

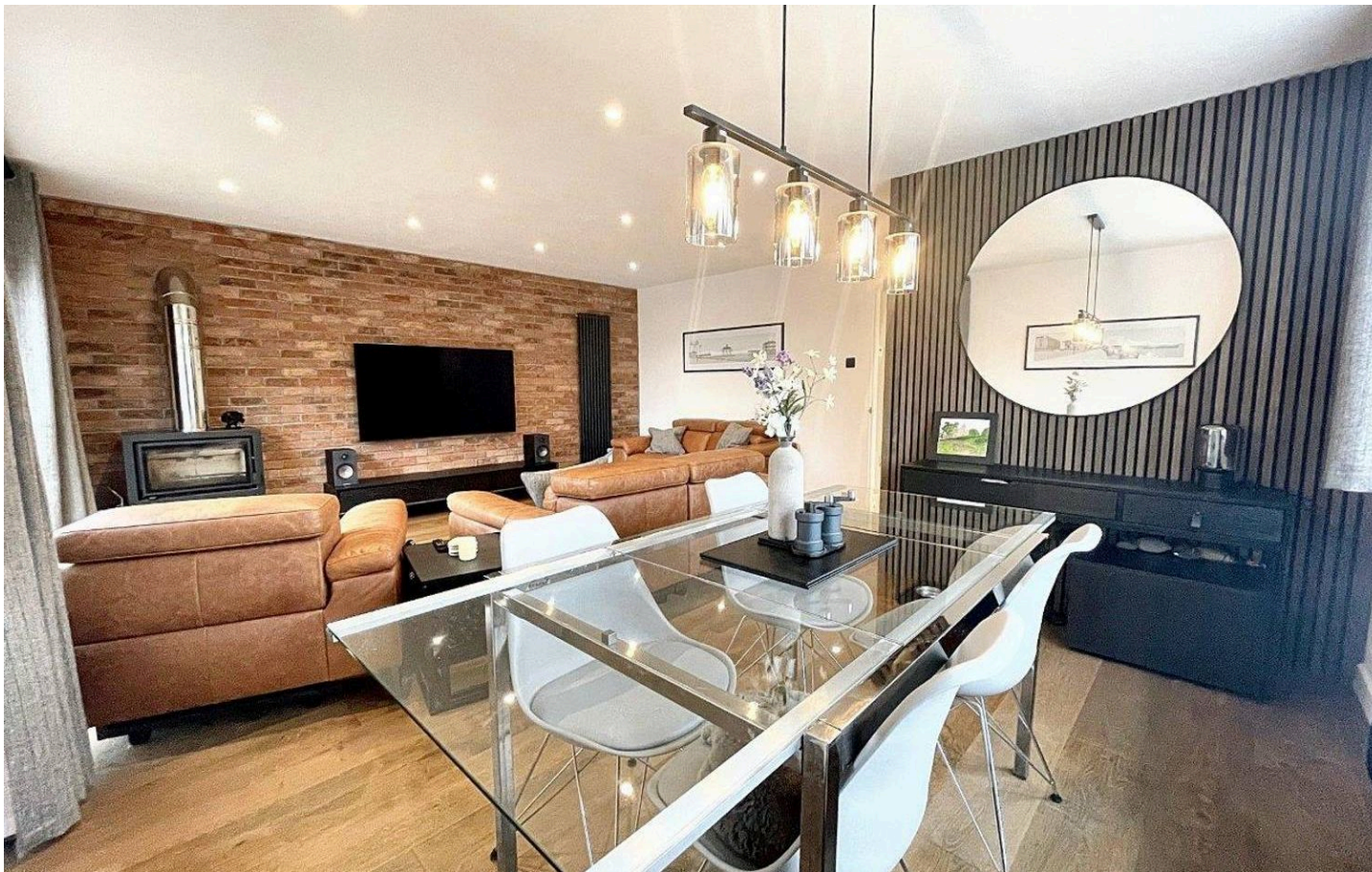


37 Carey Down, Telscombe Cliffs, BN10 7LF

£400,000

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SalesandLettings





## 37 Carey Down

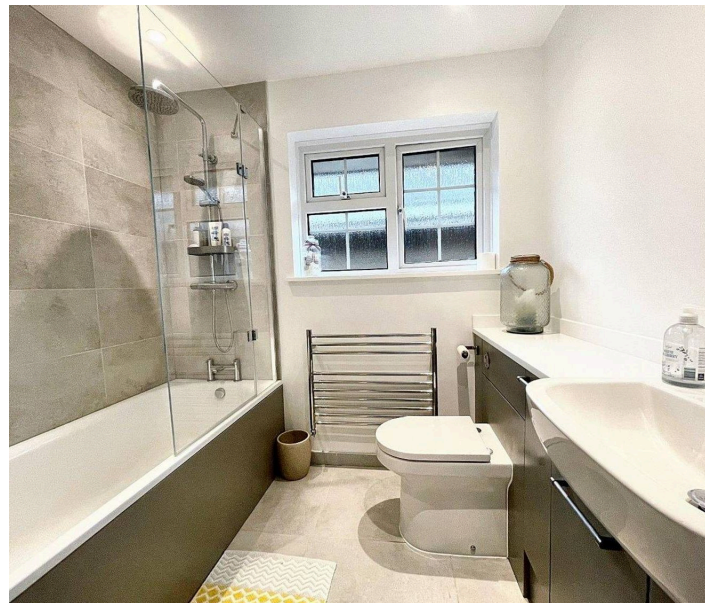
### Telscombe Cliffs

This well presented large 3 bedroom detached house has been modernised to a high standard by its current owners, the property is located in a private close. It is situated close to Chatsworth Park, local shop, bus service to Brighton City Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbor.

