



1 Falmer Gardens | | Brighton | BN2 6NE



ESTATE AGENT



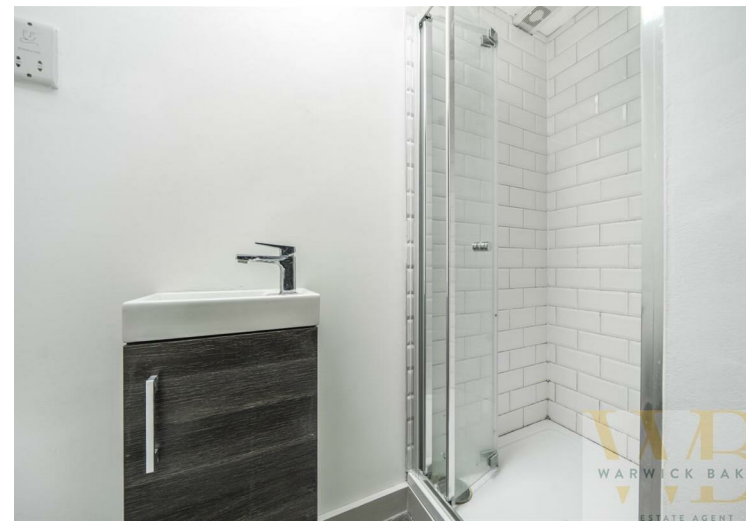
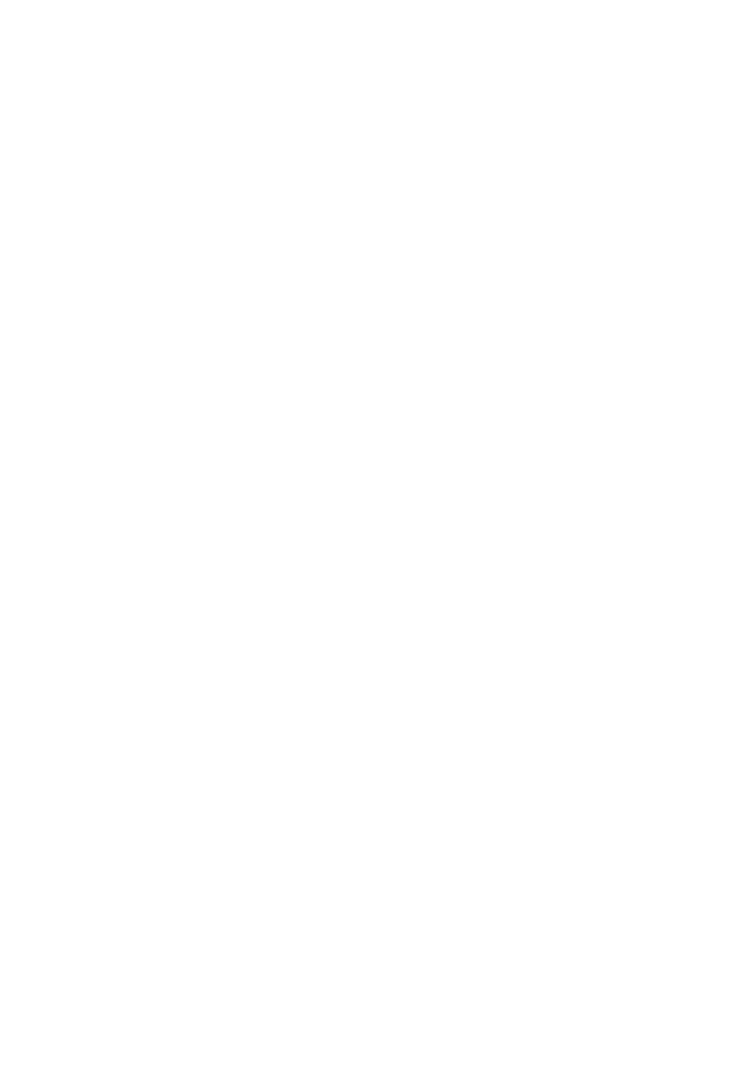
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£550,000

\*\*\* £550,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED SEMI-DETACHED CHALET BUNGALOW. LOCATED IN THE HEART OF WOODINGDEAN ON A PEACEFUL CRESCENT, NUMEROUS LOCAL SHOPS ARE WITHIN AN EASY WALK. THE PROPERTY BENEFITS FROM FIVE DOUBLE BEDROOMS, 20' LOUNGE OPEN PLAN KITCHEN/BREAKFAST ROOM, UTILITY ROOM, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, FRONT GARDEN AND WEST FACING LAWNED REAR GARDEN.

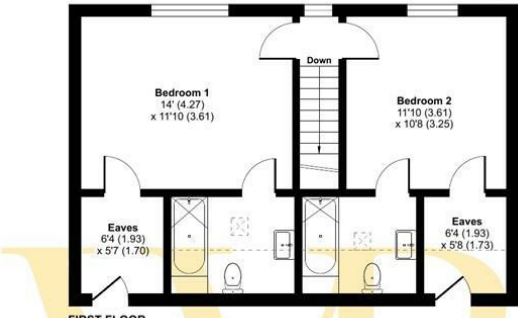
- ENTRANCE HALL
- FIVE BEDROOMS
- 20' LOUNGE OPEN PLAN KITCHEN/BREAKFAST ROOM
- FOUR EN-SUITES
- FRONT LAWN
- WEST FACING REAR LAWNED GARDEN



## Falmer Gardens, Brighton, BN2

Approximate Area = 1380 sq ft / 128.2 sq m  
 Limited Use Area(s) = 69 sq ft / 6.4 sq m  
 Total = 1449 sq ft / 134.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1138778



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		74	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC