



Price
£550,000

Freehold

3x  1x  2x 

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

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Impressive family home on large plot, off road parking for several cars, integral garage
- Large lounge, separate formal dining room
- Modern fitted kitchen
- Bright & airy flexible accommodation
- Short walk to the South Downs and local shops

Accommodation

GROUND FLOOR

Entrance porch: 5'4 x 5'3 (1.63m x 1.60m)
 Entrance Hallway
 Lounge : 22'1 x 16'0 (6.74m x 4.88m)
 Kitchen: 10'4 x 8'4 (3.15m x 2.54m)
 Dining Room: 11'2 x 8'0 (3.41m x 2.44m)
 WC
 Utility Room: 8'11 x 7'7 (2.72m x 2.31m)
 Conservatory: 10'3 x 8'4 (3.13m x 2.54m)
 Garage

FIRST FLOOR

Landing
 Bedroom 1: 11'9 x 9'8 into fitted wardrobes (3.58m x 2.95m)
 Bedroom 2: 12'11 x 9'8 (3.94m x 2.95m)
 Bedroom 3 : 9'8 x 7'1 (2.95m x 2.16m)
 Bathroom

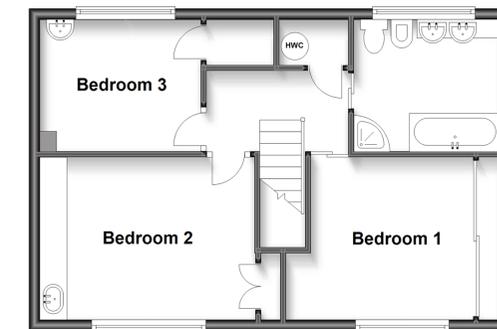
OUTSIDE

Large Driveway
 Large Garden

Ground Floor
 Approx. 79.4 sq. metres (855.0 sq. feet)



First Floor
 Approx. 46.5 sq. metres (500.7 sq. feet)



Call Woodingdean - 01273 606121 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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