

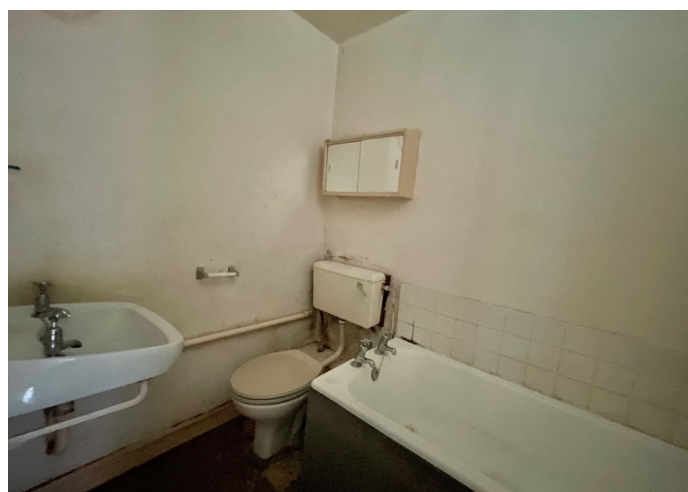
# C&L

**carruthersandluck**  
salesandlettings

**15 Dana Lodge, 2 Central Avenue, Telscombe Cliffs, BN10 7LX**

**EPC : E**

**£89,950**



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This second floor studio flat is in need of modernisation. The block is well situated and very convenient for local shops, restaurants and the A259 with its frequent bus services to Brighton and Eastbourne.

The front door leads to an Entrance hall with a built in cupboard. The living area/bedroom has a east facing window. Off of the lounge is a Kitchenette with cupboards and appliance space. The flat has a separate bathroom.

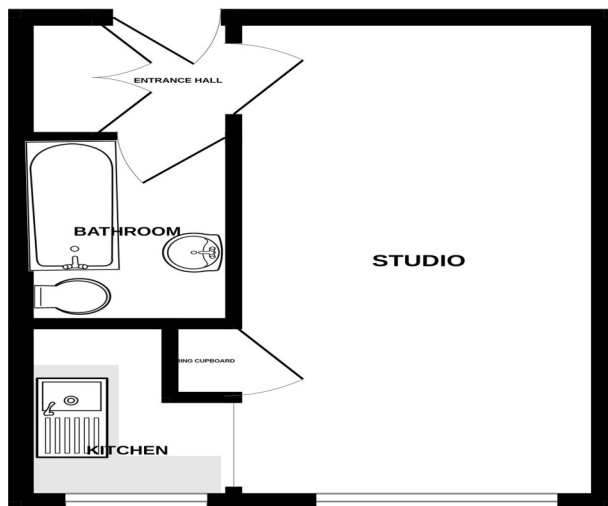
**The accommodation with approximate room measurements comprises:**

**LOUNGE/BEDROOM 17'1" x 9'11" (5.20m x 3.02m)**

**KITCHENETTE 5'3" x 4'4" (1.60m x 1.32m)**

**BATH/SHOWER ROOM/WC 6'7" x 4'11" (2.00m x 1.49m)**

GROUND FLOOR  
21.4 sq.m. (231 sq.ft.) approx.



15 DANA LODGE CENTRAL AVENUE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA: 21.4 sq.m. (231 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 viewed 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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The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.

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

Directors: Paul Carruthers Stephen Luck