



**35 Broomfield Avenue, Telscombe Cliffs, BN10 7AL**  
**£450,000**

**CarruthersandLuck**  
SalesandLettings



## 35 Broomfield Avenue

Telscombe Cliffs

Situated on a popular road, this impressive three-bedroom semi-detached house offers a blend of comfort, versatility, and style, making it an ideal family home. Set within easy reach of local shops, well-regarded schools, and parks, the property is perfectly positioned for both convenience and leisure. Public transport links are found on the A259 South Coast Road, ensuring swift access to Brighton City Centre and neighbouring areas. The spacious interior welcomes you with a bright entrance hall leading into a thoughtfully designed open-plan lounge and dining room, perfect for entertaining or relaxing with family. A large bay window and sliding door invite abundant natural light, while the layout offers flexibility for various furniture arrangements. The modern kitchen, overlooking the rear garden, is fitted with an integrated oven, hob and space for more appliances. A door can be found in the kitchen with access to a WC, and also storage space which the current owners use to keep the fridge and freezer. Upstairs, three double bedrooms provide comfortable retreats, with two featuring built-in wardrobes for efficient storage. The contemporary shower room is finished to a high standard, boasting sleek fittings and a stylish design.



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Telscombe Cliffs

The exterior of this property is equally impressive, with a substantial west-facing rear garden that captures the afternoon and evening sun, making it an inviting space for outdoor gatherings and relaxation. Well-maintained lawns are complemented by mature shrubs and flowers, creating a peaceful environment. A patio area provides the perfect spot for al fresco dining or summer barbeques, while the summer house at the end of the garden extends the living space outdoors and can be adapted to suit a variety of needs. The workshop, also at the rear, offers excellent potential for hobbyists or those requiring extra storage, and the utility space is ideal for laundry. Also, a detached garage can be found. The front of the property features a neatly presented garden and a private driveway, providing off-street parking. Side access leads directly to the rear garden, ensuring practicality for families and pet owners. With its generous plot, well-designed outdoor spaces, and excellent location, this property presents a rare opportunity to secure a versatile and welcoming home in a thriving community.

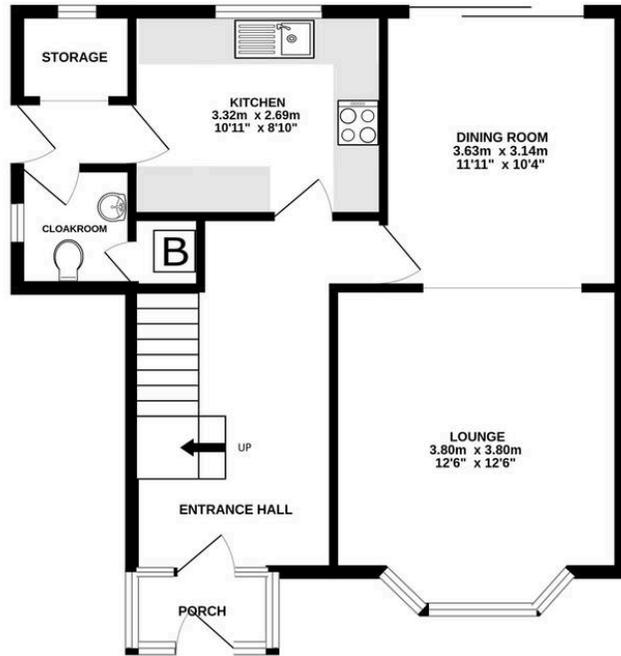
Council Tax band: C

Tenure: Freehold

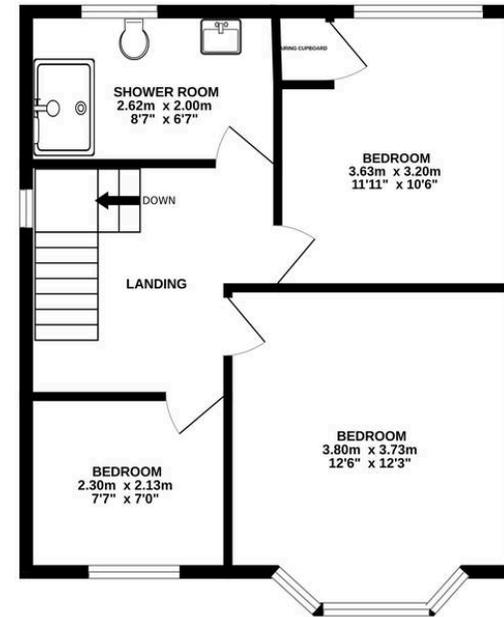
EPC: TBC



GROUND FLOOR  
55.8 sq.m. (601 sq.ft.) approx.



1ST FLOOR  
48.5 sq.m. (522 sq.ft.) approx.



35 BROOMFIELD AVENUE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 104.4 sq.m. (1123 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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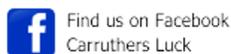
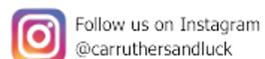
# Carruthers and Luck Sales and Lettings

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