The accommodation comprises of a dual aspect lounge/dining room with its exposed brick effect feature wall and log burner, west facing kitchen/breakfast room with its modern grey units and integrated appliances that include a dishwasher, washing machine, tumble dryer and fridge/freezer. The three bedrooms are all good size rooms, the family bathroom, en-suite shower room and cloakroom/wc have all been fitted with modern white suites and grey vanity units.

Outside the property offers gardens to three side, off road parking and a garage.

- Dual aspect lounge/dining room
- En-suite shower room
- Gardens to three sides





# 37 Carey Down

Telscombe Cliffs

SPACIOUS ENTRANCE HALL

DUAL ASPECT LOUNGE/DINING ROOM 19'2" max x 16'5" max (5.84m x 5.00m)

WEST FACING KITCHEN/BREAKFAST ROOM 12'10" max x 12'7" max (3.91m x 3.83m)

CLOAKROOM/WC 5'11" x 3'5" (1.80m x 1.04m)

SPACIOUS FIRST FLOOR LANDING

WEST FACING BEDROOM 1 12'6" x 10'11" (3.81m x 3.32m)

EN-SUITE SHOWER ROOM/WC 8'8" max x 3'10" (2.64m x 1.16m)

BEDROOM 2 11'11" x 10' (3.63m x 3.04m)

BEDROOM 3 8'11" x 8'7" (2.72m x 2.61m)

BATHROOM/WC 7'5" x 5'6" (2.25m x 1.67m)

OUTSIDE

OFF ROAD PARKING

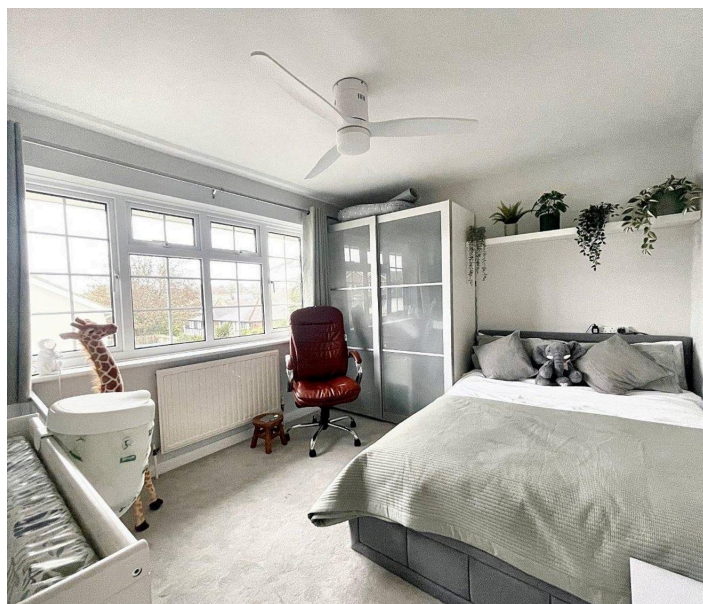
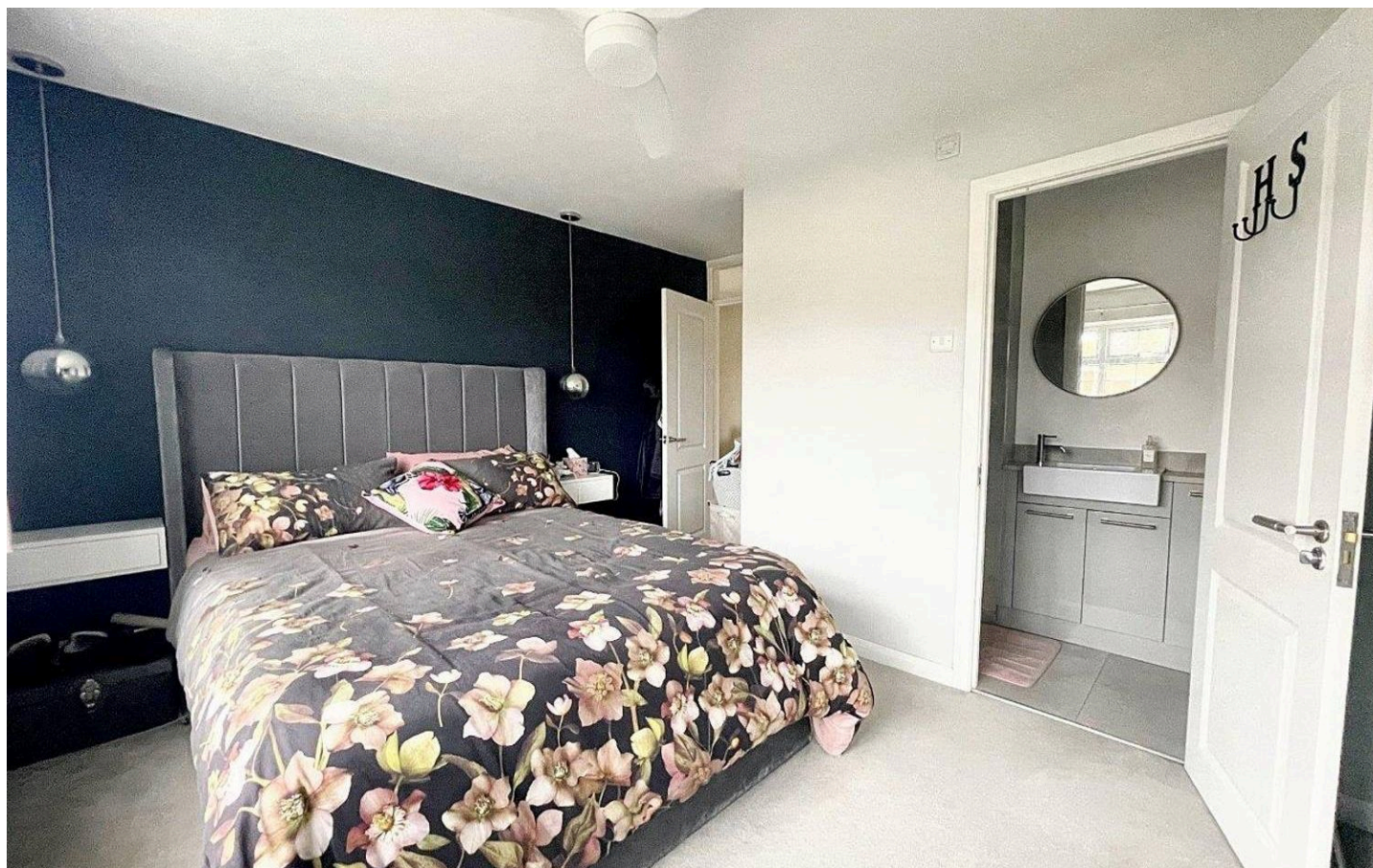
GARAGE 17'1" x 8'11" (5.20m x 2.71m)

