

**1 Bed
Studio
located in**

3 Station Approach

Falmer

Brighton

BN1 9SD



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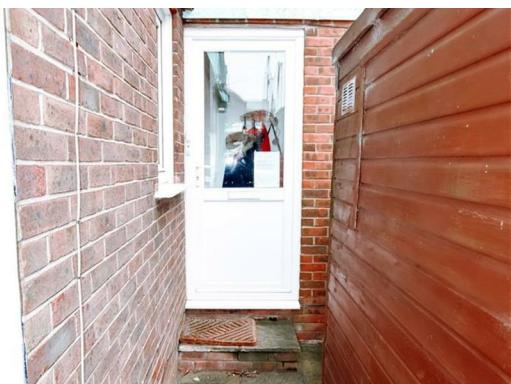
£1,200 PCM

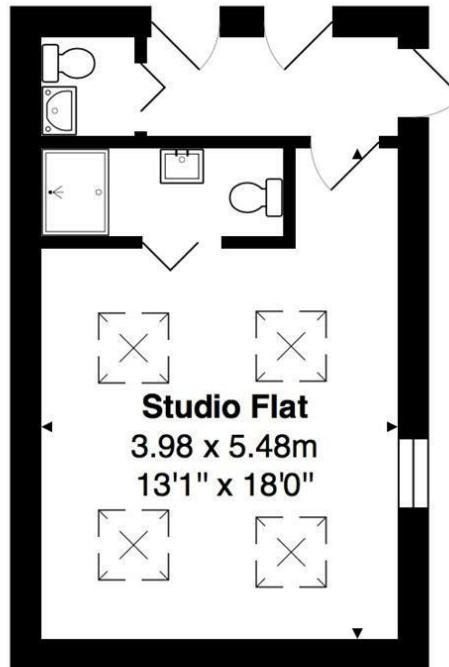
ALL BILLS INCLUDED | SINGLE STUDENT
ONLY | AVAILABLE SEPTEMBER 2026

MyHaus Students are delighted to offer this spacious and beautifully finished luxury annexe 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 m² ... 288 ft²

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

DIRECTIONS

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