washing machine.

Downstairs WC

Fully tiled, low-level WC with concealed cistern, wall-mounted basin with mixer tap.

GROUND FLOOR

Entrance Hall

Stairs to upper and lower levels, space to rear would make an ideal study area with window overlooking rear garden.

Snug/TV Room

3.70m x 3.12m (12'1" x 10'2")
Window to front with shutter blinds.

Home Office

2.96m x 2.76m (9'8" x 9'0")
Window to front with shutter blinds.

Bedroom

3.27m x 3.10m (10'8" x 10'2")
Window to rear overlooks rear garden.

Spacious Bathroom

Fully tiled walls, panel-enclosed bath with mixer tap and hand shower, large shower enclosure with raised shower head and hand shower. Vanity sink with cupboards and drawers incorporates low-level WC with concealed cistern and further cupboard space, heated towel rail.

FIRST FLOOR

Landing

Access to boarded loft.

Master Bedroom

5.61m x 3.55m (18'4" x 11'7")
Window to rear with garden views, French doors with Juliette balcony, fitted wardrobes and matching chests of drawers.

En-Suite

Curved bath with inset waterfall mixer tap, fully tiled marble-effect walls, shower enclosure with raised shower head plus hand shower. Twin wash basins with mixer taps and inset mirror over, low-level WC, heated towel rail.

Bedroom

3.77m x 3.18m (12'4" x 10'5")
Window to front with shutter blinds, built-in wardrobes with matching dressing table and chests of drawers.

En-Suite

Low-level WC with concealed cistern, vanity wash basin with mixer taps and cupboards below.

Bedroom

3.66m x 3.20m (12'0" x 10'5")
Window to front with shutter blinds, built-in wardrobes with matching chests of drawers.

En-Suite

Fully tiled, recessed shower enclosure with hand-held attachment on riser, wash basin with mixer tap, low-level WC with concealed cistern, heated towel rail.

Large Rear Garden

39.62m x 12.19m (130" x 40")
Approx 130ft x 40ft. Large decking area ideal for outdoor entertaining. Mostly laid to lawn with further paved patio areas, hedged and fenced boundaries with two further outbuildings. Gated side access.

External Studio

3.76m x 2.60m (12'4" x 8'6")
Fully insulated and would make an ideal office, with power, light, and utility area with sink and units measuring 2.65m x 1.81m. Tiled with underfloor heating, accessed via rear garden.



A substantial and immaculately presented detached house arranged over three floors, offering versatile accommodation, ideal for family occupation, with room to spread out. Occupying a large plot in a favoured location opposite the South Downs, close to local amenities, local schools and frequent buses into the city centre. Set back from the road with block paved frontage offering ample off-street parking, a 130ft mainly lawned rear garden with large decked sun terrace ideal for entertaining, and a large studio with power, light, and underfloor heating suitable for a variety of uses. The flexible accommodation offers spacious living space with underfloor heating, four double bedrooms, of which three have en-suite facilities, as well as a family bathroom. The home office makes this property ideal for those working from home, and the separate snug/TV room is a lovely sanctuary to retreat to after a hectic day. Easy access to the South Downs offering delightful country walks, and just up the road from the coastal village of Rottingdean.

- Substantial Detached House
- Arranged Over Three Levels
- Large 130ft Rear Garden
- Insulated Studio with Heating
- Ample Off-Road Parking
- Versatile Accommodation
- Three En-Suites
- Close to Local Amenities
- Close to South Downs
- Ideal Family Home

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	83
(81-91) B	76
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

Council Tax
Band: E