



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

233a South Coast Road,  
Peacehaven. BN10 8LD  
Tel: **01273 585001**  
e:peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG  
Tel: 01273 303064  
e:saltdean@carruthersandluck.co.uk

Lettings department:  
233a South Coast Road, BN10 8LD  
e: lettings@carruthersandluck.co.uk  
Company registration no: 08884155



Find us on Facebook  
Carruthers Luck



Follow us on  
Instagram  
@carruthersandluck



# C&L

carruthersandluck  
salesandlettings

**84 Telscombe Cliffs Way, Telscombe Cliffs, BN10 7DE**

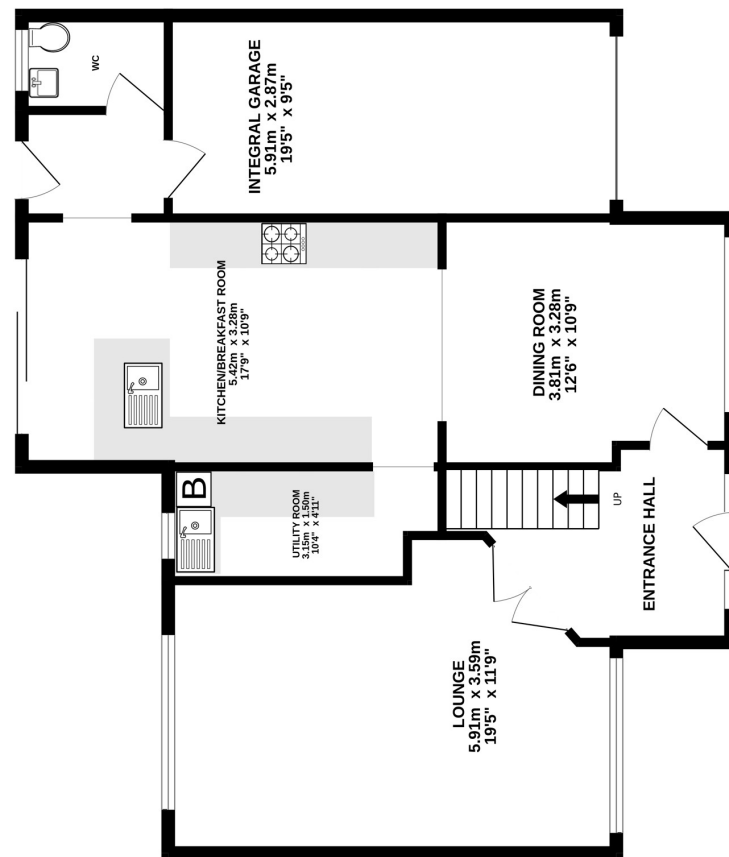
**EPC : D**

**£499,950**

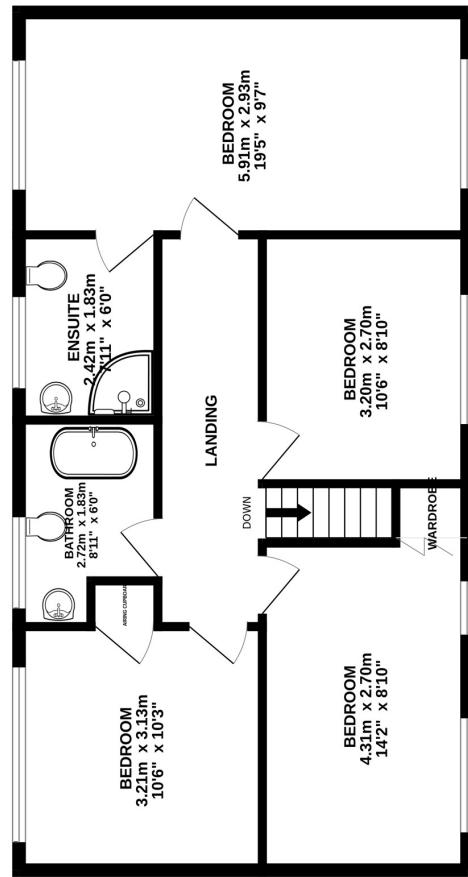


[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

GROUND FLOOR  
85.1 sq.m. (916 sq.ft.) approx.



