



56 East Street, Brighton  
£950,000

**MANSELL  
McTAGGART**  
Trusted since 1947





## Mansell McTaggart Brighton & Hove

Mansell Mctaggart, 138 Old London Road - BN1 8YA

01273 508955

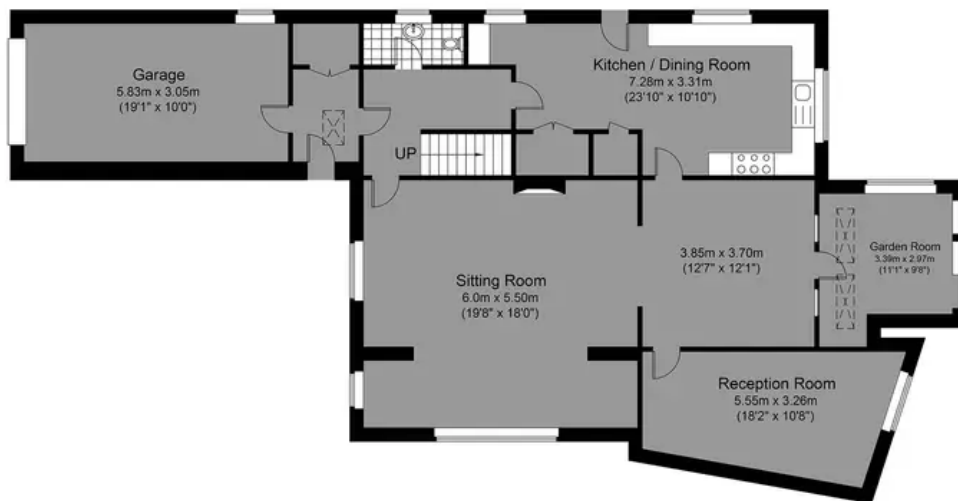
[patcham@mansellmctaggart.co.uk](mailto:patcham@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/brighton](http://www.mansellmctaggart.co.uk/branch/brighton)





Approximate Gross Internal Area (Including Garage) = 199.41 sq m / 2146.43 sq. ft



**East Street**

Ground Floor  
Approximate Floor Area  
1382.08 sq. ft (128.40 sq. m)



First Floor  
Approximate Floor Area  
764.34 sq. ft (71.01 sq. m)

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McTAGGART**  
ESTATE AGENTS SINCE 1947

Illustration for identification purposes only, measurements are approximate, not to scale.

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# 56 East Street

, Brighton

"The Dolphins" is a beautifully presented and incredibly well positioned four bedroom detached residence situated in the heart of Falmer Village, offering a rural lifestyle whilst still being just a stones throw from the City of Brighton and Hove!

Council Tax band: F

Tenure: Freehold

- Four Bedroom Detached Residence
- Exclusive To Mansell McTaggart
- Idyllic Location In The Heart Of Falmer Village
- Close Proximity To The Amex Stadium And The South Downs National Park!
- Fantastic Specification Throughout
- Potential For Further Enlargement/Reconfiguration Subject To The Relevant Consents
- Versatile Accommodation Across All Floors
- Attractive Rear Garden And Approach
- Open Views Over Greenery To The Rear
- Attached Garage And Parking For Multiple Cars On The Driveway

