



2 Cliff Gardens, Telscombe Cliffs, BN10 7BT

£390,000

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SalesandLettings



## 2 Cliff Gardens

### Telscombe Cliffs

A very well presented, recently refurbished detached 2 bedroom bungalow situated in a sought after location in Telscombe Cliffs. 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 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.



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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.

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)

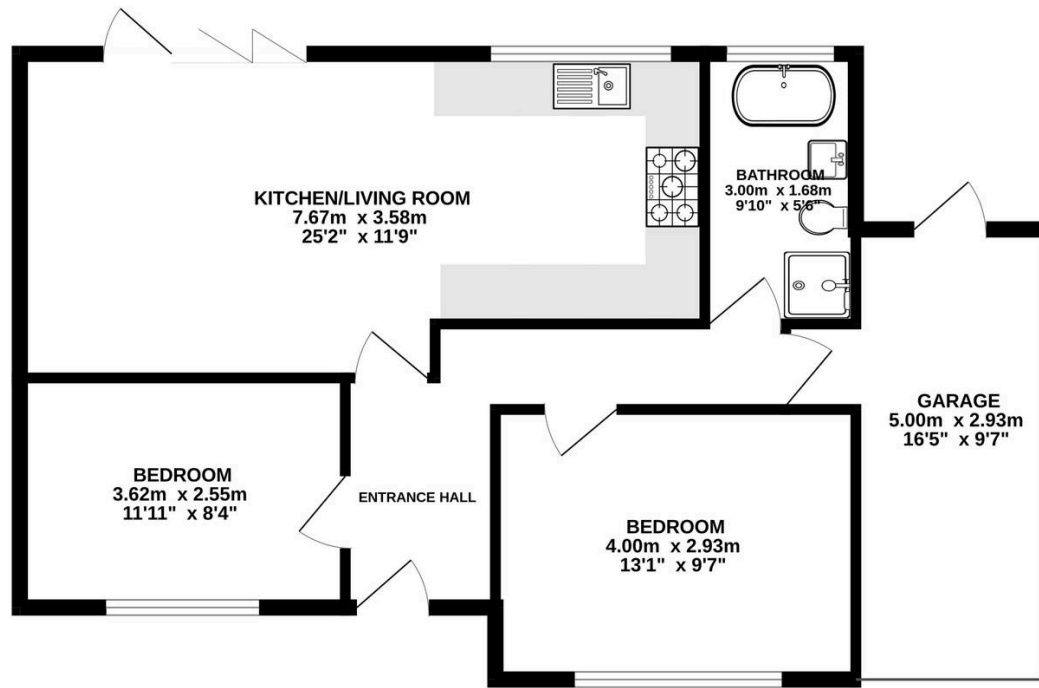
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR  
71.2 sq.m. (766 sq.ft.) approx.



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.  
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# Carruthers and Luck Sales and Lettings

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