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Any floor plans shown are for identification purposes only and are not to scale

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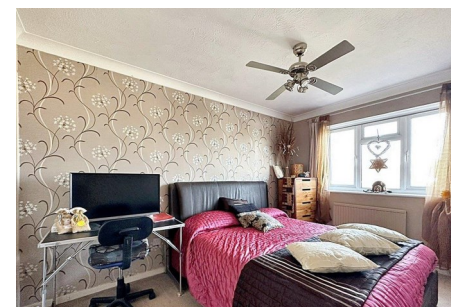
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77 Telscombe Cliffs Way, Telscombe Cliffs, BN10 7DD

EPC : D

£318,500



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This well presented 3 bedroom house is situated in a sought after position in Telscombe Cliffs, close to the local school, local shop, 2 open parks and is a 10 minute walk to the seafront and a 5 minute walk to the South Downs offering many miles of natural beauty. The bus stop is just a 5 minute walk away which provides frequent access to Brighton City Centre.

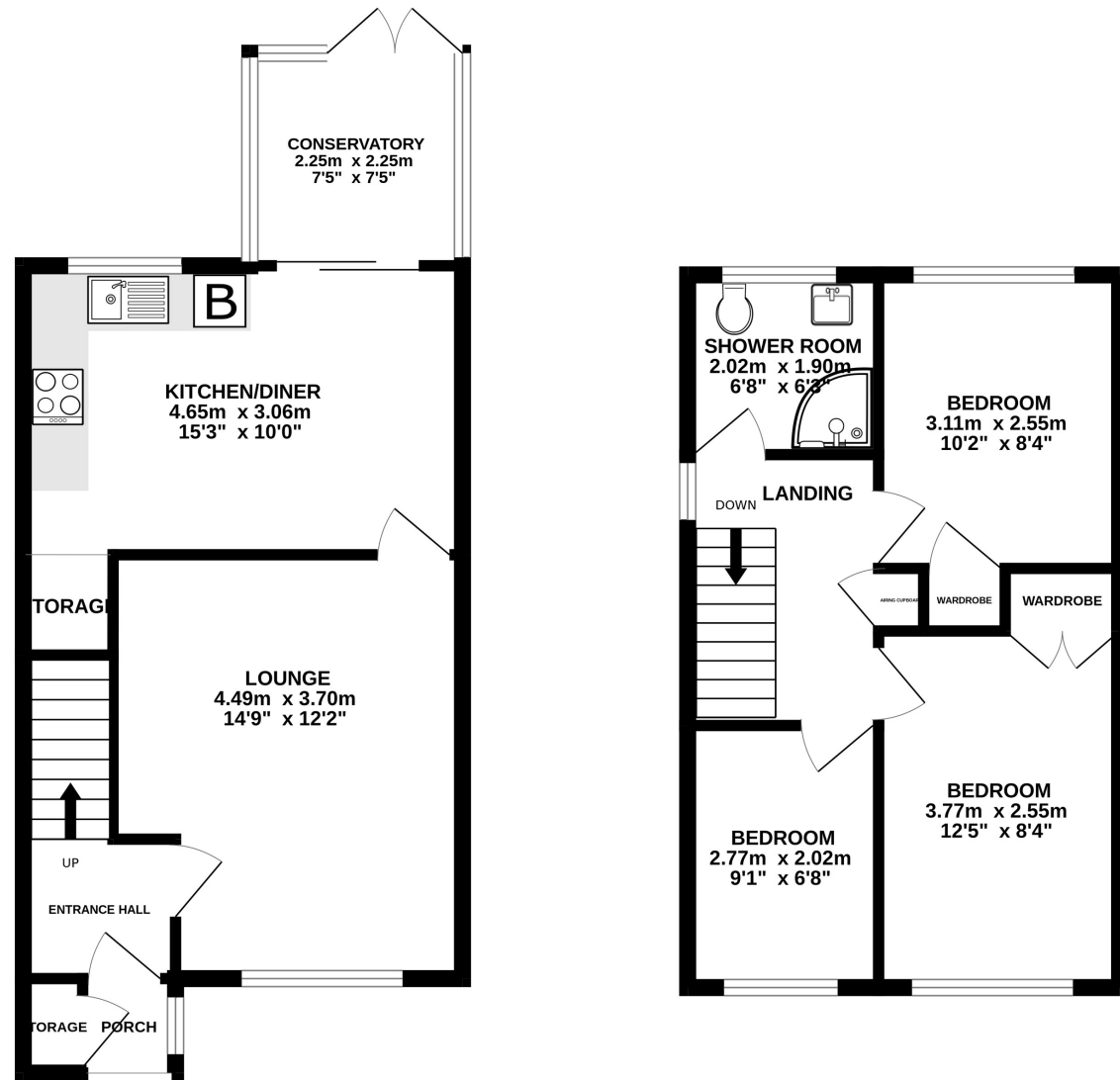
When inside, the entrance hall leads you to the spacious west facing lounge which is bathed in sunlight towards the end of the afternoon. The large kitchen/diner is a great place to cook and entertain family/friends. Through to the conservatory, French doors will take you out onto the rear garden.

There are three bedrooms, bedroom one has west facing views across the Telscombe Tye and has built in wardrobe space, bedroom two overlooks the east facing rear garden and also has built in wardrobe space, bedroom three is also west facing with views across the Tye. A family bathroom completes the accommodation on the first floor.

Outside the rear garden has been brick paved, meaning it is easily maintainable all year round. There is also a gate with access to the parking area to the rear of the property.

GROUND FLOOR
41.7 sq.m. (449 sq.ft.) approx.

1ST FLOOR
34.5 sq.m. (371 sq.ft.) approx.



77 TELSCOMBE CLIFFS WAY TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA: 76.2 sq.m. (820 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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The accommodation with approximate room measurements comprises:

ENTRANCE HALL

LOUNGE 14'9" x 12'2" (4.49m x 3.71m)

KITCHEN/DINING ROOM 15'3" x 10' (4.65m x 3.05m)

uPVC CONSERVATORY 7'5" x 7'5" (2.25m x 2.25m)

FIRST FLOOR LANDING

BEDROOM 1 12'5" x 8'4" (3.77m x 2.54m)

BEDROOM 2 10'2" x 8'4" (3.11m x 2.55m)

BEDROOM 3 9'1" x 6'8" (2.76m x 2.02m)

SHOWER ROOM/WC 6'8" 6'3" max (2.03m x 1.90m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

PARKING AREA

Council tax band: C