

**1 Bed
Studio
located in**

 **MyHausProperty**
Sales & Lettings

3 Station Approach

Falmer

Brighton

BN1 9SD



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£1,000 PCM

NEURODIVERGENT-FRIENDLY HOME | ALL BILLS INCLUDED | SINGLE STUDENT ONLY | AVAILABLE SEPTEMBER 2026

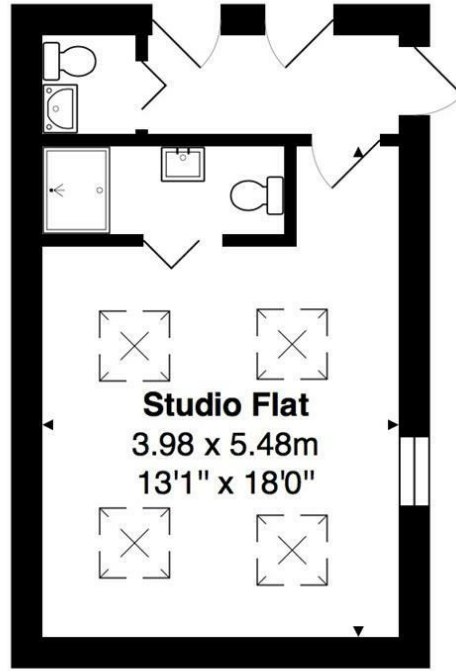
MyHaus Students are pleased to offer this beautifully presented luxury annex room in Falmer, perfectly placed for student life whilst offering a calm and comfortable place to call home.

Thoughtfully suited to neurodivergent living, this spacious accommodation has been designed with both comfort and practicality in mind. Finished to a high standard throughout, it offers a peaceful setting with access to a generous garden, ideal for stepping outside, resetting, or enjoying a quieter moment away from campus life.


The location is hard to beat for a University of Sussex student, with Falmer Station just moments away and the university within easy reach, making day-to-day living simple and well connected.

A rare opportunity to secure high-quality, all-inclusive student accommodation in one of Falmer's most convenient spots.





Ground Floor
 Area: 26.7 m² ... 288 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC 		

DIRECTIONS

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