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Any floor plans shown are for identification purposes only and are not to scale

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EPC : C

Offers Over **£500,000**



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This larger than average 4 bedroom detached family house is situated in private close in North Peacehaven and is located close to downland walks, local shop, bus services to Brighton City Centre and Newhaven Town Centre where you will find easy access to Newhaven Train Station and Newhaven Harbour.

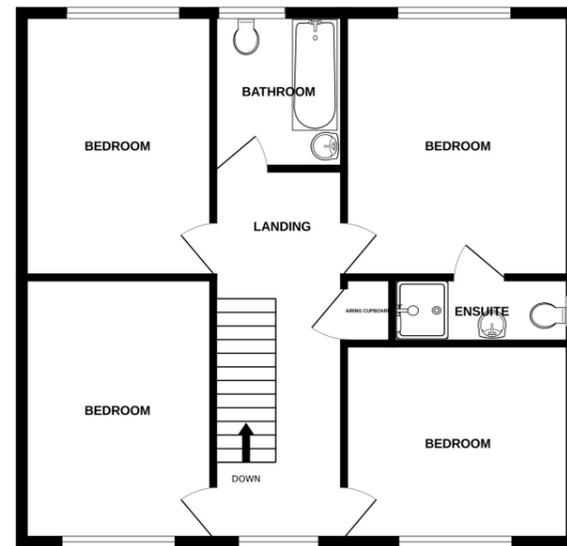
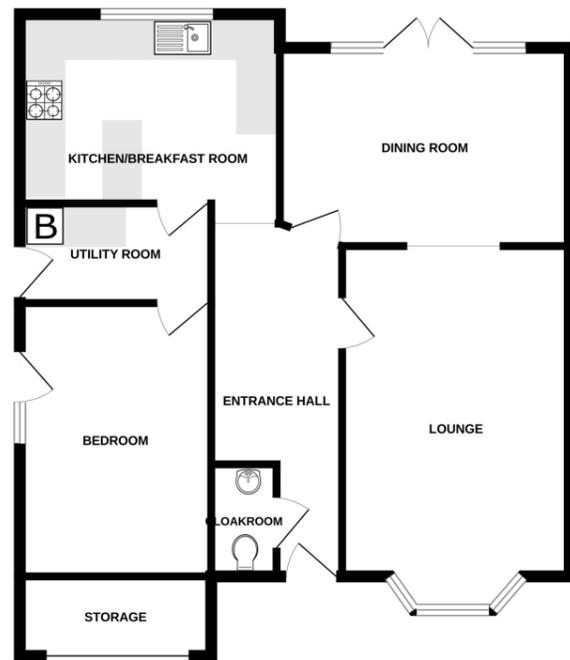
The accommodation includes a good size south facing lounge, separate dining room that provides access to the raised decked area and rear garden, kitchen/breakfast room which is fitted with grey units and breakfast bar, utility room that leads to the garage room (currently used as bedroom five), four good size bedrooms, en-suite shower room, family bathroom and cloak room/wc all completed with modern white suites.

Outside: the front garden is open plan to the close and provides off road parking and access to the remainder of the garage, the rear garden backs on to the valley and has been well designed with lawn area and two decked patios, the raised decking is enclosed with a handrail and also offers additional storage below.

The accommodation with approximate room measurements comprises:

GROUND FLOOR
73.0 sq.m. (786 sq.ft.) approx.

1ST FLOOR
66.7 sq.m. (718 sq.ft.) approx.



5 TELSCOMBE CLOSE PEACEHAVEN

TOTAL FLOOR AREA: 139.7 sq.m. (1504 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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ENTRANCE HALL

CLOAKROOM/WC 5'7" x 2'9" (1.70m x 0.83m)

SOUTH FACING LOUNGE 16'1" x 11'3" (4.90m x 3.43m)

DINING ROOM 14'9" x 9'8" (4.51m x 2.94m)

KITCHEN/BREAKFAST ROOM 12'11" x 9'5" (3.94m x 2.86m)

UTILITY ROOM 10'2" max x 4'10" (3.10m x 1.47m)

GARAGE ROOM 13'7" x 8'11" (4.14m x 2.71m)
(Currently used as a bedroom)

FIRST FLOOR LANDING

BEDROOM 1 12'10" x 11'4" (3.91m x 3.45m)

EN-SUITE SHOWER ROOM/WC 8'11" x 2'11" (2.71m x 0.88m)

SOUTH FACING BEDROOM 2 13'3" x 9'7" (4.05m x 2.91m)

BEDROOM 3 12'7" x 9'7" (3.83m x 2.91m)

SOUTH FACING BEDROOM 4 11'4" x 9'8" (3.45m x 2.94m)

BATHROOM/WC 7'8" x 6'4" (2.33m x 1.93m)

OUTSIDE

FRONT GARDEN

GARAGE 9' x 3'9" internal measurement (2.74m x 1.14m)
(Storage only)

REAR GARDEN

N.B. There is a small service charge of £2 per month towards the cost of the sewage pump. (Subject to change, please ask for further details) The property is on a water meter.