



Flat 4 Marsden Court, 12 Ambleside Avenue, Telscombe Cliffs, BN10 7LS

£265,000

Carruthers and Luck
Sales and Lettings



Flat 4 Marsden Court

Ambleside Avenue, Telscombe Cliffs

A spacious 2 bedroom purpose built ground floor flat situated in a location close to the Cliff Top Promenade. Through the front door you are greeted with a good sized entrance hall to comprise of two cupboards, one of which is a double the other is a single. The lounge dining room is also a lovely size with plenty of space for all necessary furniture. With the benefit of this room being its size, this makes it a great place to entertain. There are patio doors on to the front communal garden, a lovely place to relax in the mornings as it is east facing catching the early morning sun. On to the kitchen, with a range of fitted base cupboards and drawers with matching wall cupboards. There is also a built in oven, hob, dishwasher, washing machine, fridge/freezer and microwave.



The flat comprises of 2 double bedrooms, both of which have fitted wardrobes and offer a fantastic amount of space. To complete the internal accommodation is a family bathroom to comprise of a panelled bath with shower over, wash basin and a WC.

- Patio doors on to the front communal garden
- Both bedrooms have fitted wardrobes
- Share of Freehold

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There are two communal gardens one is at the front and the other to the rear facing west, meaning that it will catch the evening sun. The property also benefits from a garage and a share of the freehold.

If you are looking for a spacious 2 bedroom ground floor flat that is close to some beautiful walks along the cliff top promenade then look no further and book an internal viewing today.

ENTRANCE HALL 11'3" x 6'5" (3.42m x 1.95m)

LOUNGE/DINING ROOM 17'3" x 11'9" (5.25m x 3.58m)

KITCHEN 11'8" x 6'11" (3.55m x 2.10m)

BEDROOM 1 14'1" into fitted wardrobes x 9'9" (4.29m x 2.97m)

BEDROOM 2 14'1" into fitted wardrobes x 7'11" (4.29m x 2.41m)

BATH/SHOWER ROOM/WC 6'5" x 6'4" (1.95m x 1.93m)

COMMUNAL GARDENS

GARAGE (in block)

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





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