



1 Falmer Gardens, Brighton

Brighton

£550,000

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Brighton

Spacious 5 bed, 4 bath detached bungalow with open plan living, modern kitchen, landscaped garden, decking, and private fencing. Three bedrooms have ensuites. Stylish, light-filled interiors. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi detached family home
- Five bedrooms with two ensuites
- Open plan living area
- Modern kitchen with island
- Integrated appliances
- Large rear garden
- No on going chain





FALMER GARDENS

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
135.4 sq m / 1457 sq ft

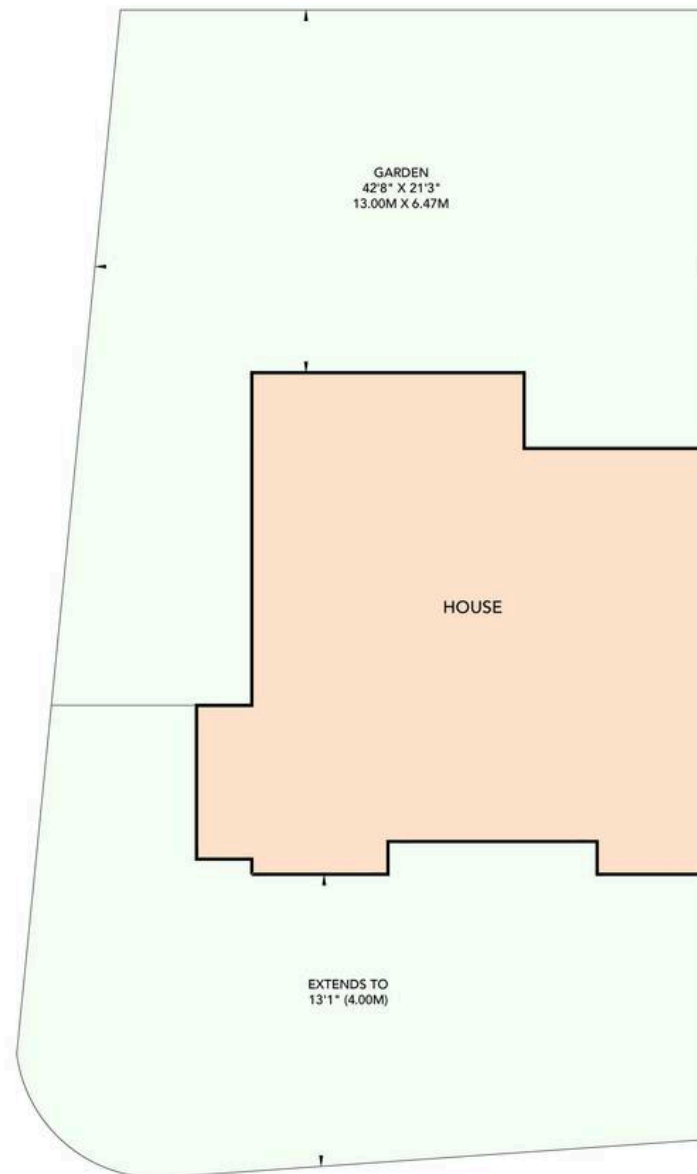
INCLUDING LIMITED USED AREA OF
6 sq m / 64 sq ft



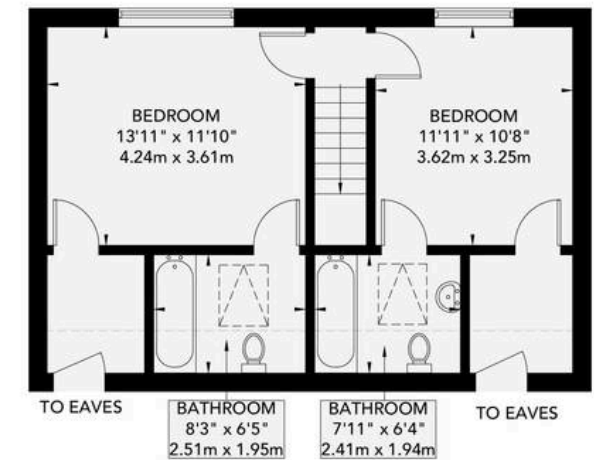
Measuring Points	CH	Ceiling Height
S	T	Hot Water Tank
W	FF	Integrated Fridge / Freezer
Garden Shortened for Display	B	Head Height Below 1.5m
Skylight		Boiler

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Site Plan



First Floor
49.3 sq m / 530 sq ft



Ground Floor
86.1 sq m / 926 sq ft



Winn Estates

Winn Estates, 201 Church Road, Hove - BN3 2AB

01273 044004

liam@winn-estates.com

<http://winn-estates.com>