



7 Broomfield Avenue, Telscombe Cliffs, BN10 7AJ

£535,000

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7 Broomfield Avenue

Telscombe Cliffs

An opportunity to purchase a very spacious and well presented semi detached 4/5 bedroom house located in a sought after road just a few yards from the A259 South Coast Road.

The front door leads to a spacious entrance hall with an oak floor and a useful downstairs storage area. To the left is the main living/dining room. This bright, dual aspect through room measures 22' x 12' and has a bay window to the front. The room has oak floors, a central chimney with inset shelving to either side. The room connects with a rear extension which forms a 2nd dining/reception room with sliding doors to the rear garden. This is a bright west facing room overlooking the rear garden and has plenty of space for a Dining table and sofas. An arch then leads into a semi open plan kitchen with a range of white base cupboards and drawers on two walls with additional wall cupboards to one side and attractive shelving to the other. Off of the Dining room is a very useful utility room, boot room with a door to the rear garden and the 3rd reception room/5th bedroom which is a lovely size being 17' x 11' and combined with the Utility and boot room, would make a great self-contained annexe, if required.



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The house has been kept in very good order throughout and an internal viewing is highly recommended.

ENTRANCE HALL

LOUNGE/DINING ROOM 22'9" x 12'6" (6.97m x 3.84m)

RECEPTION ROOM 2/ DINING ROOM 19'7" x 8' (6.00m x 2.43m)

KITCHEN 9'5" x 7'10" (2.89m x 2.16m)

UTILITY ROOM/WC

BOOT ROOM with door to the rear garden

RECEPTION ROOM 3/BEDROOM 5 17'1" x 8' (5.21m x 2.43m)

BEDROOM 1 12'2" x 11'6" (3.71m x 3.53m)

SHOWER ROOM 11'4" x 6'4" (3.47m x 1.95m)

BEDROOM 2 12'7" x 12'7" (3.87m x 3.87m)

BEDROOM 3 11'5" x 10'5" (3.50m x 3.20m)

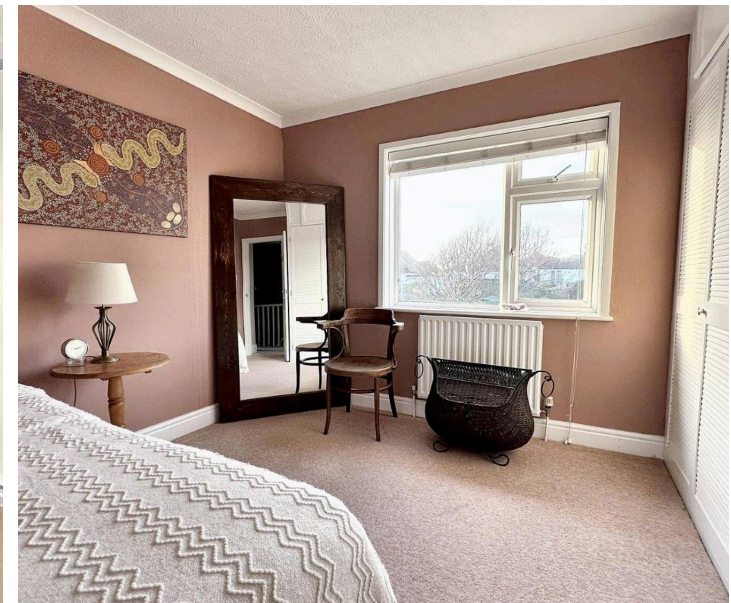
BEDROOM 4 7'2" x 7' (2.19m x 2.13m)

