
1 Orchard Cottages, Court Farm, Falmer South, BN1 9PB
Spencer
&Leigh

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£2,300 Per Calendar Month -

- Attractive semi detached cottage in a rural setting
- Three good size bedrooms
- Spacious lounge/dining room
- Kitchen/breakfast room
- Ground floor WC
- Beautiful mature garden which wraps around cottage
- Pleasant views of farmland
- Electric heating & double glazed windows
- Two off road parking spaces
- Water bills and gardener visit included

This well presented three bedroom semi detached cottage boasts an idyllic location in the Heart of Falmer Village, opposite the pond and adjacent to St Laurence Church. Surrounded by farmland and a beautiful mature garden, the cottage features on the ground floor a good size lounge with space to accommodate a dining table, a kitchen breakfast room and a separate WC. The three bedrooms and the family bathroom are located on the first floor and have pleasant views. There is also a useful outside storage area with power and lighting. Unusually, the water supply charges, a monthly visit from a gardener and management of the sceptic tank are included within the rent. The cottage boasts electric heating, double glazed windows and is available unfurnished, with possession from early January. Conveniently there is one allocated parking space located at the front of the property, with the option for additional parking if needed. We feel the property might suit a couple or family, with both Falmer station and Sussex University being within walking distance. Book your viewing quickly, to make the most of this rare opportunity. COUNCIL TAX - BAND E.









Entrance/Hallway

Living/Dining Room
20'4" x 10'11"

Kitchen
10'5" x 10'11"

W/C

Bedroom 1
10'4" x 10'9"

Bedroom 2
9'6" x 10'9"

Bedroom 3
10'5" x 7'10"

Bathroom

Store
6'1" x 7'6"

Property Information
Council Tax Band E: £3,095.26 2025/2026
Utilities: Mains Gas, Electric and Water. Sewage - Septic Tank
Parking: Private Driveway
Broadband: Standard 3 Mbps, Superfast 68 Mbps
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

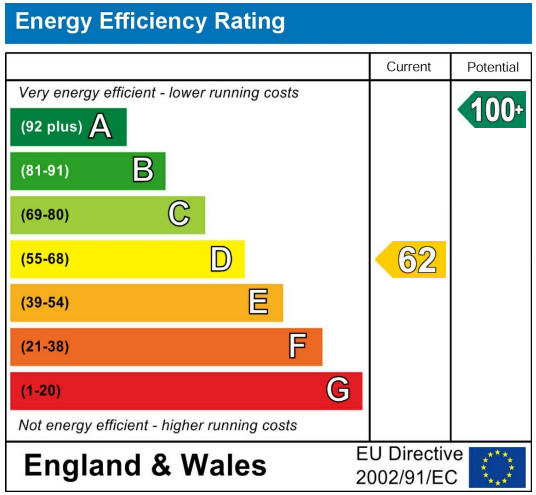








Council:- Lewes
Council Tax Band:- E



The Property Ombudsman SALES

The Property Ombudsman LETTINGS



Ground Floor **1st Floor**

S E W N

Total Area: 84.1 m² ... 905 ft² (excluding store)

All measurements are approximate and for display purposes only

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