



Guide Price
£500,000

Freehold

4x  2x  2x 

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

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Spacious family home, sought after location
- Large living areas, flexible layout
- Far reaching views, energy saving solar panels
- Beautiful sunny rear garden, landscaped & great size
- Parking, garage & under house storage

Accommodation

LOWER GROUND FLOOR

Garage
Storage Room 1
Storage Room 2

GROUND FLOOR

Hallway
Lounge: 17'0 x 12'0 (5.19m x 3.66m)
Kitchen: 13'0 x 12'6 (3.97m x 3.81m)
Dining Room: 13'5 x 12'0 (4.09m x 3.66m)
Bedroom 3: 11'4 x 8'9 (3.46m x 2.67m)
Bedroom 4: 9'11 x 9'11 (3.02m x 3.02m)
Bathroom

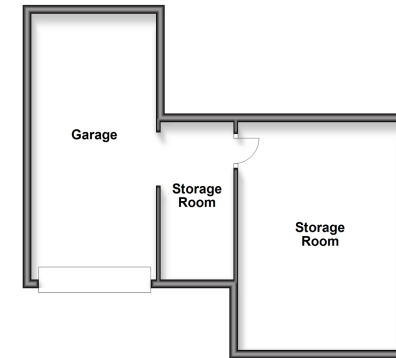
FIRST FLOOR

Landing
bedroom 1: 12'4 x 12'4 (3.76m x 3.76m)
En Suite Shower Room
Bedroom 2: 9'9 x 9'8 (2.97m x 2.95m)

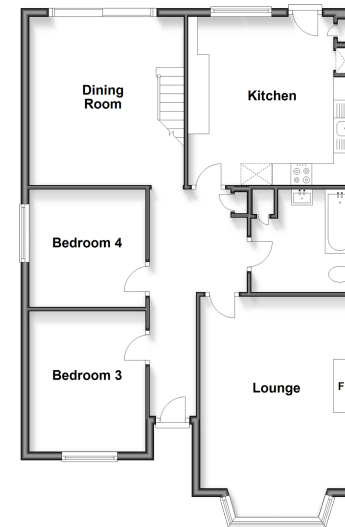
OUTSIDE

Front & Rear Gardens
Driveway

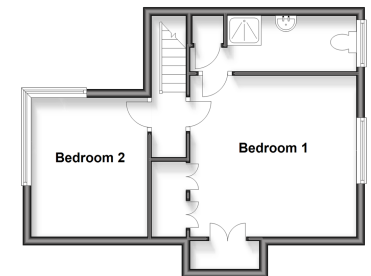
Lower Ground Floor
Approx. 46.5 sq. metres (500.7 sq. feet)



Ground Floor
Approx. 82.7 sq. metres (890.2 sq. feet)



First Floor
Approx. 36.0 sq. metres (387.3 sq. feet)



Call Woodingdean - 01273 606121 ■ cubittandwest.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- 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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