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



84 TELSCOMBE CLIFFS WAY TELSCOMBE CLIFFS

TOTAL FLOOR AREA : 151.9 sq.m. (1635 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.  
Made with Metropix ©2024

We are pleased to offer a very spacious 4 Double Bedroom semi detached house occupying a large plot with a rear garden well in excess of 120' and backing onto open fields and a private lane. The property has been in the same family for many years and they have extended and improved it creating a bright home with more space than the average 4 Bedroom house.

The property has a spacious Entrance Hall. To the left is a dual aspect Lounge has wide windows that overlook both the front and rear gardens. To the right, is an extremely spacious dual aspect Kitchen/Dining room measuring 31' in length and has sliding patio doors straight onto the large west facing rear garden. The Dining area has plenty of space for the largest of tables and then leads through to a modern, well appointed Kitchen with fitted high gloss units on two walls with a wide range of base cupboards and drawers, matching wall cupboards and built in appliances to include an oven and hob, fridge/freezer and dishwasher. To the far end there is a useful breakfast bar that makes the most of the views over the rear garden. Off of the Kitchen is a Utility room with more cupboards and space for a washing machine and tumble drier. Another door from the Kitchen leads to a useful rear hall area with a door to the rear garden, a door to the integral garage and a separate WC.

On the first floor the house has 4 Double Bedrooms. The main bedroom is a bright dual aspect room with some lovely views towards the Telscombe Tye and the Sea. This room has its own spacious En-suite Shower room. The other 3 Bedrooms are all square double rooms. A modern family bathroom completes the accommodation on the first floor. The house also has a good size loft.

The integral garage is a large single where you can park and open doors etc. It has power, light and offers plenty of storage. Potentially this could be turned into more living space as there is an internal door to the main house. The front garden has a small lawn and a driveway with space for 2/3 cars. The rear garden is a particular feature of the house being completely level and measuring 120' x 40'. The garden is West facing and is mainly laid to lawn with lots of established trees, plants and shrubs, an ornamental fish pond and power and water. To the rear of the garden is another large area, great for kids football/games and is fully enclosed. A gate leads out to a private ally/road which could be used as access should someone wish to build a large garage/studio at the rear end of the garden.

The property is well situated for local shops, schools and buses, offering frequent and easy access to Brighton City Centre. There are also many countryside walks and the cliff tops and beach area only a couple of minutes away.

The property is offered for sale with no onward chain.

- ENTRANCE HALL 9'1" x 8'8" (2.74m x 2.64m)
- LOUNGE 19' x 14'2" (5.79m x 4.33m)
- KITCHEN/DINING ROOM 31'2" x 10'7" (9.50m x 3.26m)
- KITCHEN AREA 18'6" x 10'7" (5.66m x 3.26m)
- DINING AREA 12'6" x 10'7" (3.84m x 3.26m)
- UTILITY ROOM 10'8" x 5'3" (3.29m x 1.61m)
- REAR PORCH
- CLOAKROOM/WC
- FIRST FLOOR LANDING 17'10" x 4' (5.21m x 1.21m)
- BEDROOM 1 19'4" x 9'7" (5.91m x 2.95m)
- BEDROOM 2 14'2" x 8'10" (4.32m x 2.46m)
- BEDROOM 3 10'7" x 10'7" (3.26m x 3.26m)
- BEDROOM 4 10'5" x 8'9" (3.20m x 2.71m)
- BATHROOM 9'6" x 6' (2.92m x 1.82m)
- INTEGRAL GARAGE 19'2" x 9'5" (5.85m x 2.89m)

Council tax band: D