



South Street, Falmer, BN1 9PQ
£2,100 Per Month



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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Further Information

SUIT THREE SHARERS OR A FAMILY. Located on South Street in the beautiful village of Falmer, adjacent to a picturesque field with lake, in a quiet courtyard development, is this delightful modern three bedroom, two bathroom house which was recently updated to include a new kitchen, shower room and general decoration. The house comes with its own allocated parking space.

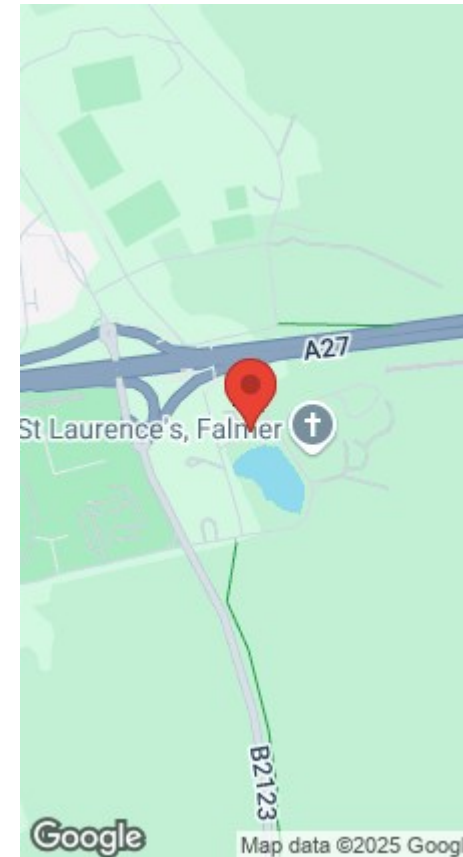
The property has a conservatory leading to a private garden, a double bedroom/study on the ground floor, a downstairs shower room, two further double bedrooms upstairs and a family bathroom.

Available from the beginning of August 2025.
Available Furnished. No Pets



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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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