



Price

£1,250,000

Freehold

4x  4x  1x 

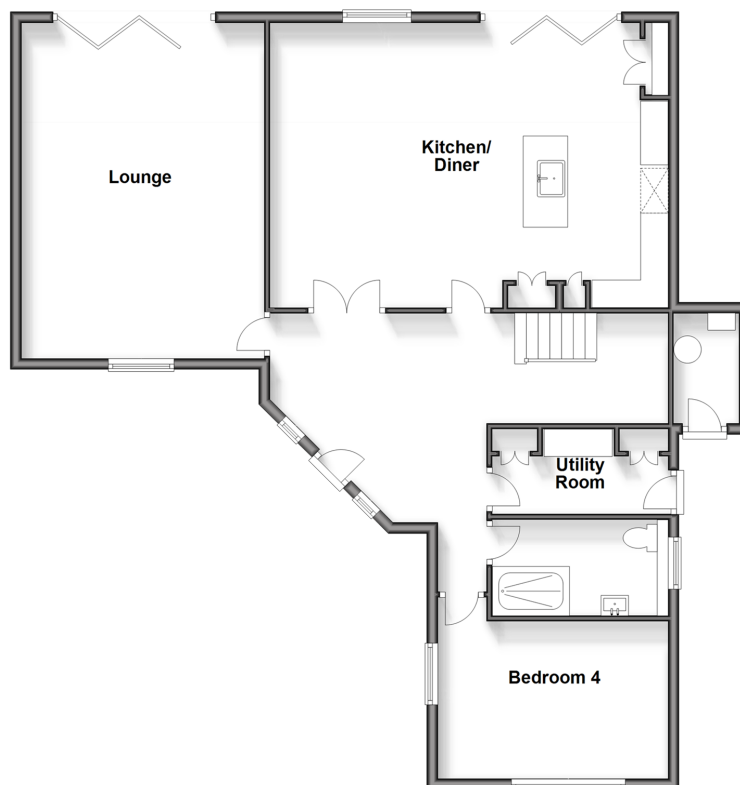
**Falmer Road,
Rottingdean, Brighton,
East Sussex, BN2**

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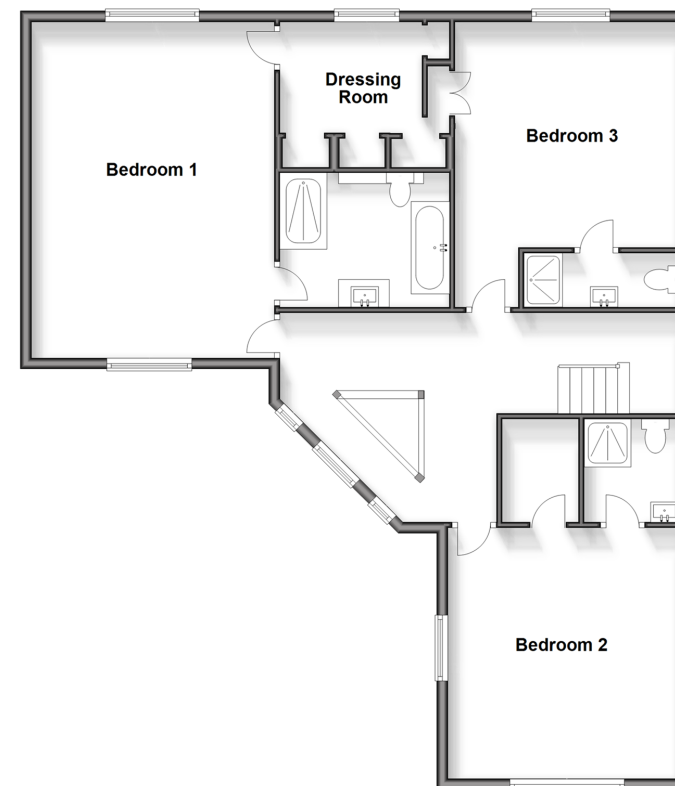
Outbuilding
Approx. 17.6 sq. metres (189.8 sq. feet)



Ground Floor
Approx. 113.0 sq. metres (1216.6 sq. feet)



First Floor
Approx. 110.4 sq. metres (1188.7 sq. feet)



Accommodation

GROUND FLOOR

Reception Hallway : 22'5 x 17'0 at widest point (6.84m x 5.19m)

Lounge: 20'6 x 14'6 (6.25m x 4.42m)

Kitchen/Diner: 24'0 x 17'1 (7.32m x 5.21m)

Utility Room: 11'0 x 5'1 (3.36m x 1.55m)

Bedroom 4: 13'9 x 9'5 (4.19m x 2.87m)

Shower Room : 10'5 x 5'8 (3.18m x 1.73m)

FIRST FLOOR

Gallery Landing

Bedroom 1: 21'4 x 15'0 (6.51m x 4.58m)

Dressing Room : 10'3 x 8'10 (3.13m x 2.69m)

En-suite

Bedroom 2: 14'9 x 14'9 (4.50m x 4.50m)

Dressing Room: 6'5 x 4'8 (1.96m x 1.42m)

En-suite

Bedroom 3: 17'8 x 13'7 (5.39m x 4.14m)

En-Suite

OUTBUILDING

Garage

OUTSIDE

Large Block Paved Driveway

Front and Rear Gardens



Main features

- Contemporary styled 2 storey family home, with circa 2400sq. ft of luxurious accommodation
- Double aspect lounge, large kitchen/diner, both with bi folding doors overlooking rear garden
- 3 bedrooms ensuite, 2 with walk in wardrobes, shower room & utility room
- Sunny aspect rear garden with raised patio, further patio with pergola, tv point & leafy views
- Large block paved driveway, garage



Nearest Schools

Primary Schools: Our Lady of Lourdes RC School 0.3 miles, St Margaret's CofE Primary, Rottingdean 0.3 miles.

Secondary schools: Ovingdean Hall School 0.8 miles, Roedean School 1.0 miles, Longhill High School 0.8 miles.



Transport Information

Train Stations: Moulsecoomb 3.5 miles, Falmer 3.6 miles, Brighton 3.6 miles



Address

Falmer Road, Rottingdean, Brighton, East Sussex, BN2



Directions

For directions to this property please contact us.



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■ 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



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