



51 Fairlight Avenue, Telscombe Cliffs, BN10 7BS

£535,000

CarruthersandLuck
SalesandLettings



51 Fairlight Avenue

Telscombe Cliffs

A great opportunity to purchase a spacious 4 bedroom detached property situated on a large plot in a sought after location in Telscombe Cliffs. The property offers flexible and light accommodation including a potential annex and has lots of scope for extension and improvement. A particular feature of the house is the 110' x 50' rear garden which is completely private and level.

The front door leads to a spacious entrance hall with a deep cupboard (previously a separate cloakroom/WC). There is a large Kitchen/Dining room to the rear of the house that overlooks the lovely gardens. The kitchen then leads around into a dining area and the main lounge with a fireplace and south facing window. Patio doors open into the rear garden. A door from the dining area leads to 2 rooms that are currently used as a clinic and study. These could easily be used as further reception rooms or potentially, an annex. Also on the ground floor are a 2nd reception room with a staircase to the first floor, a large double bedroom and a spacious bath/shower room.

On the first floor is a good size double bedroom with its own en-suite shower room. This room is dual aspect and has a nice outlook. A second bedroom completes the first floor accommodation.



51 Fairlight Avenue

Telscombe Cliffs

The rear garden measures 110' x 50' and is level, very private and is mainly laid to lawn. Directly off the back of the house is a large paved patio area, ideal for entertaining. In the central area of the garden is a 30' sunken swimming pool which would need either recommissioning, or it could be covered over with a deck or something similar if not needed.

ENATRANCE HALL

KITCHEN/DINING ROOM 19'4" x 10'4" (5.91m x 3.16m)

LOUNGE/DINING ROOM 20'1" x 14'10" (6.12m x 4.29m)

RECEPTION ROOM 2 12' x 10'10" (3.65m x 3.07m)

RECEPTION ROOM/BEDROOM/CLINIC 15' x 8' (4.57m x 2.43m)

STUDY/BEDROOM 7'9" x 7'5" (2.40m x 2.28m)

GROUND FLOOR BEDROOM 18'1" x 9'10" (5.51m x 2.77m)

GROUND FLOOR BATHROOM 8'10" x 7'4" (2.46m x 2.25m)

FIRST FLOOR BEDROOM 18'1" x 10'1" (5.51m x 3.07m)

EN-SUITE SHOWER ROOM 9' x 5'7" (2.74m x 1.73m)

FIRST FLOOR BEDROOM 10'1" x 7'9" (3.07m x 2.40m)

LARGE GARDEN 110' x 50' (33.52m x 15.24m)

Council Tax band: E

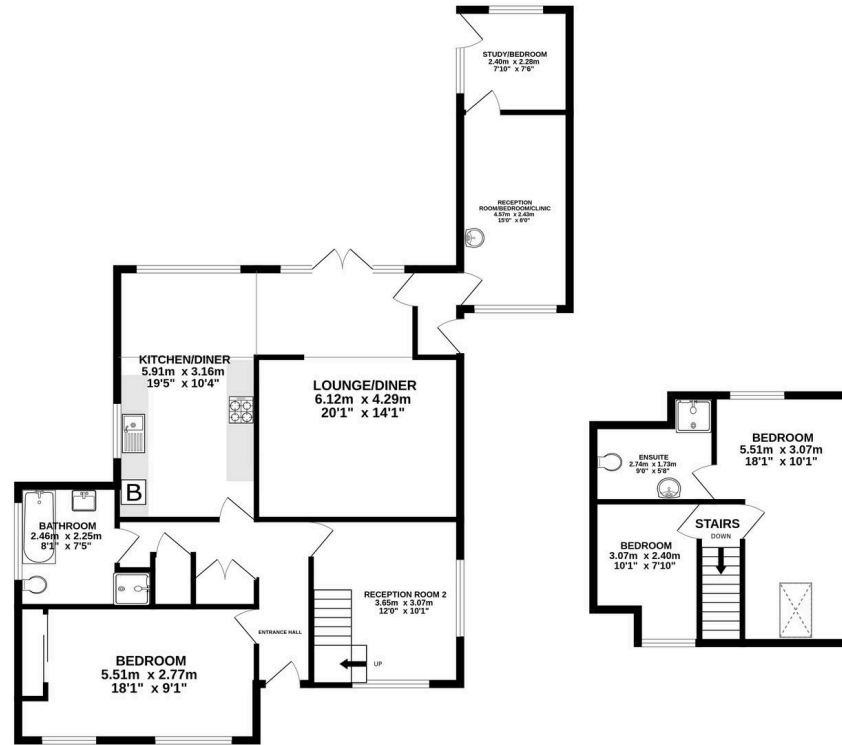
Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR
102.2 sq.m. (1100 sq.ft.) approx.

1ST FLOOR
29.6 sq.m. (318 sq.ft.) approx.



51 FAIRLIGHT AVENUE TELSCOMBE CLIFFS

TOTAL FLOOR AREA: 131.8 sq.m. (1419 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

Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook
Carruthers Luck

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



CarruthersandLuck
SalesandLettings