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

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22 Lulham Close, Telscombe Cliffs, BN10 7BG

EPC : C

£295,000



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This well presented 2 bedroom semi-detached house is tucked away in the corner of a small residential close off of The Ridings in Telscombe Cliffs. The property is located close to local shop, Chatsworth Park and bus services to Brighton City Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour.

The accommodation comprises of a bright and airy west facing lounge, a good size kitchen/breakfast room that allows access to the conservatory which provides the option for additional seating or a further dining space. Upstairs you will find two good size bedrooms and the bathroom/wc that is fitted with a modern white suite.

Outside: The front garden is mainly lawn with a shrub border, there is a private drive that provides off road parking and access to the detached garage. The rear garden can be accessed via the conservatory or the side access path from the front garden.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

WEST FACING LOUNGE 13'9" x 11'11" (4.91m x 3.63m)

KITCHEN/BREAKFAST ROOM 11'10" x 8'3" (3.60m x 2.51m)

CONSERVATORY 9'10" x 7'5" (2.99m x 2.26m)

FIRST FLOOR LANDING

BEDROOM 1 12' x 7'7" (3.65m x 2.31m)

WEST FACING BEDROOM 2 11'11" into recess x 9'10" into door recess (3.63m x 2.99m)

BATHROOM/WC 5'10" x 5'6" (1.77m x 1.67m)

OUTSIDE

FRONT GARDEN

GARAGE

REAR GARDEN

Council tax band: C

