



Falmer Gardens, Brighton, East Sussex

RECENTLY REFURBISHED THROUGHOUT TO A HIGH STANDARD | NEWLEY FITTED KITCHEN |
4 BATHROOMS | 5 BEDROOMS | 3 EN SUITES | SEMI DETACHED | GREAT LOCATION

Asking Price: £600,000 (Offers In Excess Of)



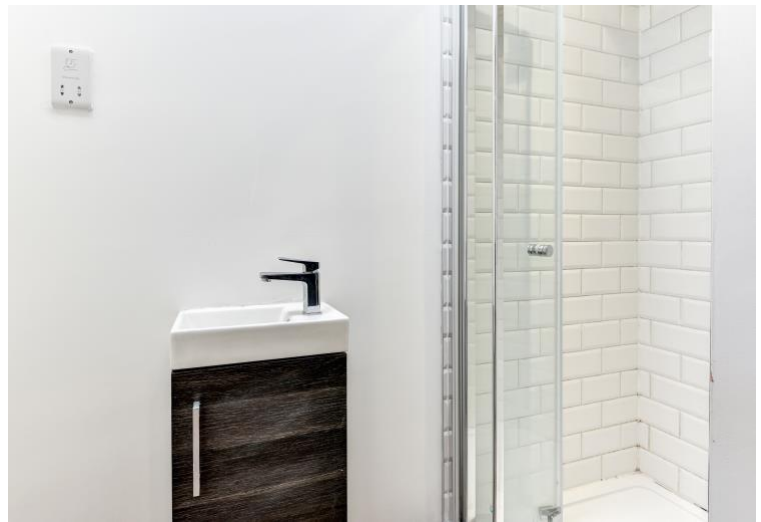
**DAVID
HARRINGTON**

Falmer Gardens, Brighton, East Sussex

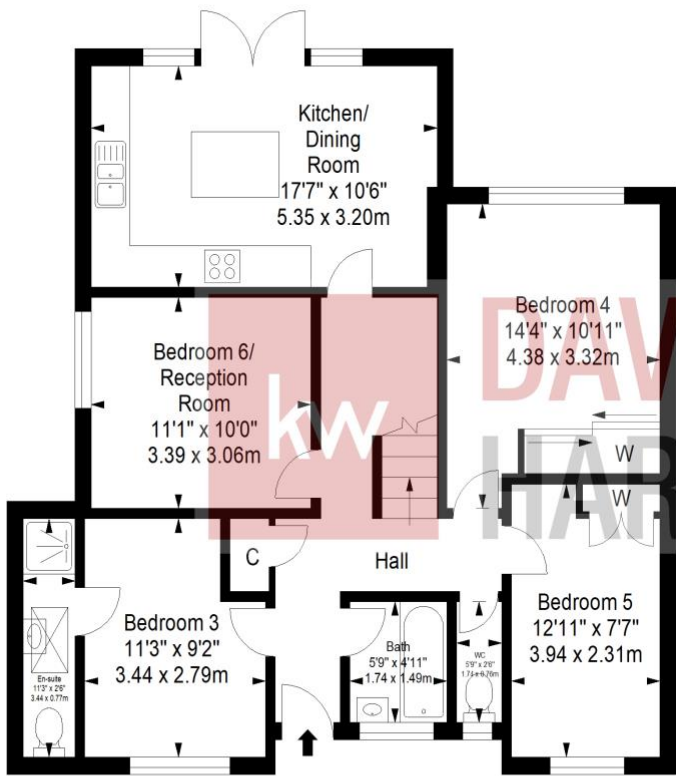
DESCRIPTION

David Harrington Property is delighted to offer to market this Fantastic house in Falmer Gardens, Woodingdean. This property has been refurbished to a high standard throughout. The downstairs comprises of; Three bedrooms one with en suite shower room, 1 Reception room, a modern newly fitted kitchen/dining area & a bathroom with separate W/C. Upstairs you will find two bedrooms both with a bathroom en suite and walk in wardrobes. Falmer Gardens is located just off Falmer road, providing great access to A23 & A27, close to amenities on Warren Way, this is a great family area with well regarded local schools nearby such as, Longhill, Rudyard Kipling primary school & Woodingdean Primary School. Easy access to Brighton town centre, Falmer Gardens is on the 2 & 22 Bus route.

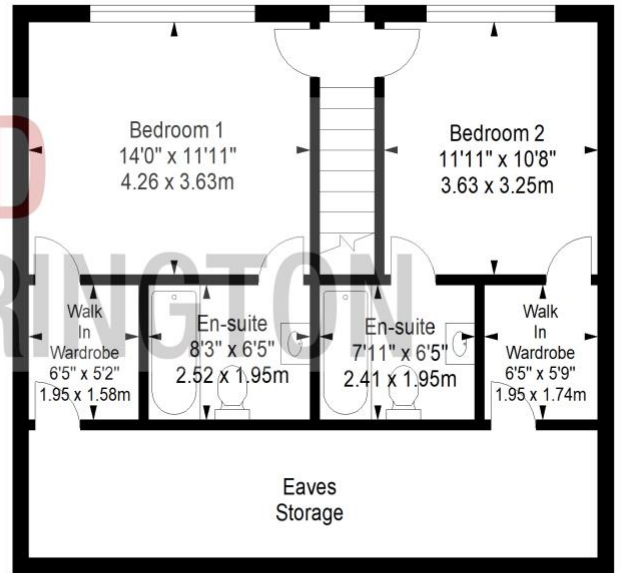




Ground Floor



First Floor



Approximate gross internal floor area 151.0 sq m/ 1625.4 sq ft

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

07860 669272

OPENING HOURS

**Concorde House, Margaret Street,
Brighton, BN2 1TS**

8am – 8pm Monday - Sunday

david.harrington@kwuk.com

