



**10 Greenacres, Central Avenue, Telscombe Cliffs, BN10 7LY**  
**£209,950**

**Carruthers and Luck**  
Sales and Lettings



## 10 Greenacres

Central Avenue, Telscombe Cliffs

This two-bedroom ground floor flat offers bright and spacious living within a residential block, ideal for those seeking comfort and convenience. The thoughtfully designed layout comprises a welcoming reception room, two double bedrooms, a kitchen, and a bathroom. Large windows throughout the property flood each room with natural light, enhancing the sense of space and creating a warm, inviting atmosphere. The reception room is perfect for both relaxation and entertaining, while the bedrooms provide comfortable private retreats with neutral décor. The kitchen is equipped with built in oven and hob, space for appliances, complemented by ample counter space for meal preparation. The bathroom features a bath with a shower over, WC and wash basin ensuring every-day practicality. Also to be found are plenty of storage options. With a double cupboard in each bedroom and also two cupboards in the hallway, the storage space certainly does not disappoint.



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Central Avenue, Telscombe Cliffs

Residents benefit from a well-maintained communal garden area, providing a peaceful outdoor space. Off-road parking is also available, offering invaluable convenience. The property's living spaces allow for customisation, whether you wish to create a dedicated home office, playroom, or additional guest area. The flat's neutral palette serves as a blank canvas for your personal touches, allowing you to make it truly your own. When it comes to location, the property certainly does not disappoint being close to local shops, schools and the A259 with its frequent bus services to Brighton City Centre, Eastbourne Town Centre and Newhaven Town Centre. With its combination of natural light, functional design, and desirable communal amenities, this property is an excellent choice.

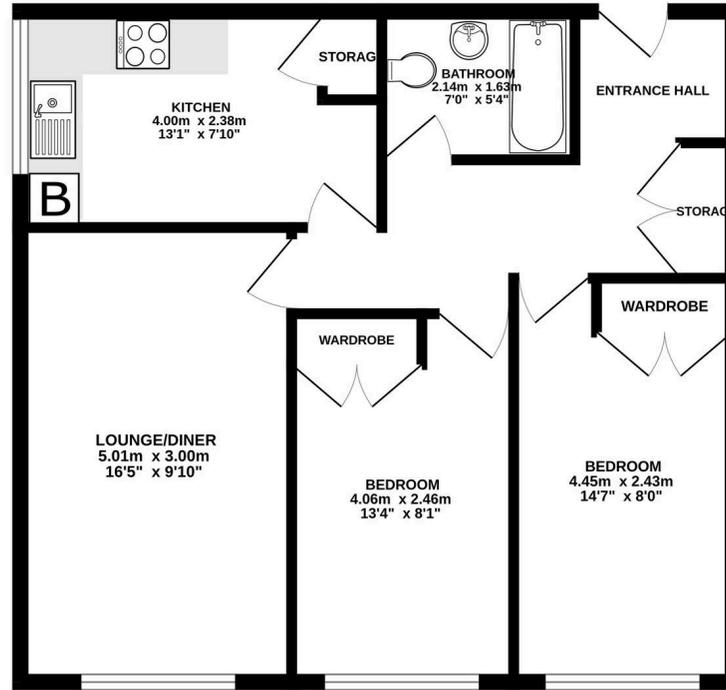
Council Tax band: B

Tenure: Leasehold

EPC: TBC



GROUND FLOOR  
58.3 sq.m. (627 sq.ft.) approx.



10 GREENACRES CENTRAL AVENUE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 58.3 sq.m. (627 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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