



**Guide Price**  
**£550,000**

**Freehold**

4x  2x  2x 

**Falmer Gardens,  
Woodingdean, Brighton,  
East Sussex, BN2**

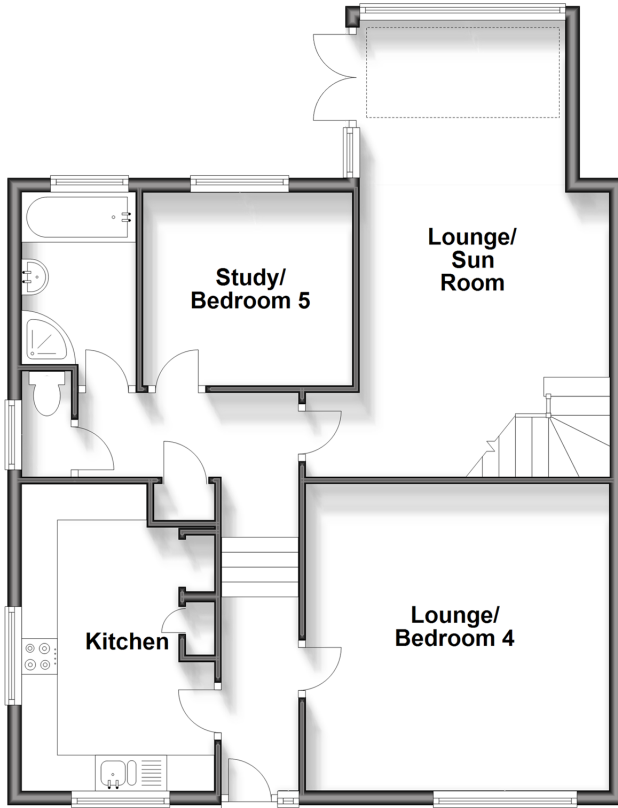
**OVER 60?**

Secure this property  
for up to **59% less!**

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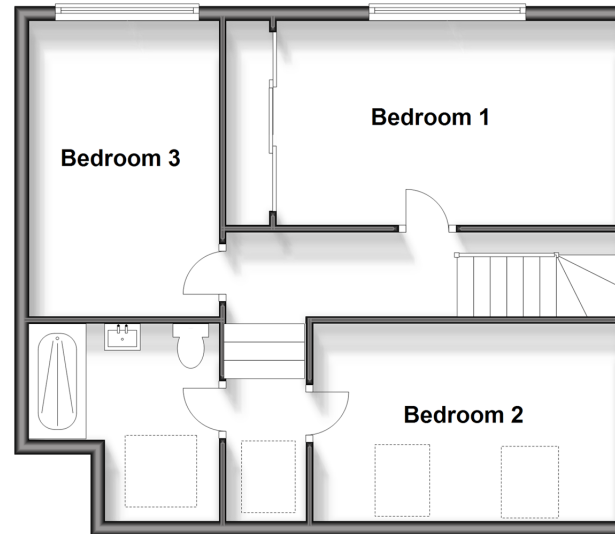
### Split Level Ground Floor

Approx. 75.7 sq. metres (814.7 sq. feet)



### First Floor

Approx. 56.3 sq. metres (605.7 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance hall

Lounge/ Bedroom 4: 14'1 x 13'5 (4.30m x 4.09m)

Kitchen: 13'11 x 8'9 (4.24m x 2.67m)

Separate Toilet

Bathroom

Study/ Bedroom 5: 8'11 x 8'8 (2.72m x 2.64m)

Lounge/Sun Room: 21'2 x 11'6 (6.46m x 3.51m)

### FIRST FLOOR

Landing

Bedroom 1: 17'5 x 10'10 (5.31m x 3.30m)

Bedroom 2: 13'11 x 8'4 (4.24m x 2.54m)

Bedroom 3: 13'5 x 8'0 (4.09m x 2.44m)

Shower Room

### OUTSIDE

Front and Rear Gardens

Electric Charging Point

Driveway



## Main features

- Bright and spacious home with planning in place for a rear and side single storey extension (application number BH2023/01640)
- Modern finish throughout, cosy wood burner in lounge
- Impressive rear garden with large, decked area with spectacular views
- Driveway with an electric car charging point
- Solar panels have a feed-in tariff



### Nearest Schools

Primary Schools: Woodingdean Primary 0.3 miles, Rudyard Kipling Primary 1.0 miles.

Secondary Schools: Longhill High School 1.8 miles.  
Further Education: Downs View Special School 0.3 miles.



### Transport Information

Train Stations: Falmer 3.0 miles, Moulsecomb 3.0 miles, Brighton 3.4 miles.



### Address

Falmer Gardens, Woodingdean, Brighton, East Sussex, BN2



### Directions

For directions to this property please contact us.



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Call Woodingdean Branch 01273 606121 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C(72)	B(84)

32504831/20240427/DS/JON