

OVER 60?

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



Offers Over
£475,000
Freehold

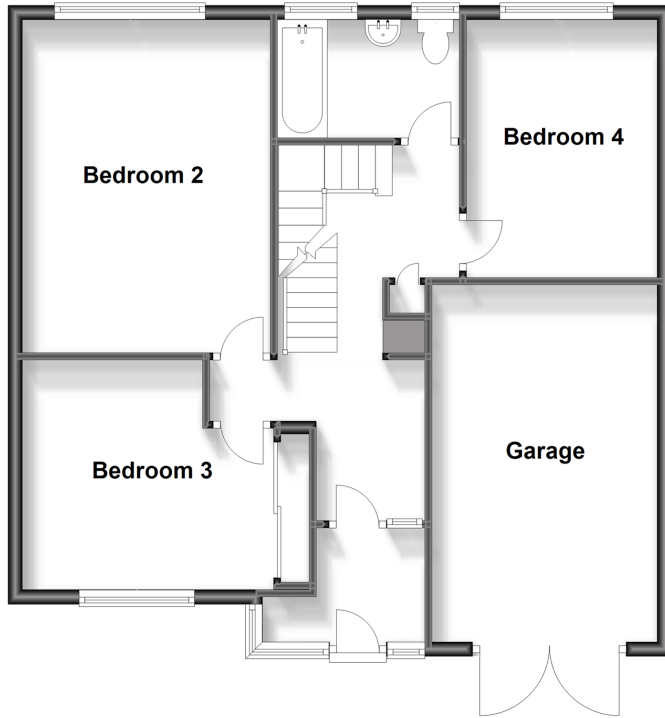
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Falmer Gardens, Woodingdean, Brighton,
East Sussex, BN2

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Helping you move forwards

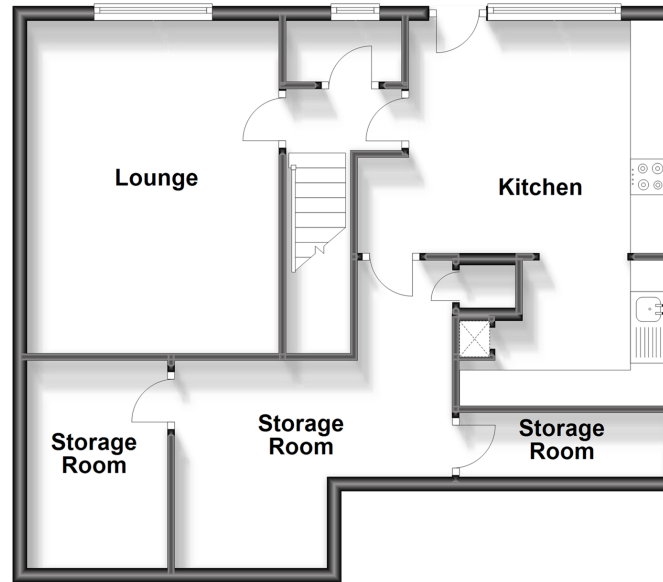
Ground Floor

Approx. 74.8 sq. metres (804.9 sq. feet)



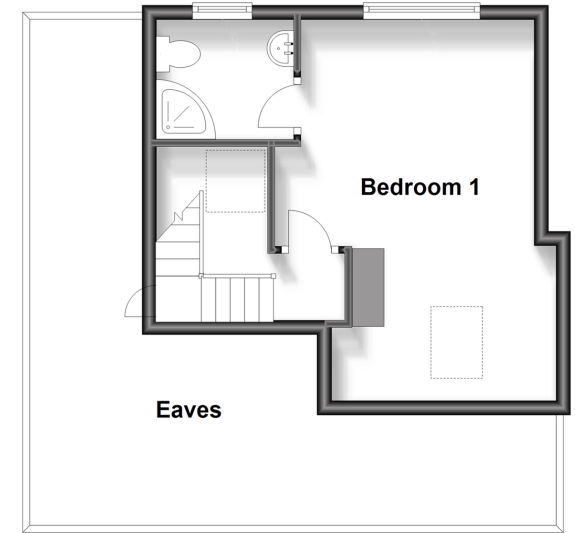
Lower Ground Floor

Approx. 62.4 sq. metres (671.3 sq. feet)



First Floor

Approx. 26.1 sq. metres (281.2 sq. feet)



Accommodation

LOWER GROUND FLOOR

Lounge: 14'11 x 11'5 (4.55m x 3.48m)
Kitchen: 14'2 x 10'9 (4.32m x 3.28m)
3 x Storage Rooms

Bedroom 3: 12'9 x 9'10 (3.89m x 3.00m)
Bedroom 4: 11'1 x 8'11 (3.38m x 2.72m)
Family Bathroom
Garage : 17'5 x 8'10 (5.31m x 2.69m)

OUTSIDE

Front and Rear Gardens
Blocked Paved Driveway

GROUND FLOOR

Entrance Porch
Entrance Hall
Bedroom 2: 14'11 x 11'6 (4.55m x 3.51m)

FIRST FLOOR

Bedroom 1: 17'8 x 12'0 (5.39m x 3.66m)
En suite: 5'8 x 5'6 (1.73m x 1.68m)
Eaves Storage



Main features

- Unique 3 storey semi-detached family home
- All bedrooms are double, principal bedroom en-suite
- Kitchen featuring a Rayburn cast iron central heating range cooker
- Sunny aspect rear garden with large, decked area for entertaining
- Garage and driveway
- Views to the South Downs



Nearest Schools

Primary Schools: Woodingdean Primary 0.3 miles, Rudyard Kipling Primary 1.0 miles, Elm Grove Primary 2.0 miles

Secondary Schools: Longhill high School 1.8 miles.



Transport Information

Train Stations: Moulsecoomb 3.0 miles, Falmer 3.0 miles, London Road 3.4 miles, Brighton 3.4 miles



Address

Falmer Gardens, Woodingdean, Brighton, East Sussex, BN2



Directions

For directions to this property please contact us.



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Call Woodingdean Branch 01273 606121 ■ 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 59% less, by purchasing a Lifetime Lease.



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