GARDENS

Council Tax band: D

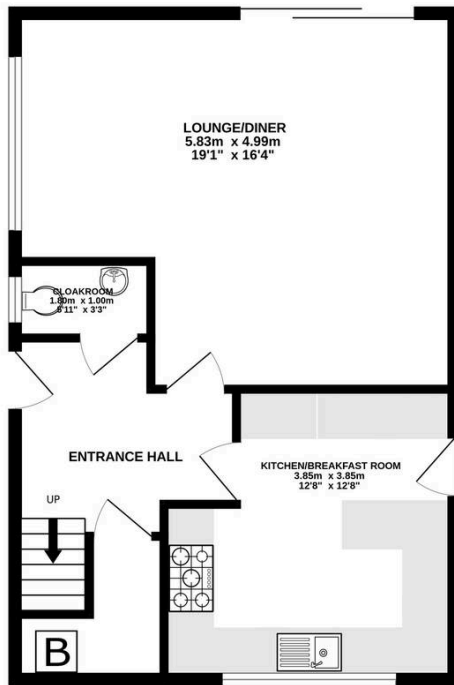
Tenure: Freehold

EPC Energy Efficiency Rating: C

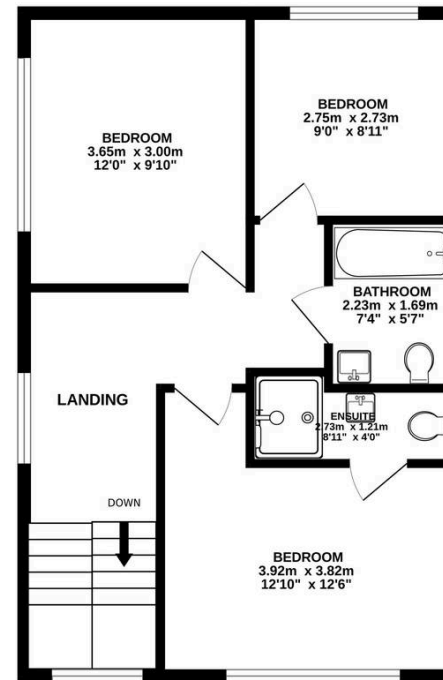




GROUND FLOOR  
51.5 sq.m. (554 sq.ft.) approx.



1ST FLOOR  
50.4 sq.m. (542 sq.ft.) approx.



37 CAREY DOWN TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA: 101.9 sq.m. (1096 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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