

3  
BED

type your text here  
394, Falmer Road, Brighton, BN2 6LA



Price £575,000

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)



## inbrief...

Situated in a sought-after position on Falmer Road, this attractive tile hung detached house offers generous accommodation, a substantial plot, and excellent potential for further enhancement, making it an ideal purchase for families or buyers looking to create their long-term home.

The property benefits from a driveway leading to off-road parking and double garage. Accessed via the spacious entrance porch, the ground floor offers well-proportioned living space including a bright and spacious, front to back aspect reception room enjoying pleasant views to front and French doors to rear garden.

The extended kitchen dining area is a lovely family room with fitted units. The layout provides excellent scope for modernisation or reconfiguration to suit your requirements. Upstairs, the property provides three comfortable bedrooms and a family shower room. All bedrooms provide lovely views which is a real benefit to this project.

Externally, the home benefits from a generous 140ft rear garden offering a high degree of privacy and ample space for outdoor entertaining, gardening or further landscaping. The plot also offers potential for extension, allowing buyers to maximise the footprint of the property (subject to the necessary consents).

Falmer Road is well positioned for access to the beautiful South Downs National Park while remaining within easy reach of central Brighton, the seafront and Brighton Marina. Local shops, schools, transport links and bus routes are all nearby, making this a highly convenient yet peaceful location set back from the road. Overall, this is a fantastic opportunity to acquire a well-located detached home with significant potential in one of Brighton's desirable residential areas.

NO CHAIN



EPC - C

Council Tax Band - E

moreinfo...

Phillip Mann Peacehaven Office  
226-230 South Coast Road, Peacehaven, BN10 8JR  
01273 586622



To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)