



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  1x 

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

**OVER 60?**

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

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## Accommodation

### Ground Floor

Approx. 119.5 sq. metres (1286.5 sq. feet)



### GROUND FLOOR

Entrance Porch

Large Reception Hallway

Lounge: 16'0 x 11'10 (4.88m x 3.61m)

Kitchen: 12'3 x 11'11 (3.74m x 3.63m)

Bedroom 1: 14'6 x 11'11 (4.42m x 3.63m)

Bedroom 2: 11'4 x 8'9 (3.46m x 2.67m)

Bedroom 3: 11'0 x 10'5 (3.36m x 3.18m)

Bathroom: 9'0 x 8'3 (2.75m x 2.52m)

Conservatory: 26'0 x 6'1 (7.93m x 1.86m)

Workshop: 10'3 x 6'1 (3.13m x 1.86m)

Garage: 15'8 x 8'0 (4.78m x 2.44m)

### OUTSIDE

Side and Rear Gardens

Large Driveway



## Main features

- An extremely spacious bungalow offering in excess of 1300 square feet
- Concrete carriage driveway & garage with power and light
- Side & rear gardens, paved patio to rear
- 26-foot conservatory overlooking garden & workshop/storeroom
- Short distance to local shops, schools & opposite Happy Valley Park

### Nearest Schools

Primary Schools: Woodingdean Primary 0.3 miles, Rudyard Kipling Primary 1.0 miles, Our Lady of Lourdes RC School 1.9 miles

Secondary Schools: Downs View Special School 0.3 miles,

### Transport Information

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

### Address

Falmer Road, 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](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: D(63) POTENTIAL: C(80)

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