



5 Broomfield Avenue, Telscombe Cliffs, BN10 7AJ
£475,000

CarruthersandLuck
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5 Broomfield Avenue

Telscombe Cliffs

Situated on a highly sought-after road just moments from the scenic Cliff Top Promenade and the vibrant A259 South Coast Road, this impressive four-bedroom semi-detached house offers a superb blend of spacious living and enviable convenience. Residents will appreciate the proximity to local shops and frequent bus services, ensuring swift connections to both Brighton City Centre and Eastbourne Town Centre. Inside, the property features a welcoming dual aspect lounge through dining room, providing an abundance of natural light and a versatile space ideal for entertaining or relaxing with family. The west-facing L-shaped kitchen/breakfast room is thoughtfully designed to accommodate both casual dining and culinary pursuits, with ample cabinetry and generous worktop space. Adjacent to the kitchen, a practical utility room offers additional storage, while a cloakroom/wc enhances every-day convenience for guests and residents alike.



5 Broomfield Avenue

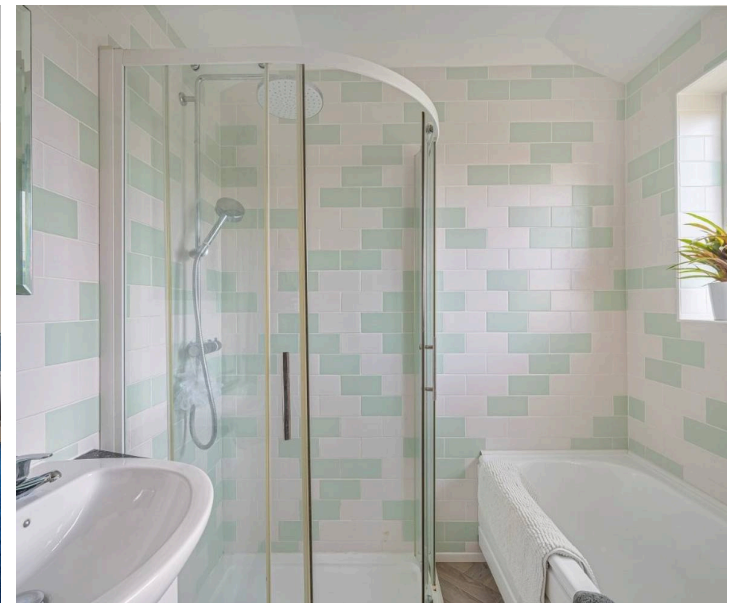
Telscombe Cliffs, Peacehaven

Upstairs, the expansive dual aspect principal bedroom stands out for its impressive size and flexibility, with potential to be divided into two separate bedrooms or to create a luxurious en-suite, depending on individual needs. The remaining bedrooms are well proportioned and offer comfortable accommodation for family members or guests, with each room benefitting from pleasant natural light and neutral décor that can be easily personalised. The property also benefits from a private drive providing off-road parking and direct access to the garage, which offers valuable storage or workshop potential. With its generous proportions, thoughtful layout, and prime location near coastal walks, amenities, and excellent transport links, this outstanding home is perfectly suited to growing families or those seeking flexible living spaces in a desirable coastal setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



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Approximate Gross Internal Floor Area = 122.84 sq m / 1322 sq ft
Garage Area = 20.07 sq m / 216 sq ft
Total Area = 142.91 sq m / 1538 sq ft

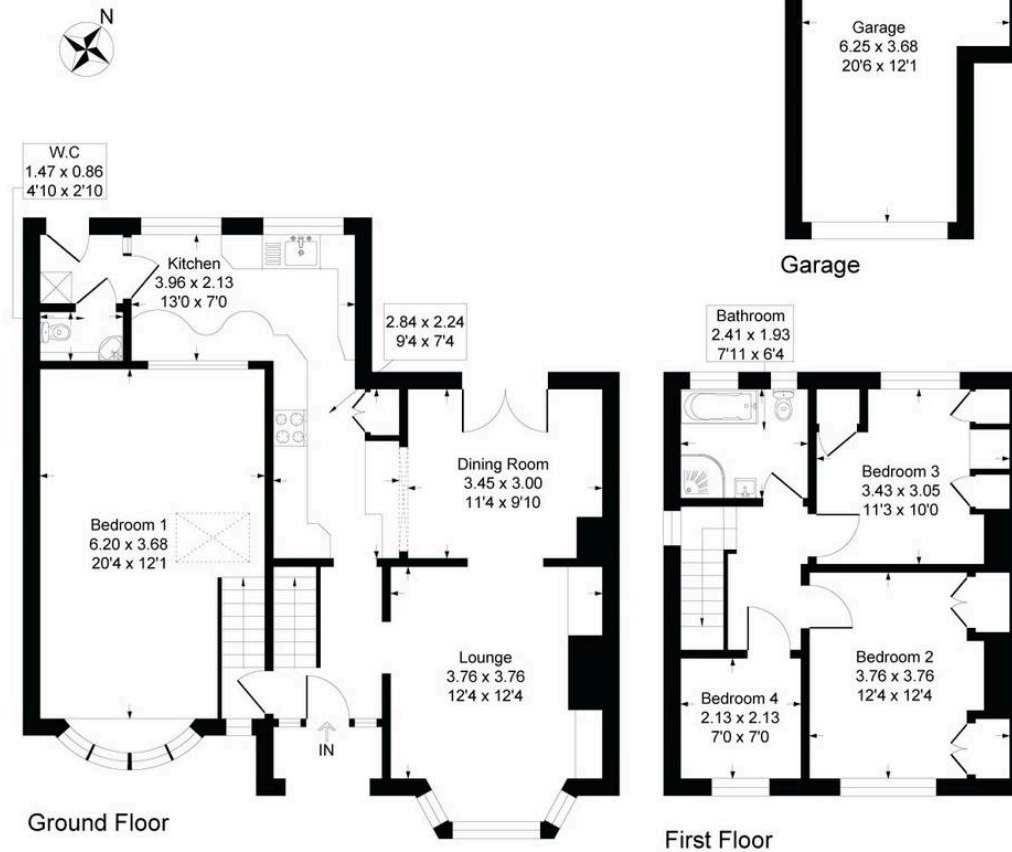


Illustration for identification purposes only, measurements are approximate, not to scale

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