



28 Broomfield Avenue, Telscombe Cliffs, BN10 7AL

£599,950

CarruthersandLuck
SalesandLettings



28 Broomfield Avenue

Telscombe Cliffs

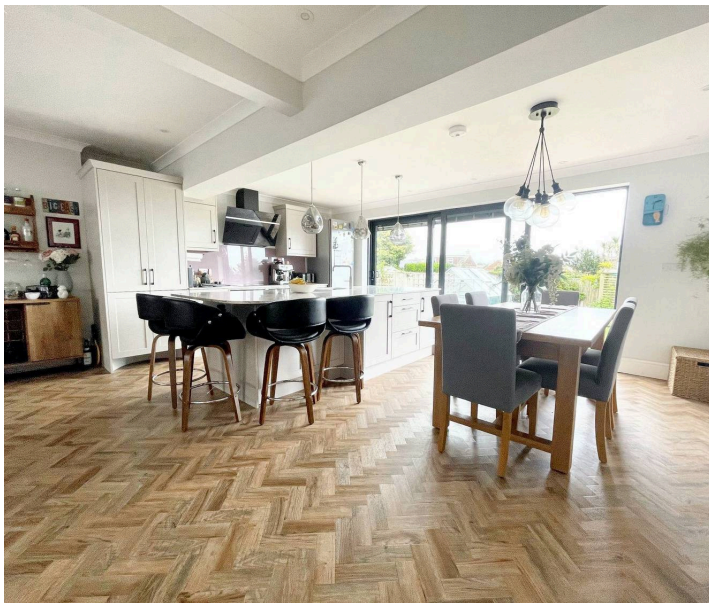
This well presented and spacious 5/6 bedroom family house has been extended and much loved by its current owners. Is located in a sought after road in Telscombe Cliffs and is situated close to local shops, schools, The Esplanade and the A259 South Coast Road with its bus services to Brighton and Eastbourne.

The accommodation offers a huge amount of living space which includes a large west facing lounge with a bay window and open fire, this room leads to the open plan kitchen/breakfast/dining room, the kitchen is fully equipped with modern units, granite work surfaces, central island and breakfast bar, the built in appliances include twin ovens, dish washer, electric hob and extractor hood.

The ground floor offers the use of the second reception room that can be used as an office or bedroom six, the utility room provides further storage for any extra groceries and provides access to the downstairs wc and garage.

The bedrooms are all large double rooms with bedroom one benefitting from built in cupboards and an en-suite shower room/wc, bedrooms two and three also come with built in cupboards. The family bathroom, en-suite and separate wc are tastefully completed with modern white suites.

The front garden is block paved, provides off road parking and access to the garage. The large rear garden is well maintained and offers plenty of outside space.



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ENTRANCE PORCH 6'6" max x 6'5" max (1.98m x 1.95m)

ENTRANCE HALL

WEST FACING LOUNGE 13'8" max x 12'4" (4.16m x 3.75m)

KITCHEN/DINER 21'4" max x 17'10" max (6.50m x 5.43m)

RECEPTION ROOM/BEDROOM 6 13'1" x 8'8" (3.98m x 2.64m)

UTILITY ROOM 9'2" x 5'5" (2.79m x 1.65m)

CLOAK ROOM/WC 5'5" x 3'3" (1.65m x 0.99m)

WEST FACING BEDROOM 2 14'3" max x 10'1" max (4.34m x 3.07m)

BEDROOM 3 10'11" x 9'2" (3.32m x 2.79m)

BEDROOM 4 15'11" x 13' (4.85m x 3.96m)

WEST FACING BEDROOM 5 12'11" max x 12'9" max (3.93m x 3.88m)

BATH/SHOWER ROOM/WC 7'8" x 6'5" (2.33m x 1.95m)

BEDROOM 1 16'9" max x 14'6" max (5.10m x 4.41m)

EN-SUITE SHOWER ROOM/WC 7'6" x 5' (2.28m x 1.52m)

