

**OVER 60?**

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



**Offers Over**  
**£475,000**  
**Freehold**

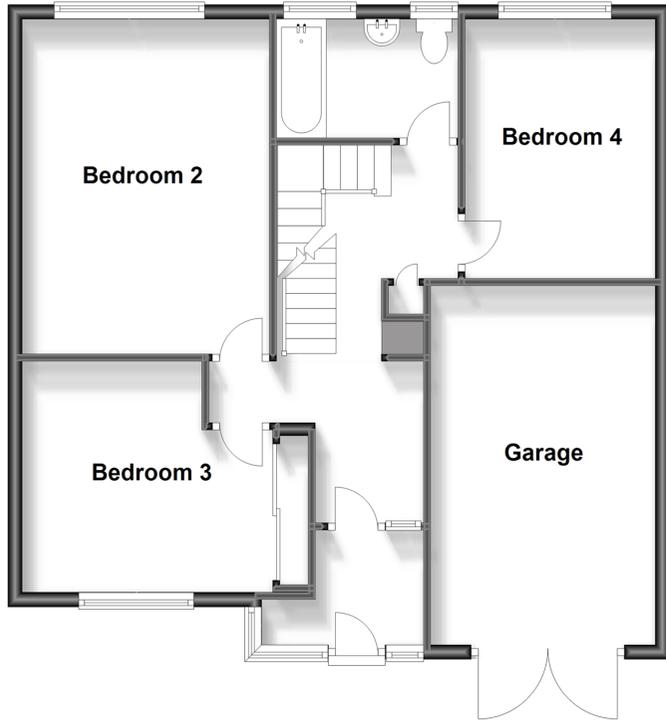
4x  2x  1x 

Falmer Gardens, Woodingdean, Brighton,  
East Sussex, BN2

**cubitt & west**  
Helping you move forwards

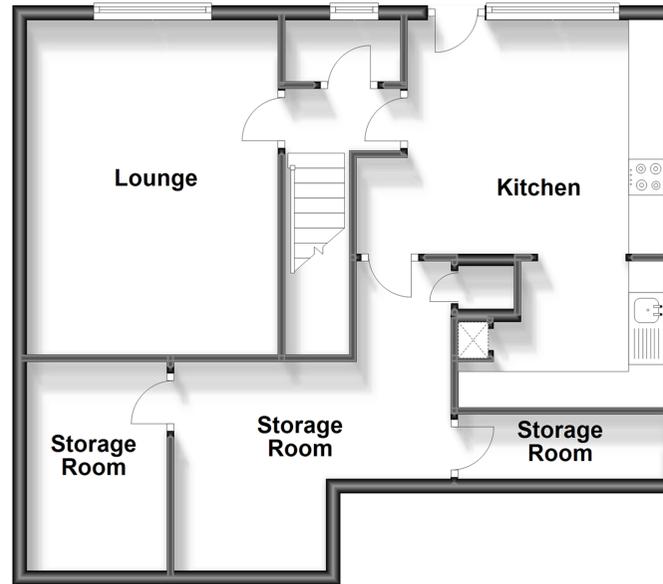
### Ground Floor

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.



**cubitt&west**  
Helping you move forwards

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



EPC RATING



CURRENT:

E(53)

POTENTIAL:

C(77)

32507741/20231123/JON/JON