

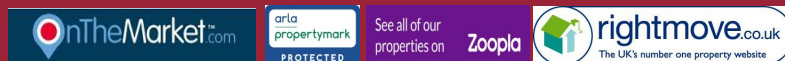


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**Any floor plans shown are for identification purposes only and are not to scale**  
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# C&L

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**127 Ambleside Avenue, Telscombe Cliffs, BN10 7LG**

EPC : C

**£600,000**



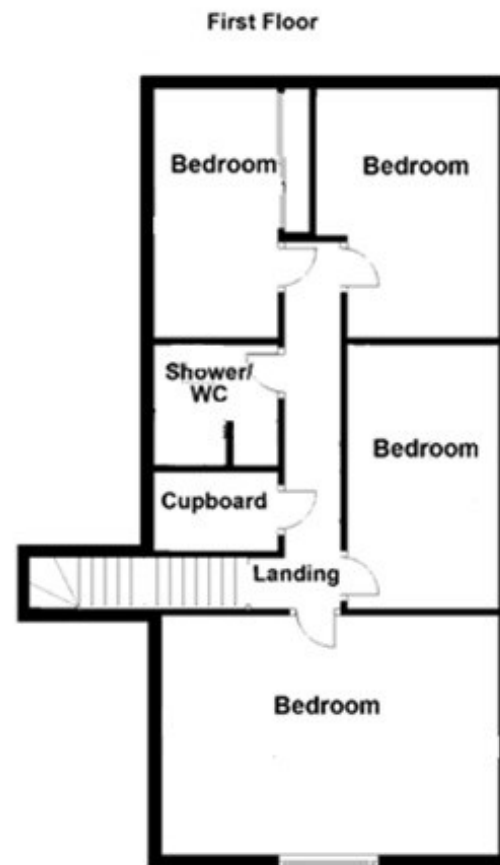
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This outstanding large family 6 bedroom detached chalet bungalow is located in a sought after road adjacent to Chatsworth Park and is situated close to local schools, shop and bus services to Brighton City Centre. The property offers a wealth of family living space with a south facing kitchen/breakfast room that has an opening to the dining room which like the lounge provides access to the large conservatory that spread across the back of the property. The ground floor also has the utility room, bedrooms two and three and the bath/shower room/wc, the first floor has four bedrooms, the shower room/wc and a good size storage cupboard that is access from the landing. Benefits include gas central heating, double glazing, off road parking, garage, front and rear gardens.

Locally you will find a selection of local schools, down land and cliff top walks, under cliff access leading to Peacehaven beaches and rock pools, local shops, restaurants, various takeaways, veterinary practice dentists, hairdressers, doctors surgery, pharmacies and bus services to Brighton City Centre and Eastbourne Town Centre.

**The accommodation with approximate room measurements comprises:**



**SPACIOUS ENTRANCE HALL**

**KITCHEN/BREAKFAST ROOM 13'11" x 12' (4.26m x 3.66m)**

**DINING ROOM 12'1" x 11'11" (3.68m x 3.63m)**

**UTILITY ROOM 7'10" x 4'6" (2.38m x 1.37m)**

**LOUNGE 16' x 12' (4.88m x 3.66m)**

**CONSERVATORY 25'8" x 10'11" (7.82m x 3.33m)**

**WEST FACING BEDROOM 2 13'8" x 12' (4.18m x 3.66m)**

**BEDROOM 3 12' x 8'6" (3.66m x 2.59m)**

**BATH/SHOWER ROOM/WC 8'7" x 7'7" (2.61m x 2.30m)**

**FIRST FLOOR LANDING**

**WEST FACING BEDROOM 1 17'6" max x 12'5" max (5.33m x 3.78m)**

**BEDROOM 4 13'5" x 9'1" (4.10m x 2.76m)**

**BEDROOM 5 13'5" x 8'1" (4.10m x 2.46m)**

**BEDROOM 6 13'9" x 7'5" (4.21m x 2.25m)**

**SHOWER ROOM/WC 6'5" max x 6'4" (1.95m x 1.93m)**

**FRONT GARDEN**

**DETACHED GARAGE 19'3" max x 9'4" max (internal measurements) (5.86m x 2.84m)**

**REAR GARDEN**