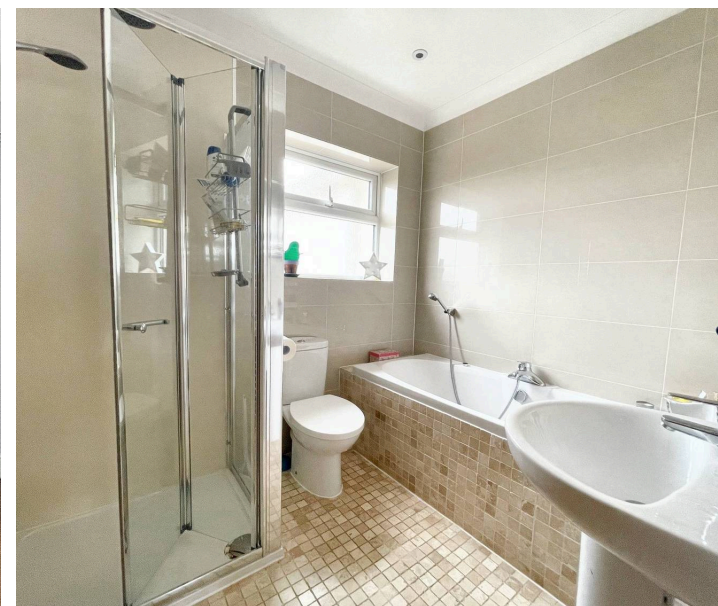
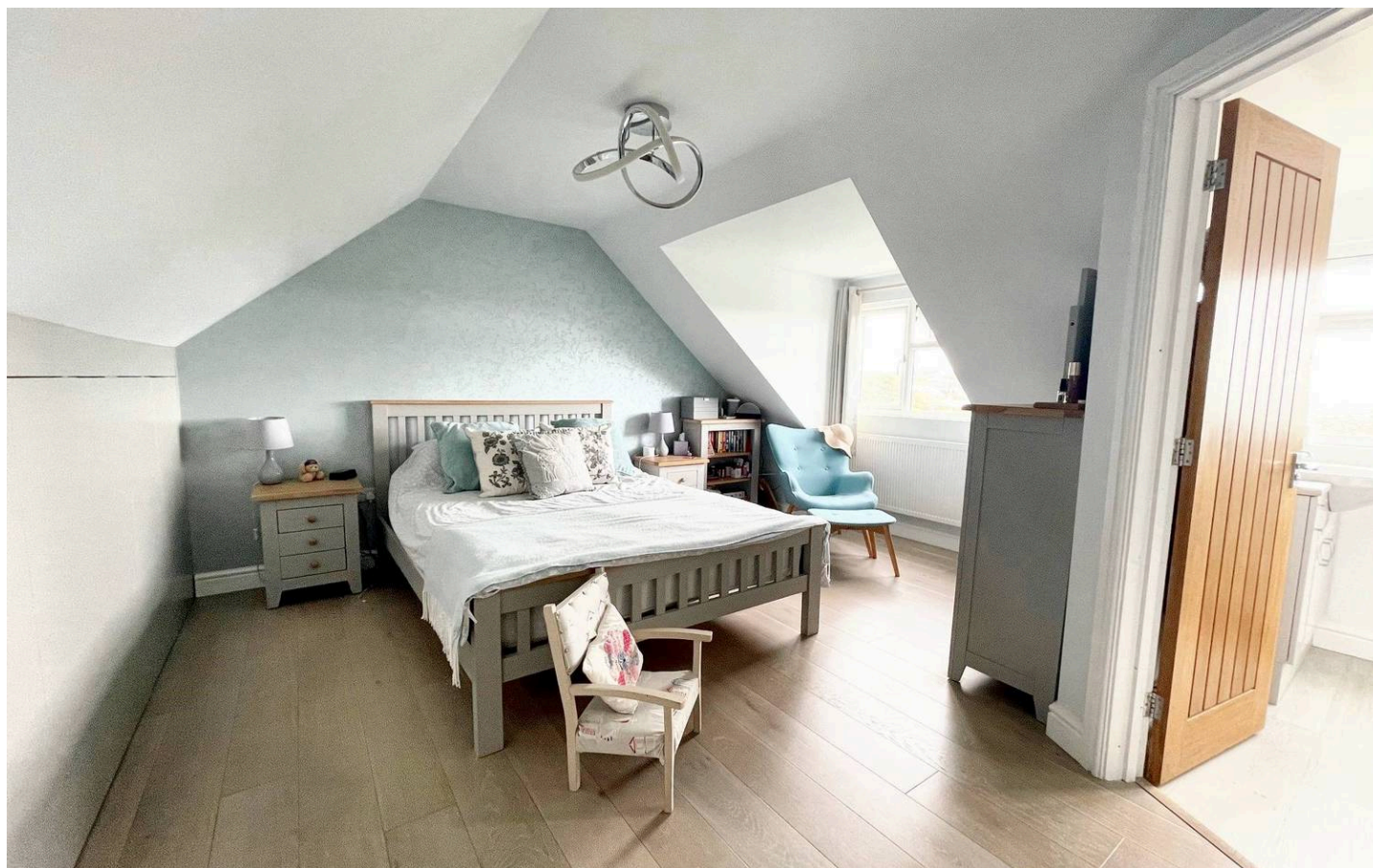
INTEGRAL GARAGE 12'11" max x 11'3" max (internal measurements)
(3.93m x 3.42m) Storage only.

