



**Guide Price**  
**£400,000**

**Freehold**

3x  1x  1x 

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

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Unique semi detached family home
- Chain Free
- Sought after location
- Close to local primary schools
- Garage and driveway

## Accommodation

### LOWER GROUND FLOOR

- Hallway
- Bedroom 1: 15'9 x 11'4 (4.80m x 3.46m)
- Bedroom 2: 12'2 x 10'4 (3.71m x 3.15m)
- Sun Room : 14'3 x 11'6 (4.35m x 3.51m)
- Storage Room

### GROUND FLOOR

- Landing
- Kitchen: 10'9 x 9'5 (3.28m x 2.87m)
- Lounge: 16'11 x 11'5 at widest point (5.16m x 3.48m)
- Bedroom 3: 12'1 x 10'4 (3.69m x 3.15m)
- Bathroom
- Toilet

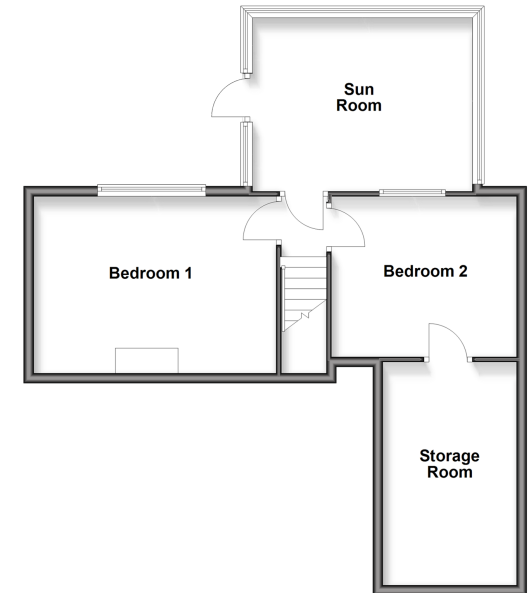
### OUTSIDE

- Front and Rear Gardens
- Garage
- Driveway

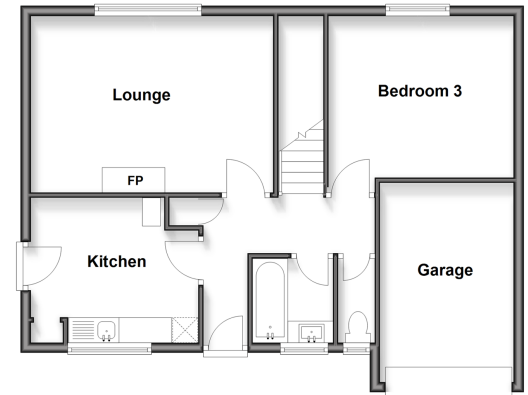
Call Woodingdean - 01273 606121 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- 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 50% less, by purchasing a Lifetime Lease.

**Lower Ground Floor**  
Approx. 60.1 sq. metres (646.4 sq. feet)



**Ground Floor**  
Approx. 64.5 sq. metres (693.9 sq. feet)



32508192/20251024/JON/LM