

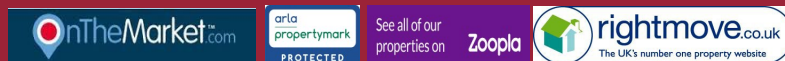


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**Any floor plans shown are for identification purposes only and are not to scale**  
 Directors: Paul Carruthers Stephen Luck

233a South Coast Road,  
 Peacehaven. BN10 8LD  
 Tel: **01273 585001**  
 e: peacehaven@carruthersandluck.co.uk

Also at:  
 7 Longridge Avenue, Saltdean. BN2 8LG  
 e: saltdean@carruthersandluck.co.uk

Lettings department:  
 233a South Coast Road, BN10 8LD  
 e: lettings@carruthersandluck.co.uk  
 Company registration no: 08884155



# C&L

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**114 Telscombe Cliffs Way, Telscombe Cliffs, BN10 7DG**

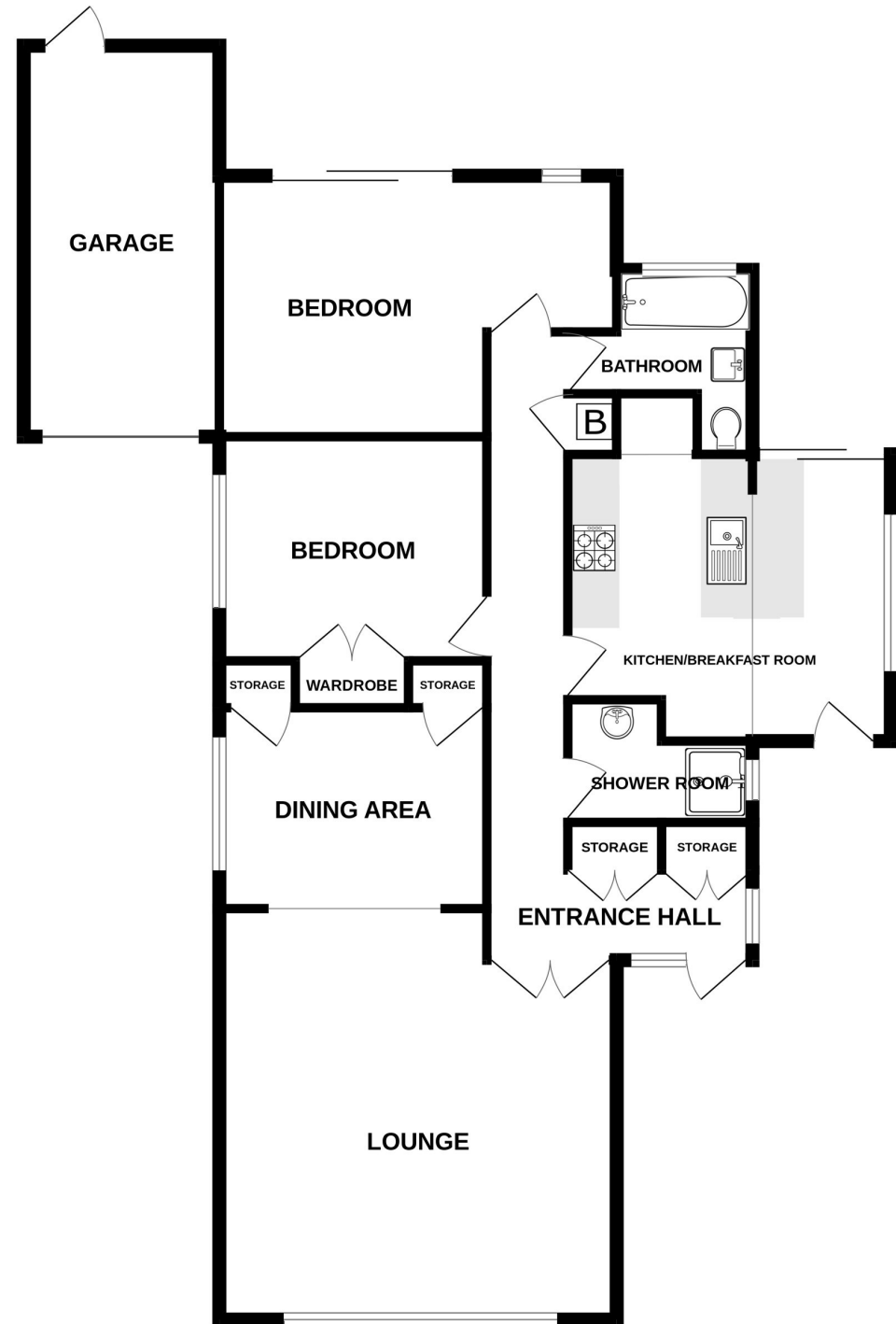
EPC : D

**£375,000**



[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

GROUND FLOOR  
108.9 sq.m. (1172 sq.ft.) approx.



This spacious 2 bedroom detached bungalow is located in a favoured road in Telscombe Cliffs and is situated close to local shop, local school, downland walks, playing fields and Chatsworth Park. The property is in need of modernisation and comprises of a good size lounge, dining room, kitchen/breakfast room, two bedrooms, bathroom/wc and a shower room/wc. Benefits include gas central heating, double glazing, west facing rear garden, off road parking and a garage.

The accommodation with approximate room measurements comprises:

**ENTRANCE HALL**

**LOUNGE 17'3" x 6'8" (5.25m x 2.03m)**

**DINING ROOM 11'3" x 8'7" (3.42m x 2.61m)**

**KITCHEN/BREAKFAST ROOM 13'1" max x 11'11" max (3.98m x 3.63m)**

**WEST FACING BEDROOM 1 16'9" max x 11' max (5.10m x 3.35m)**

**SOUTH FACING BEDROOM 2 11'4" x 9'5" (3.45m x 2.87m)**

**BATHROOM/WC 7'9" max x 5'8" max (2.36m x 1.72m)**

**SHOWER ROOM/WC 7'11" max x 4'11" max (2.41m x 1.49m)**

**OUTSIDE**

**FRONT GARDEN**

**GARAGE 18'11" max x 8'10" max Plus work shop area (internal measurements) (5.76m x 2.69m)**

**WEST FACING REAR GARDEN**

114 TELSCOMBE CLIFFS WAY TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 108.9 sq.m. (1172 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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