



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



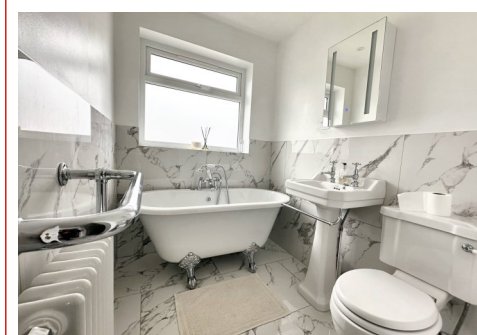
C&L

carruthersandluck
salesandlettings

2 Cliff Gardens, Telscombe Cliffs, BN10 7BT

EPC : C

£400,000



www.carruthersandluck.co.uk

A very well presented, recently refurbished detached 2 bedroom bungalow situated in a sought after location in Telscombe Cliffs, close to the A259 coast road with its varied shops, café's and restaurants and its excellent bus service providing frequent access to Brighton City Centre.

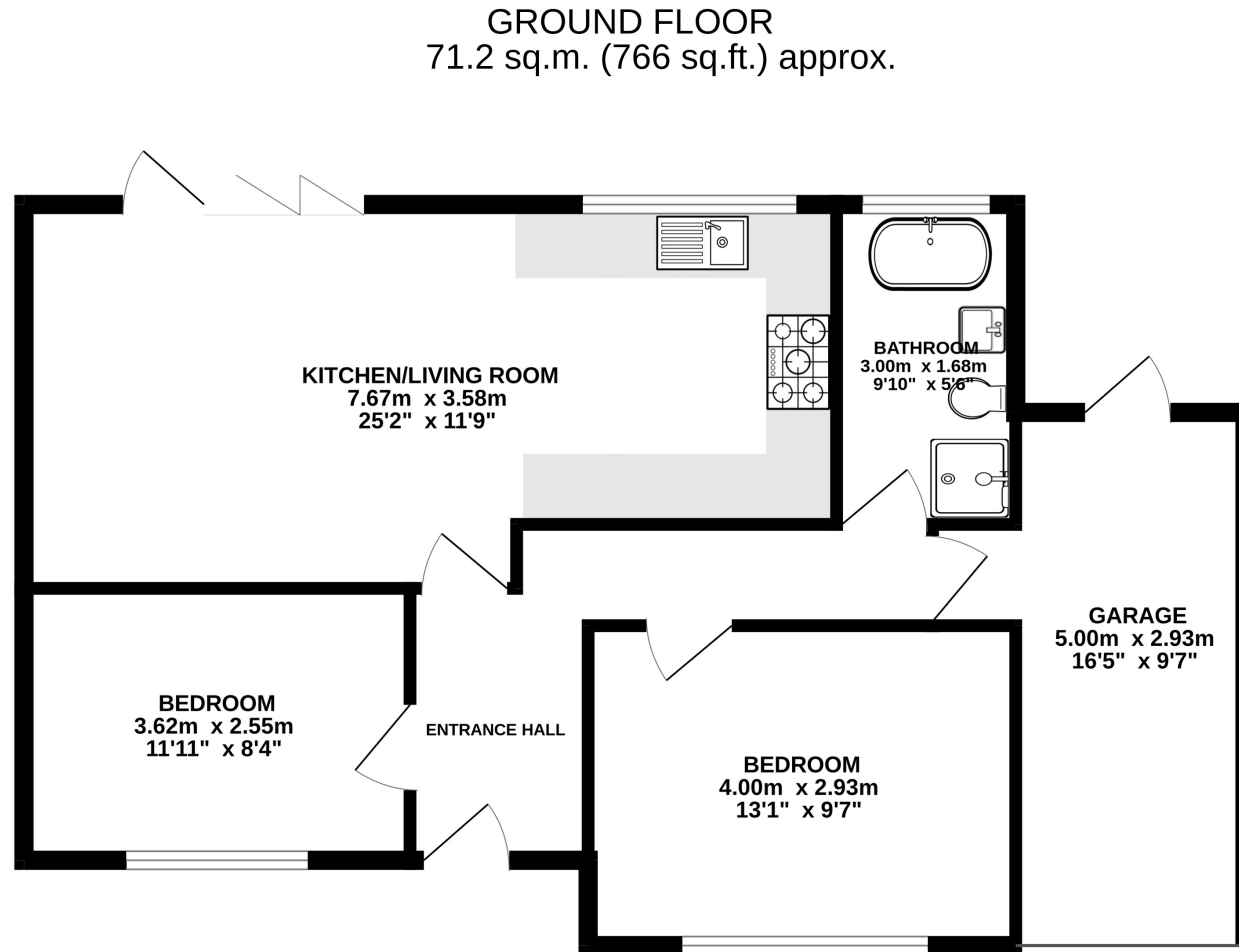
The current owners have, over the last couple of years completely transformed the property into a bright and spacious home with a feature open plan living room/kitchen spanning the rear of the bungalow and opening out via bi-fold doors to the south facing rear garden.

A new front door leads to a spacious hallway with hatch to the loft space and an attractive floor. The living room is a south facing room with a matching floor to the hall, a new 'school' style radiator and bi-fold doors to the rear garden. There is a also space for a dining table between the lounge area and the kitchen. The kitchen has been newly fitted with a modern high gloss white kitchen with a range of base cupboards and drawers, space for appliances and matching wall units. Between the two is an attractive smoked mirror splash back. There is a built in gas hob and double oven. Led lighting and feature coloured lighting and a window overlooking the rear garden.

The property has two nice size double bedrooms overlooking the front garden and both have fitted shutters. The bathroom is a particular feature of the property having a freestanding bath with central taps and a shower, a wash basin and low level wc. Attractive marble effect wall and floor tiling that continues under the bath, 'school' style radiator with a towel rail above.

Outside, the property has a good size garage with power and light that is also accessible from inside the bungalow. The front garden is mainly laid to lawn with a central path to the front door and a driveway. The rear garden is south facing and has been completely redesigned with a level lawn area and a sunken patio with space for a table and chairs. The garden is fully enclosed with a rendered wall and fencing to either side. The bungalow has LED lighting to both the front and rear.

The property is well situated for all local amenities including shops and schools, Telscombe Cliffs Primary school being just around the corner.



2 CLIFF GARDENS TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 71.2 sq.m. (766 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

ENTRANCE HALL 10'1" x 5'5" (3.07m x 1.67m)

OPEN PLAN LIVING/KITCHEN 25'2" x 11'9" (7.68m x 3.62m)

LOUNGE AREA 14'10" x 11'9" (4.29m x 3.62m)

KITCHEN AREA 10'6" x 10'1" (3.23m x 3.07m)

BEDROOM 1 13' x 9'9" (3.96m x 3.01m)

BEDROOM 2 12' x 8'5" (3.65m x 2.59m)

BATHROOM 10'3" x 5'6" (3.13m x 1.70m)

GARAGE 18' x 8' (5.48m x 2.43m)

Council tax band: C