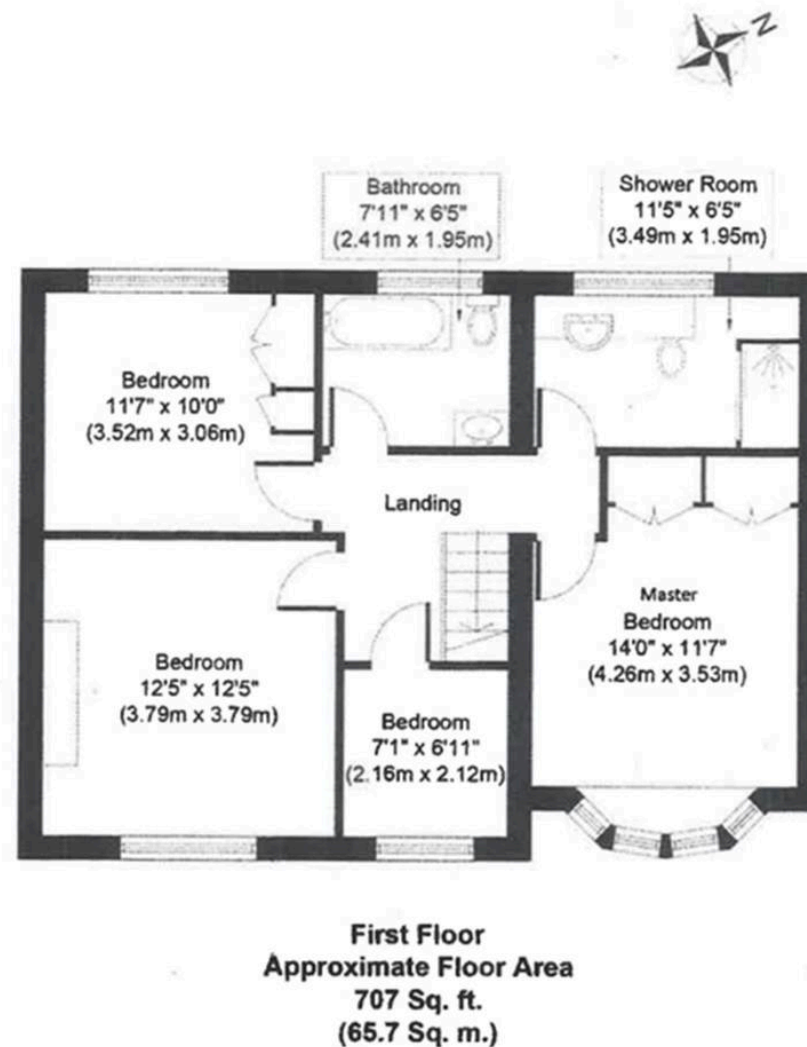
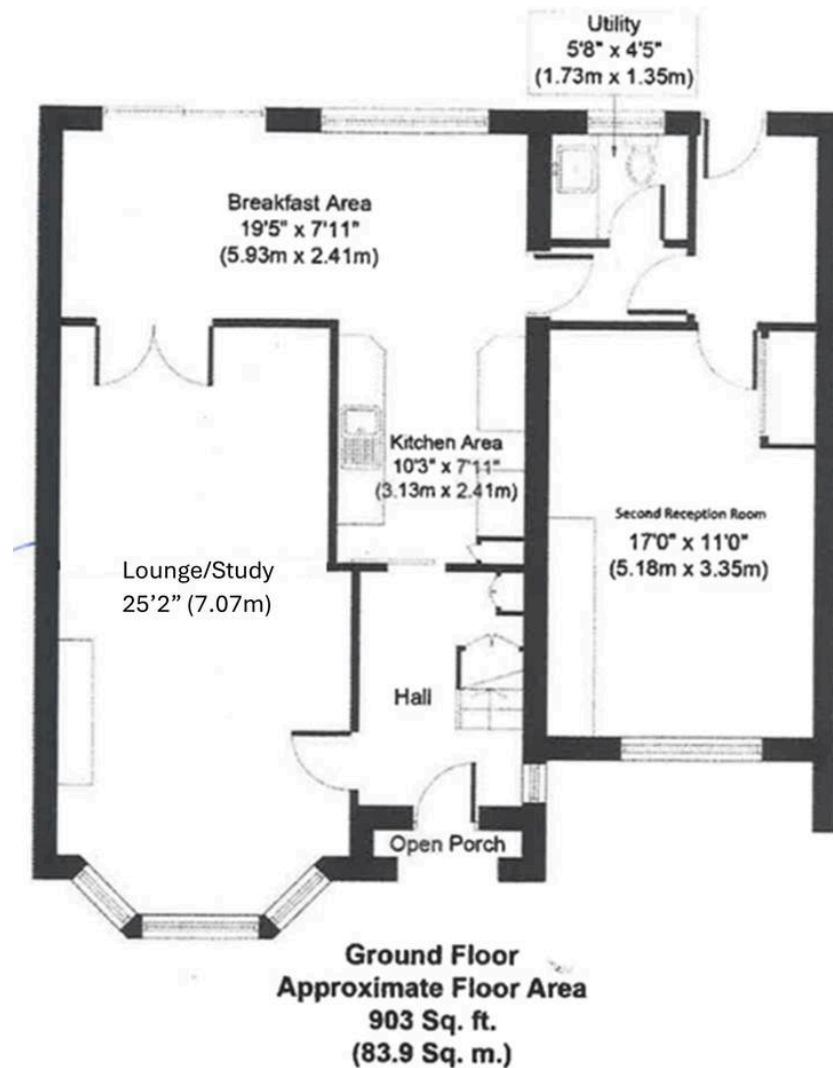
BATHROOM 7'10" x 6'7" (2.16m x 2.04m)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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