

## 26 Rustic Park, Telscombe Cliffs

Guide Price £475,000 - £500,000

Four Bedrooms • Detached • No Chain • Fantastic Location • Garage & Driveway • Guide Price £475,000 - £500,000

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**Entrance Hall**

**W.C**

**Kitchen/Dining Room**

21' 7" x 8' 7" (6.57m x 2.61m)

**Living Room**

21' 2" x 12' 10" (6.45m x 3.91m)

**Conservatory**

9' 11" x 7' 1" (3.03m x 2.15m)

**First Floor Landing**

**Master Bedroom**

14' 1" x 9' 5" (4.28m x 2.88m)

**Ensuite**

**Bedroom 2**

11' 5" x 9' 11" (3.48m x 3.03m)

**Bedroom 3**

9' 9" x 8' 6" (2.96m x 2.59m)

**Bedroom 4**

9' 11" x 7' 5" (3.03m x 2.26m)

**Bathroom**



Guide Price £500,000-£525,000

Erdmans are honoured to present this stunning detached family home in the highly sought-after Rustic Park, offering the perfect opportunity to experience seaside living at its finest! Situated in a quiet cul-de-sac on the edge of the South Downs and just moments from the sparkling coast, this immaculately renovated property boasts the ultimate blend of luxury, style, and practicality.

From the moment you step inside, you'll be blown away by the four spacious bedrooms (including three doubles) and a beautifully designed ensuite shower room in the master. The contemporary modern kitchen/diner is a showstopper, with integrated appliances and a welcoming layout that's ideal for both everyday family meals and entertaining guests. This home is not only a sight to behold but also offers incredible functionality for modern living, featuring a light-filled spacious living room with patio doors leading to the serene rear garden—perfect for relaxing or hosting gatherings. With a downstairs cloakroom and off-road parking, every detail has been thoughtfully considered for your convenience.

Viewings available 7 days a week, don't miss your chance to make this coastal dream home yours today!

Rustic Park in Telscombe is a peaceful, scenic neighborhood located near the South Downs, offering stunning views and a tranquil atmosphere. Just moments from the coast, it's perfect for those who enjoy outdoor activities and a quiet lifestyle. With local shops, schools, and transport links nearby, Rustic Park combines the beauty of nature with everyday convenience, making it an ideal place to call home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





## Rustic Park, BN10 7SW

Approximate Gross Internal Floor Area = 116.60 sq m / 1255 sq ft

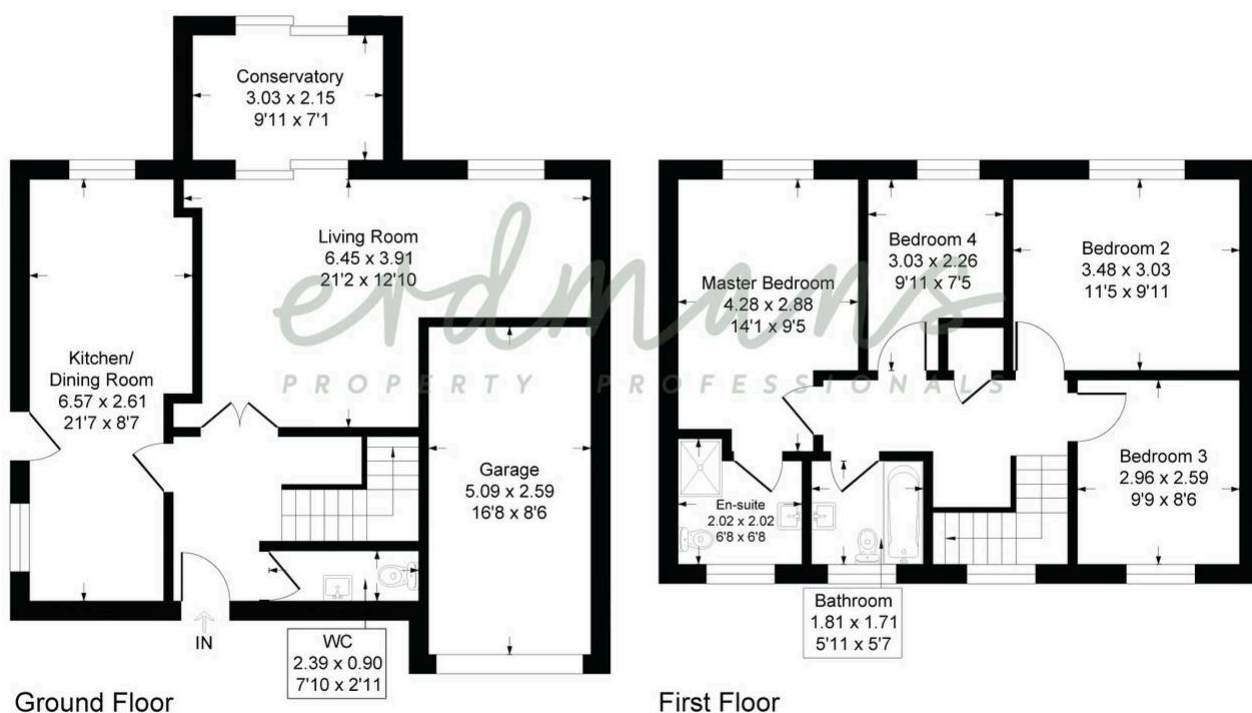


Illustration for identification purposes only, measurements are approximate, not to scale

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