



East Street, Falmer Village, Brighton, BN1 9PB
O.I.E.O. £400,000

East Street, Falmer Village, Brighton, BN1 9PB

- A Rare Opportunity For A 'Grand Designs' 3 Bedroom Home
- Former Stable Building With Planning Consent To Convert
- Fabulous Building With Hayloft Dating Back To The 18th Century
- Potential Garden & Off Road Parking

The Property

A truly rare opportunity to purchase this freehold listed former stable building in an idyllic setting surrounded by the downs and a Grade II* Listed barn, Church & Granary. Planning permission has been granted for conversion of the stable building into one dwelling (planning application number SDNP/21/01818/FUL). The proposed conversion would incorporate 3 bedrooms, two en-suites and a separate bathroom, a kitchen / dining room with separate utility / WC, a living room and includes an area ideal for a garden and off-road parking.

According to the heritage report, the stables building dates back to at least the 18th century as it appears on estate maps of 1799-1800, and is a curtilage listed building, being adjacent to the Grade II* Listed barn to the north. The stable buildings extend to approximately 2,374sqft / 220 sqm and were formerly 10 stables and is 1.5 storeys in height, built in coursed flint with a hayloft, a hayloft door and the historic floors are still present.

- Idyllic Village Setting In The South Downs National Park
- Planning Information & Proposed Plans Available On Request
- Electricity & Water Are Outside The Property*
- CIL Payment £200 per sqm (£51,632.40)**

The Location

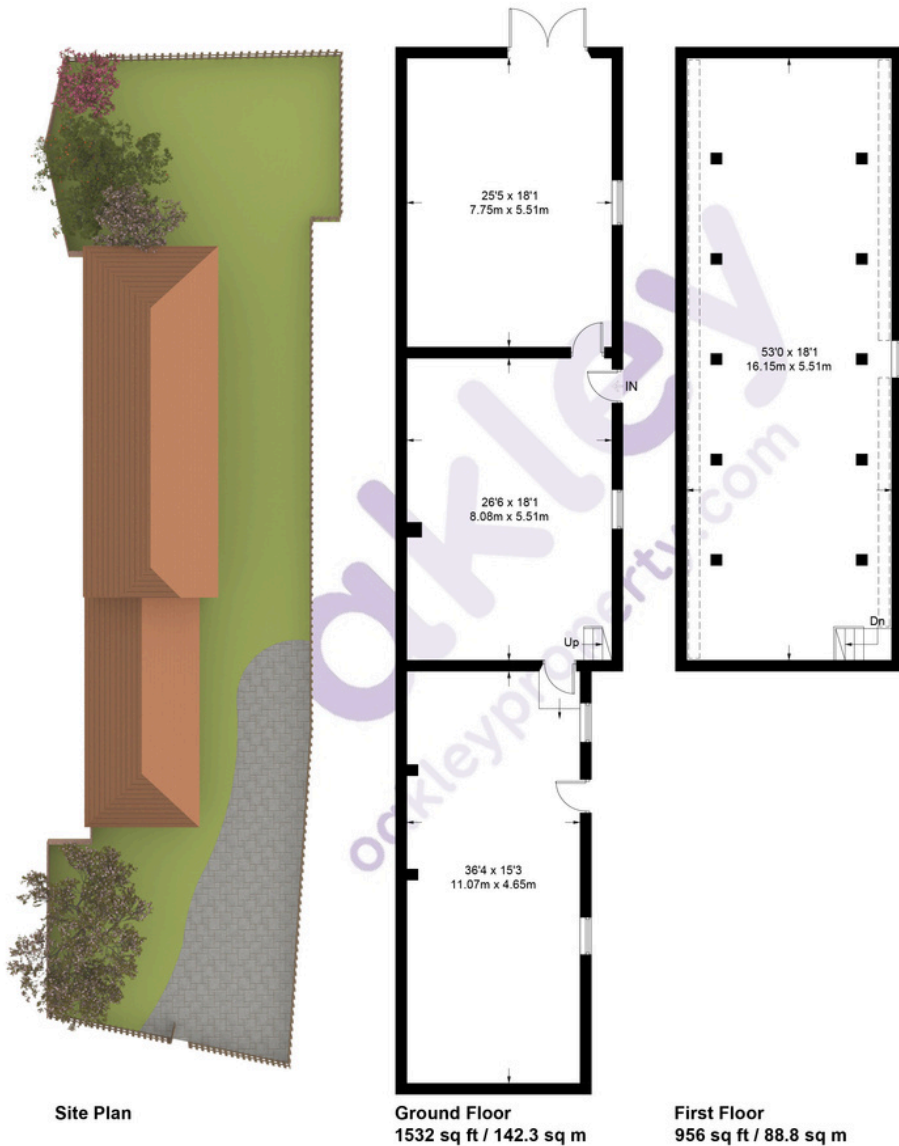
The Stables (East Street) is situated in the peaceful setting of Falmer Village, which is ideally located for access to Brighton, Lewes and the A27 and A23 road networks. Falmer dates back to the late Saxon period and the surrounding area is characterised by beautiful countryside. Nearby, The Swan Inn (0.2 miles) is full of "old world" charm and is loved by locals, walkers and cyclists.

Falmer Station is just a short walk away (0.6 miles) and nearby frequent bus services afford convenient access to Brighton, Lewes and further afield. Local amenities include a local farm shop (0.2 miles), a Co-op (0.7 miles), Sainsbury's Superstore on Lewes Road (3.2 miles) and in Lewes, a Waitrose (4.9 miles) and Tesco Superstore (5.2 miles).

The property is set within the South Downs National Park and is close to nearby Stanmer Park and Estate (0.9 miles), Brighton & Hove's largest park with woodland walks, rolling green hills and the Grade I listed eighteenth century Stanmer House.

The County town of Lewes (4.8 miles) is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Pop into Bill's for a cuppa or something more substantial from the mouth-watering menu. Have a pint of Harvey's, the local brew, and take in some music in one of the many friendly pubs in the area, or catch a movie at the independent Depot cinema.





Site Plan

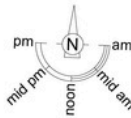
Ground Floor
1532 sq ft / 142.3 sq m

First Floor
956 sq ft / 88.8 sq m

Approximate Gross Internal Area = 2374 sq ft / 220.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 114 sq ft / 10.6 sq m
Total = 2488 sq ft / 231.1 sq m

= Reduced head height below 1.5m

Illustration for identification purposes only,
measurements are approximate, not to scale. © Oakley Property 2023



Agents Notes:

Tenure Freehold

Council Tax Band Exempt - TBC

*We are informed by the sellers that electricity and water run to the outside of the property. (Purchasers are advised to make their own enquiries in this regard.)

**As part of the planning consent, there is a CIL payment of £200 per sqm. Those looking to self-build and occupy as their primary residence may be able to apply for an exemption to the CIL payment.



Oakley

Your Sussex Property Expert

Brighton & Hove Office
01273 688 881
3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
brighton@oakleyproperty.com

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