

**0 Bed
House
located in**

 **MyHausProperty**
Sales & Lettings

3 Station Approach

Falmer

Brighton

BN1 9SD



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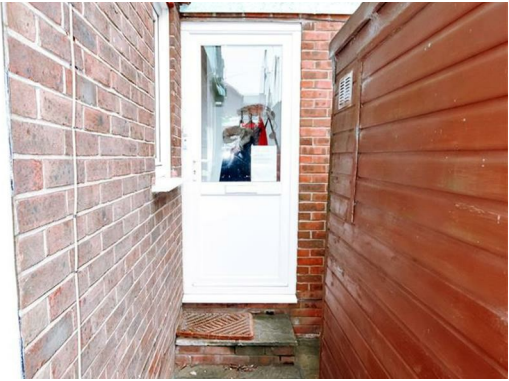
£1,275 PCM

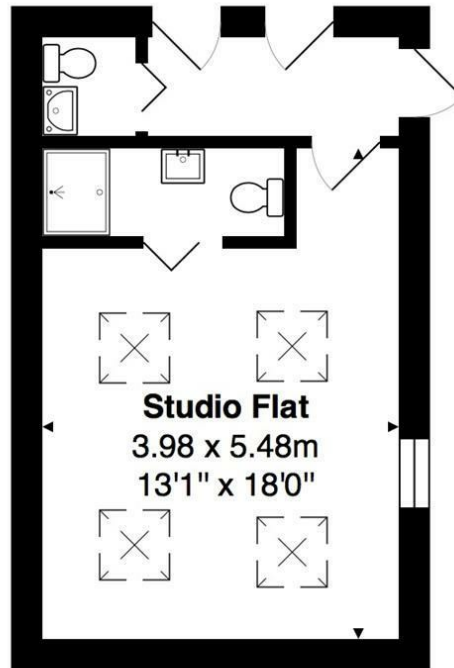
ALL BILLS INCLUDED | SINGLE STUDENT
ONLY | AVAILABLE SEPTEMBER 2026

MyHaus Students are delighted to offer this spacious and beautifully finished luxury annex room, ideally located in Falmer just a stone's throw from the station.

Designed with comfort and practicality in mind, the accommodation is immaculately presented and benefits from access to a generous garden — perfect for some fresh air between study sessions. The location couldn't be better for a University of Sussex student, with Falmer Station moments away and the campus just minutes from your door.

A rare opportunity to secure high-quality student living in one of the most convenient spots in Falmer.





Ground Floor
Area: 26.7 m² ... 288 ft²

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

DIRECTIONS

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