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Any floor plans shown are for identification purposes only and are not to scale
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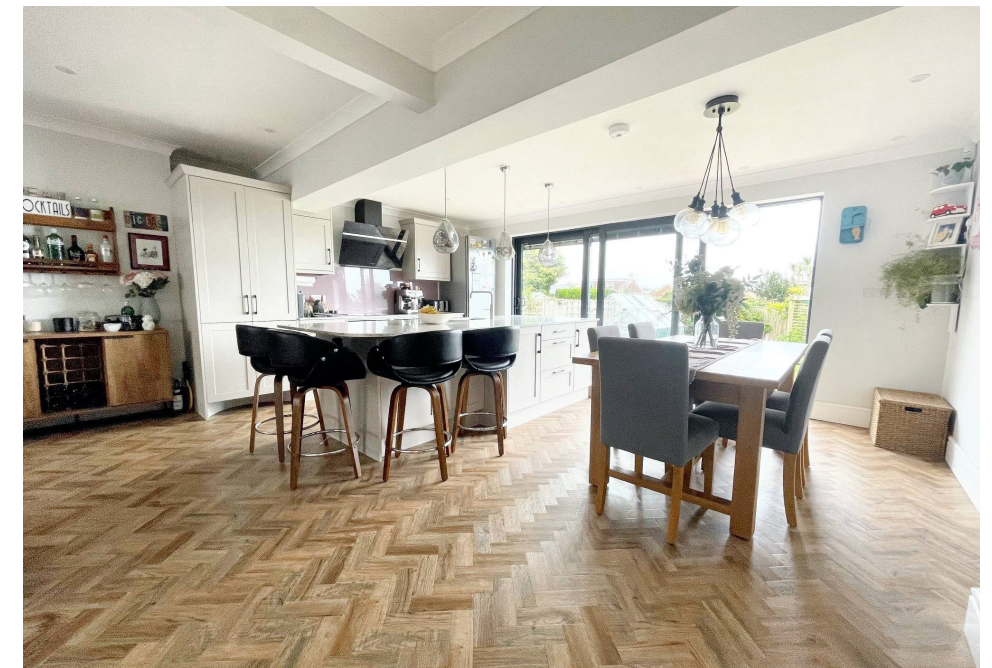
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28 Broomfield Avenue, Telscombe Cliffs, BN10 7AL

EPC : TBC

£625,000



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FLOOR PLAN TO FOLLOW

This well presented and spacious 5/6 bedroom family house has been extended and much loved by its current owners. The property is located in a sought after road in Telscombe Cliffs and is situated close to local shops, schools, The Esplanade and the A259 South Coast Road with its bus services to Brighton City Centre and Eastbourne Town Centre.

The accommodation offers a huge amount of living space which includes a large west facing lounge with a bay window and open fire, this room leads to the open plan kitchen/breakfast/dining room, the kitchen is fully equipped with modern units, granite work surfaces, central island and breakfast bar, the built in appliances include twin ovens, dish washer, electric hob and extractor hood.

The ground floor offers the use of the second reception room that can be used as an office or bedroom six, the utility room provides further storage for any extra groceries and provides access to the downstairs wc and garage.

The bedrooms are all large double rooms with bedroom one benefitting from built in cupboards and an en-suite shower room/wc, bedrooms two and three also come with built in cupboards. The family bathroom, en-suite and separate wc are tastefully completed with modern white suites.

Outside: The front garden is block paved and provides off road parking and access to the garage. The large rear garden is well maintained and offers plenty of outside space to entertain family and friends.

ENTRANCE PORCH 6'6" max x 6'5" max (1.98m x 1.95m)

ENTRANCE HALL

WEST FACING LOUNGE 13'8" max x 12'4" (4.16m x 3.75m)

KITCHEN/BREAKFAST/DINING ROOM 21'4" max x 17'10" max (6.50m x 5.43m)

RECEPTION ROOM/BEDROOM 6 13'1" x 8'8" (3.98m x 2.64m)

UTILITY ROOM 9'2" x 5'5" (2.79m x 1.65m)

CLOAK ROOM/WC 5'5" x 3'3" (1.65m x 0.99m)

FIRST FLOOR

WEST FACING BEDROOM 2 14'3" max x 10'1" max (4.34m x 3.07m)

BEDROOM 3 10'11" x 9'2" (3.32m x 2.79m)

BEDROOM 4 15'11" x 13' (4.85m x 3.96m)

WEST FACING BEDROOM 5 12'11" max x 12'9" max (3.93m x 3.88m)

BATH/SHOWER ROOM/WC 7'8" x 6'5" (2.33m x 1.95m)

SECOND FLOOR

BEDROOM 1 16'9" max x 14'6" max (5.10m x 4.41m)

EN-SUITE SHOWER ROOM/WC 7'6" x 5' (2.28m x 1.52m)

FRONT GARDEN

INTEGRAL GARAGE 12'11" max x 11'3" max (internal measurements) (3.93m x 3.42m)
Storage only.

REAR GARDEN

Council tax band: C