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**Any floor plans shown are for identification purposes only and are not to scale**  
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**9 Manor Drive, Telscombe Cliffs, BN10 7EB**

**EPC : B**

**£425,000**



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A well presented 5 bedroom detached house built in the mid 1980's and situated in a quiet close in a popular location in Telscombe Cliffs. The house has a West facing rear garden that backs onto Chatsworth Park so is not overlooked and is very private. The property has had the garage converted around 10 years ago to form a 5<sup>th</sup> bedroom or additional reception room, and the front garden has been block paved to provide parking for 3 or 4 cars. The owners have installed uPVC double glazing and solar panels to assist with keeping the house cost effective to run.

The Entrance Hall leads to the lounge which has a bay window and a nice open outlook. The Kitchen/Dining room is to the rear of the house and is a nice open family room with a fitted kitchen to include a built in dishwasher and fridge. There is a large walk in understairs storage cupboard. Sliding patio doors from the dining area lead to a brick built conservatory/sun room that has a sunny westerly aspect and overlooks the rear garden. The room has a radiator enabling year round usage. There is a useful Utility room with fitted cupboards and a door to the rear garden and a ground floor shower room/WC. Lastly, the 5<sup>th</sup> bedroom has fitted wardrobes and reception room is a good size with both overlooking the front garden.

On the first floor are 4 bedrooms and the family bathroom. The main bedroom has a range of fitted and built in wardrobes. There is access to a largely boarded loft with an electric light and pull-down ladder.

Outside, the front is open plan and has a modern block paved driveway with parking for 3 or 4 cars. A side access with two locking security gates and an outside tap leads to the rear garden which is a good size and is west facing. The current owners have laid the rear garden with paving for easy maintenance and have 2 sheds and a large workshop/shed with electricity. The garden has established plants and shrubs, another outside tap, looks out onto trees within the park directly behind.

The property is situated in a quiet yet very convenient position just a few yards from the bus stop which provides frequent and easy access to Brighton City Centre. The local Tesco Express is a 2 minute walk and three primary schools are all close by, as is the local secondary school. The countryside and South Downs are a short distance away as is the beach.

The accommodation with approximate room measurements comprises:

**ENTRANCE HALL**

**LOUNGE 16'3" x 13'1" (4.95m x 3.98m)**

**KITCHEN/DINING ROOM 16'3" x 10'10" (4.95m x 3.30m)**

**CONSERVATORY 13'7" x 8'3" (4.14m x 2.51m)**

**UTILITY ROOM 11'2" x 8' (3.40m x 2.43m)**

**SHOWER ROOM/WC 4'6" x 3'8" (1.37m x 1.11m)**

**BEDROOM 5 16'4" x 7'8" (4.97m x 2.33m)**

**FIRST FLOOR**

**BEDROOM 1 14' x 9'5" (4.26m x 2.87m)**

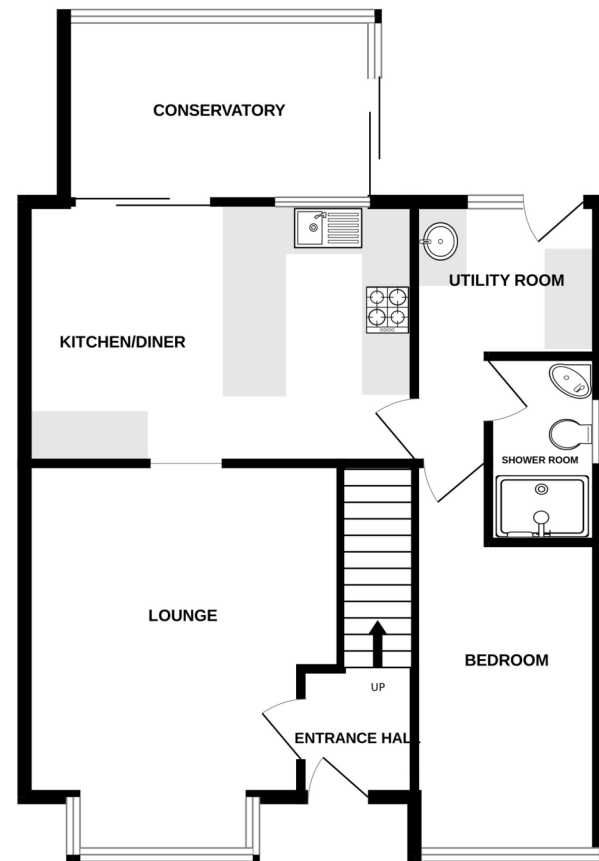
**BEDROOM 2 13'3" x 8' (4.03m x 2.43m)**

**BEDROOM 3 9'3" x 8'11" (2.81m x 2.71m)**

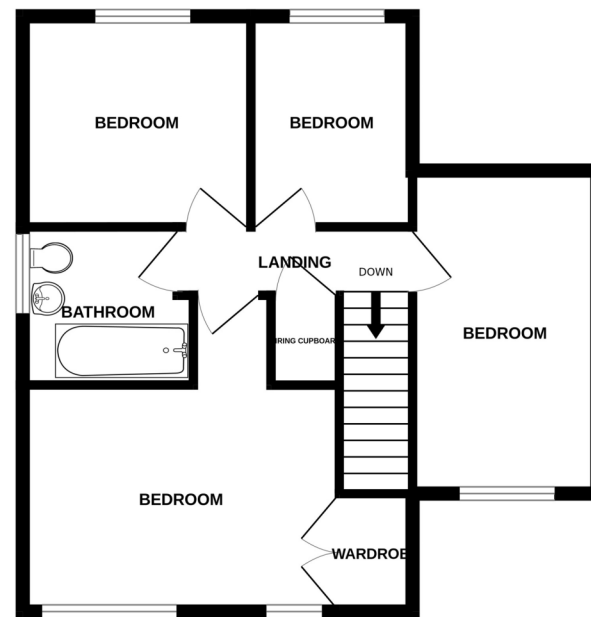
**BEDROOM 4 8'10" x 6'9" (2.69m x 2.05m)**

**BATHROOM 6'4" x 6'2" (1.93m x 1.87m)**

GROUND FLOOR  
67.4 sq.m. (726 sq.ft.) approx.



1ST FLOOR  
46.7 sq.m. (503 sq.ft.) approx.



9 MANOR DRIVE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA: 114.1 sq.m. (1229 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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