

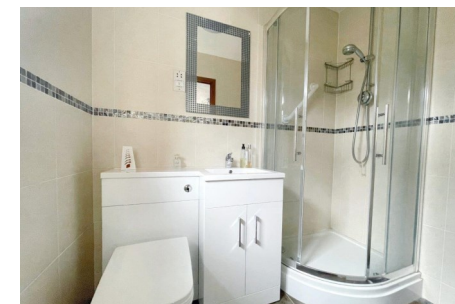
# C&L

carruthersandluck  
salesandlettings

## 2 Harvest Close, Telscombe Cliffs, BN10 7JG

EPC : C

### £375,000



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**Any floor plans shown are for identification purposes only and are not to scale**  
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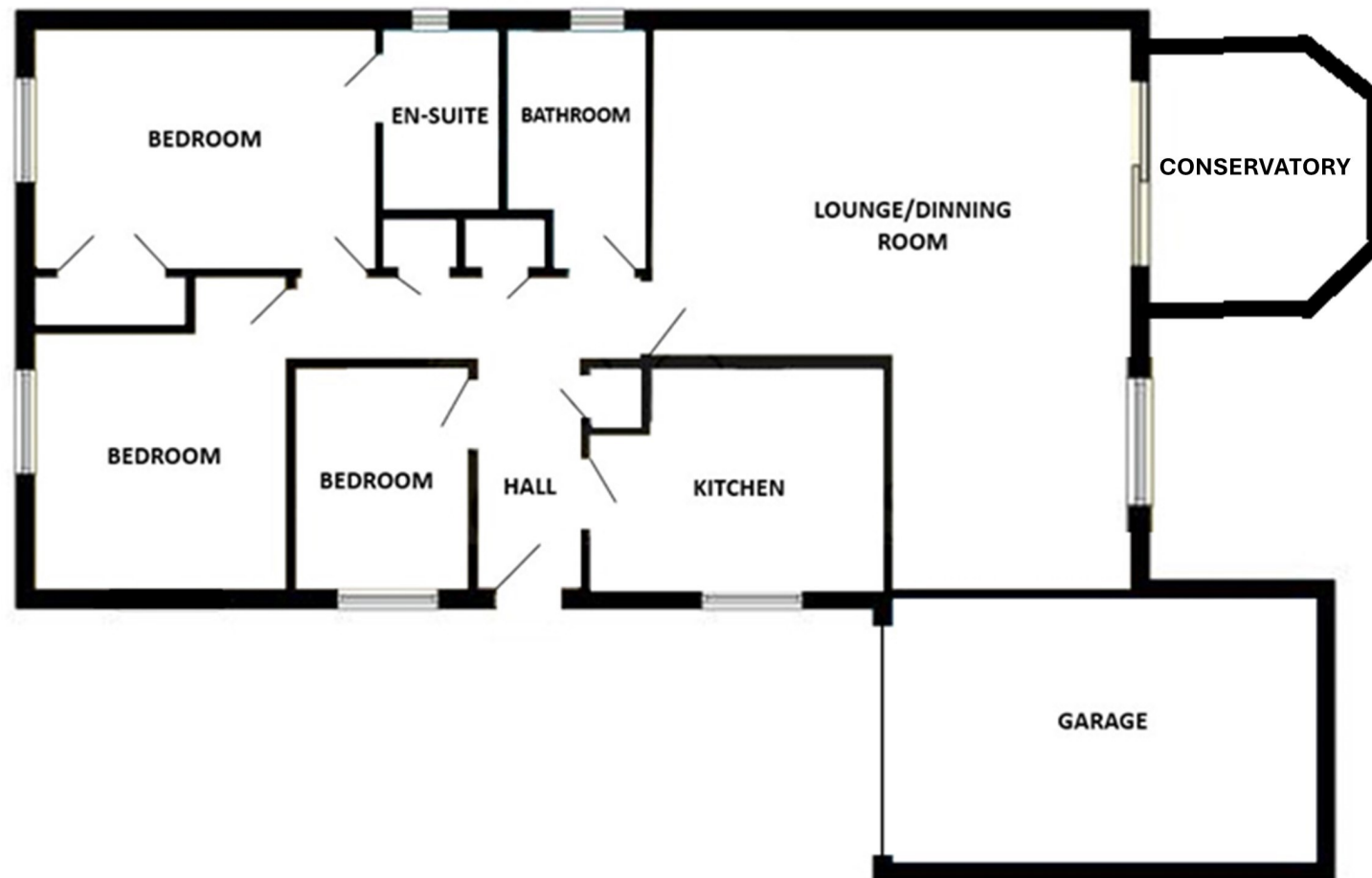
[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)



This spacious and well presented 3 bedroom detached bungalow is being offered with no onward chain, located in a small residential close in Telscombe Cliffs and is situated close to local shop, Chatsworth Park and bus services to Brighton City Centre and Newhaven Town Centre with its easy access to Newhaven Harbour and Newhaven Train Station.

The property offers a generous amount of living space with its L-shape lounge/dining room that provides access to the conservatory, the kitchen/breakfast room is complete with modern grey units and some built in appliances that include a slimline dishwasher, washing machine, fridge freezer. Bedroom one is complete with built in wardrobes and an en-suite shower room, both the family bathroom and ensuite shower room are fitted with modern white suites.

Outside: The front garden provides off road parking with its private drive and garage, the rear garden is well landscaped with its lawn, patio areas and shrub beds.



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

**ENTRANCE HALL**

**L-SHAPED LOUNGE/DINING ROOM 21'1" max x 18'6" max (6.42m x 5.63m)**

**CONSERVATORY 8'7" x 8'6" (2.61m x 2.59m)**

**KITCHEN/BREAKFAST ROOM 11'4" x 8'4" (3.45m x 2.54m)**

**SOUTH FACING BEDROOM 1 12'10" x 8'10" (3.91m x 2.69m)**

**EN-SUITE SHOWER ROOM/WC 6'8" x 4'5" (2.03m x 1.34m)**

**SOUTH FACING BEDROOM 2 9'8" x 9'5" (2.94m x 2.87m)**

**BEDROOM 3 8'5" x 6'8" (2.56m x 2.03m)**

**BATHROOM/WC 8'10" x 5'3" (2.69m x 1.60m)**

**FRONT GARDEN**

**GARAGE 17' max x 8'8" max (internal measurements) (5.18m x 2.64m)**

**REAR GARDEN**

**Council tax band: D**