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

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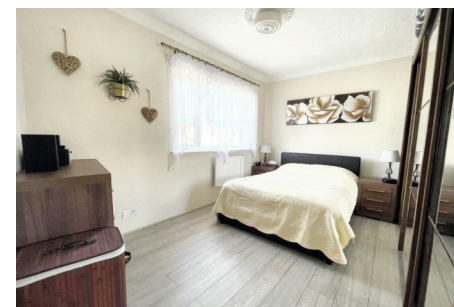
# C&L

**carruthersandluck**  
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**4 Tuscan Court, 18 The Esplanade, Telscombe Cliffs, BN10 7HF**

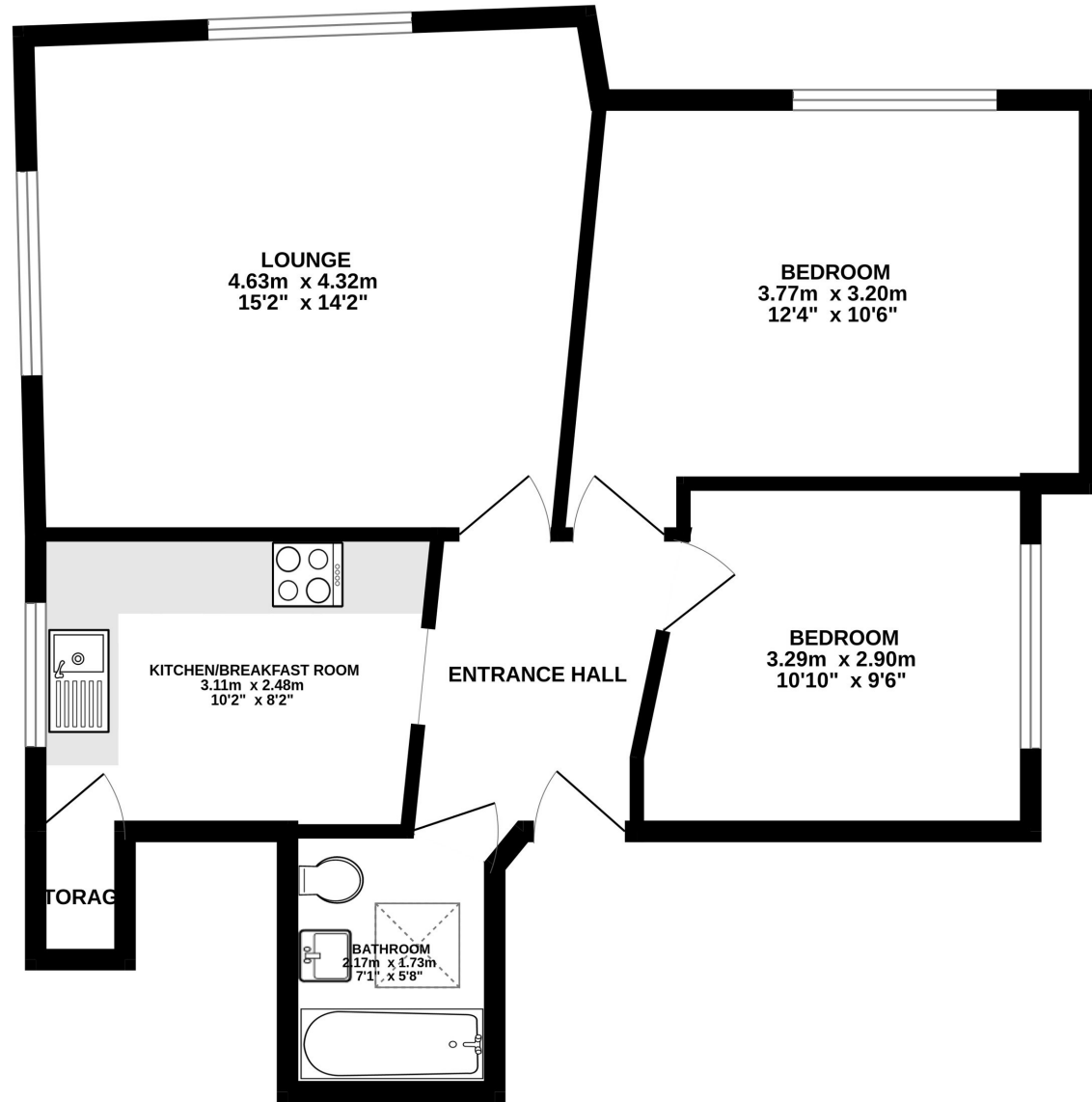
**EPC : D**

**£269,950**



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

**GROUND FLOOR**  
59.9 sq.m. (645 sq.ft.) approx.



This bright, airy, spacious and well presented 2 bedroom first floor (top floor) apartment is situated in a small purpose built block in a sought after location on The Esplanade in Telscombe Cliffs.

The block is located close to local shops, cliff top walks and bus services to Brighton City Centre, Eastbourne Town Centre, Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour.

The property offers a great amount of living space with its dual aspect lounge, west facing kitchen/breakfast room which is fitted with modern white high gloss units, two double bedrooms and a bathroom/wc that is completed with a modern white suite that includes a P-shape shower/bath, vanity unit with wash basin.

Benefits include a share of freehold, double glazing, garage and off road parking.

The accommodation with approximate room measurements comprises:

**ENTRANCE HALL**

**DUAL ASPECT LOUNGE 15'1" x 14'1" (4.59m x 4.29m)**

**WEST FACING KITCHEN/BREAKFAST ROOM 10'9" x 8'8" (3.27m x 2.64m)**

**BEDROOM 1 14' x 10'6" (4.26m x 3.20m)**

**BEDROOM 2 10'9" x 9'8" (3.27m x 2.94m)**

**BATHROOM/WC 8'2" x 5'8" (2.48m x 1.72m)**

**GARAGE**

**PARKING SPACE**

**Council tax band: B**

4 TUSCAN COURT 18 THE ESPLANANDE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 59.9 sq.m. (645 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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