



Guide Price
£475,000

Freehold

4x  1x  2x 

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

OVER 60?

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

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Helping you move forwards



Main features

- Impressive family home on large plot
- Cosy lounge with log burner, large formal dining room adjacent
- Modern fitted kitchen
- Off road parking for several cars, integral garage, carport
- No Chain

Accommodation

GROUND FLOOR

Entrance Porch
 Lounge: 14'9 x 12'2 (4.50m x 3.71m)
 Dining Room : 17'0 x 12'11 (5.19m x 3.94m)
 Kitchen: 12'4 x 8'9 (3.76m x 2.67m)
 Cloakroom
 Conservatory : 15'11 x 7'3 (4.85m x 2.21m)
 Integral Garage

FIRST FLOOR

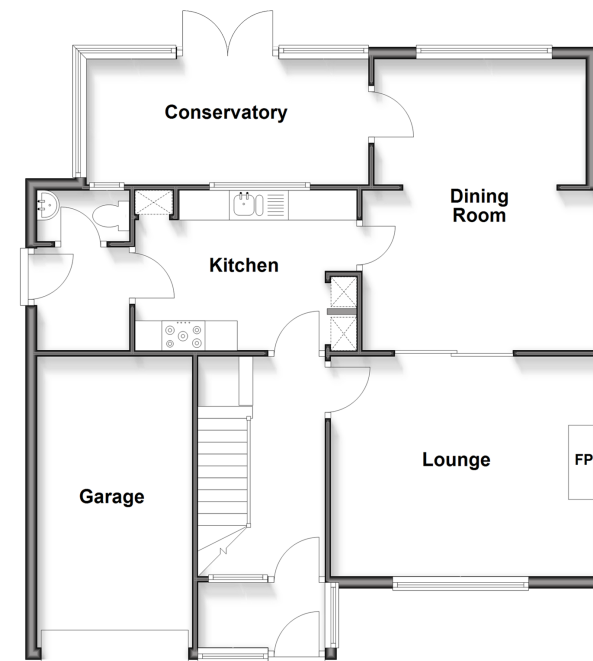
Landing
 Bedroom 1: 14'11 x 12'2 (4.55m x 3.71m)
 Bedroom 2: 13'1 x 8'11 (3.99m x 2.72m)
 Bedroom 3: 12'2 x 8'6 (3.71m x 2.59m)
 Bedroom 4: 8'10 x 8'6 (2.69m x 2.59m)

OUTSIDE

Front and Rear Gardens
 Driveway
 Car Port
 Timber Framed Shed

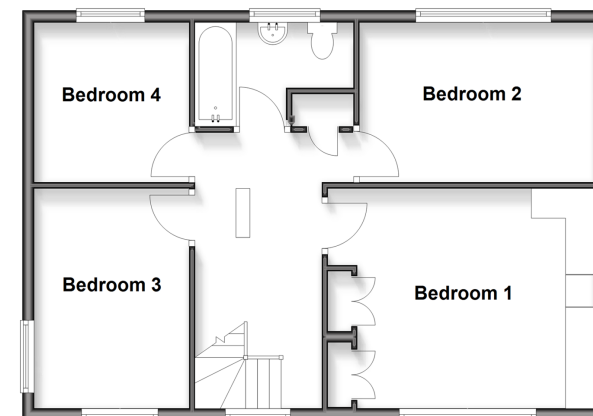
Ground Floor

Approx. 86.3 sq. metres (928.4 sq. feet)



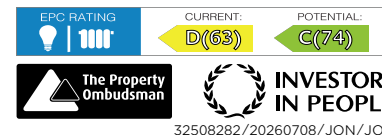
First Floor

Approx. 61.7 sq. metres (664.3 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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