GARDENS

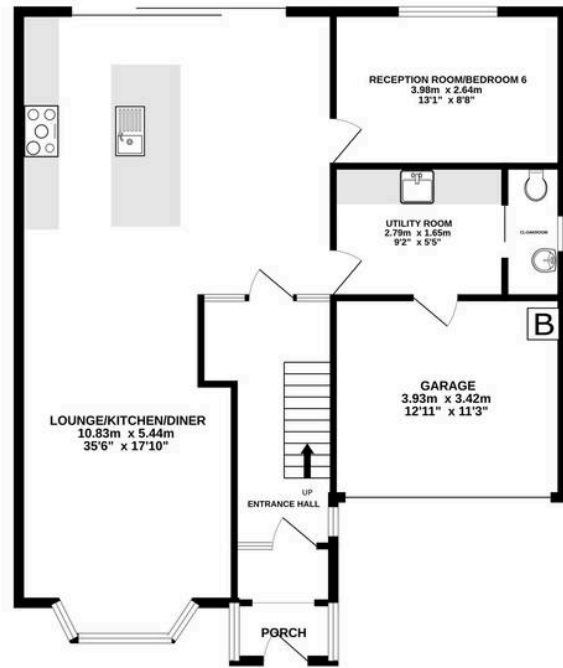
Council Tax band: C

Tenure: Freehold

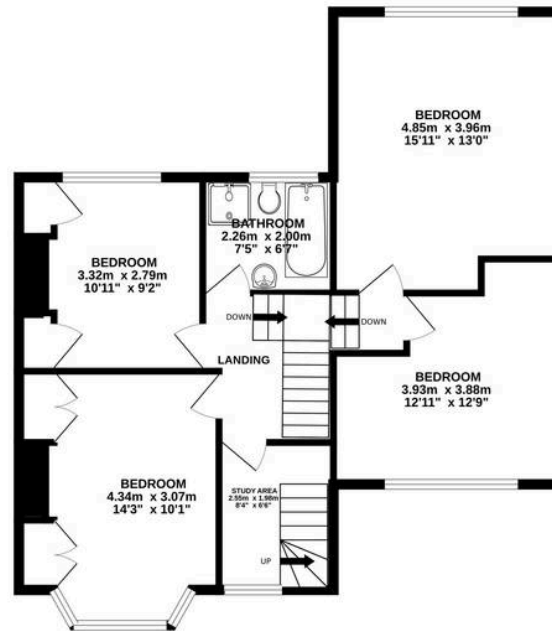
EPC Energy Efficiency Rating: C



GROUND FLOOR
91.9 sq.m. (989 sq.ft.) approx.



1ST FLOOR
71.6 sq.m. (770 sq.ft.) approx.



2ND FLOOR
24.3 sq.m. (262 sq.ft.) approx.



28 BROOMFIELD AVENUE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 187.7 sq.m. (2021 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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Directors: Paul Carruthers Stephen Luck



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