

**1 Bed  
Studio  
located in**

### 3 Station Approach

Falmer

Brighton

BN1 9SD



1



1



null



D

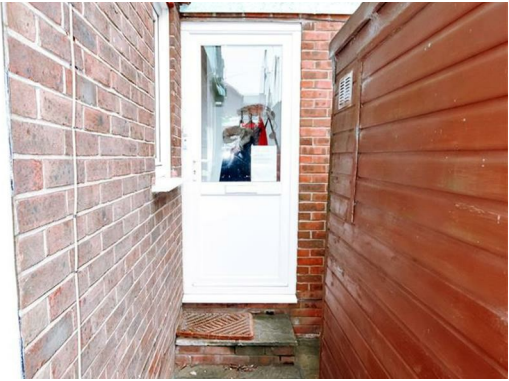
£1,200 PCM

ALL BILLS INCLUDED | SINGLE STUDENT  
ONLY | AVAILABLE SEPTEMBER 2026

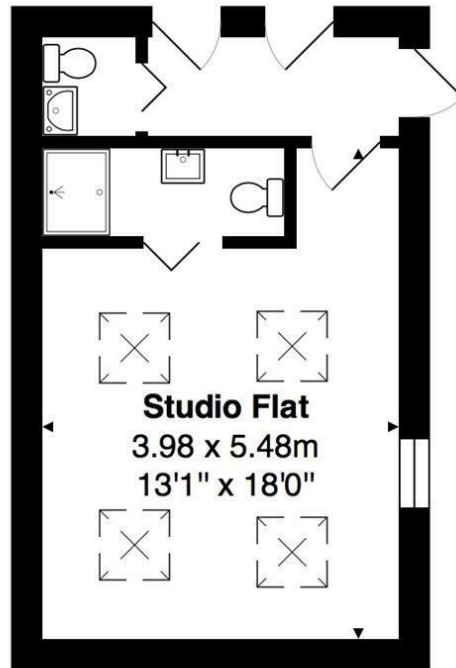
MyHaus Students are delighted to offer this spacious and beautifully finished luxury annex room, ideally located in Falmer just a stone's throw from the station.

Designed with comfort and practicality in mind, the accommodation is immaculately presented and benefits from access to a generous garden — perfect for some fresh air between study sessions. The location couldn't be better for a University of Sussex student, with Falmer Station moments away and the campus just minutes from your door.

A rare opportunity to secure high-quality student living in one of the most convenient spots in Falmer.







**Ground Floor**  
Area: 26.7 m<sup>2</sup> ... 288 ft<sup>2</sup>

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 78        |
| (55-68) <b>D</b>                            | 61                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## DIRECTIONS

## CONTACT

64 Queens Road  
Brighton  
East Sussex  
BN1 3XD

E: [info@myhausbrighton.co.uk](mailto:info@myhausbrighton.co.uk)

T: 01273 286788

[myhausbrighton.co.uk](http://myhausbrighton.co.uk)