

C&L

carruthersandluck
salesandlettings

1 Ambleside Court, Ambleside Avenue, Telscombe Cliffs, BN10 7LT

EPC : D

Offers Over **£225,000**



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A great opportunity to purchase a ground floor 2 bedroom flat in one of the most convenient locations available, opposite a bus stop providing easy and frequent access to Brighton City Centre. The Flat is south facing so is very bright and is offered for sale for the first time in 24 years and is offered with no chain.

The front door is to the side of the building and leads to the Entrance Hall. The Lounge is a bright dual aspect room, south facing and has a deep bay window and wooden floors. The Kitchen is fitted with a range of Beach coloured units with base cupboards and drawers with matching wall units and space for all appliances. There are 2 bedrooms. The main has a built in cupboard and both have newly fitted carpets. The bathroom is fitted with a modern white suite.

The Kitchen also has a door to an outside space with space for chairs etc. The owner has recently had the flat redecorated throughout.

The flat comes with a share of the freehold.

The property is very well situated in popular Telscombe Cliffs and is close to local shops, buses and restaurants as well as the primary Schools. Just a short walk across the road and you are on the picturesque cliff top promenade with some lovely walks and access to the beach.

ENTRANCE HALL

SOUTH FACING LOUNGE

KITCHEN

2 BEDROOMS

BATHROOM/WC

Council Tax Band: B

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them.

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