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Any floor plans shown are for identification purposes only and are not to scale
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14 Telscombe Cliffs Way, Telscombe Cliffs, BN10 7DT

EPC : E

£375,000



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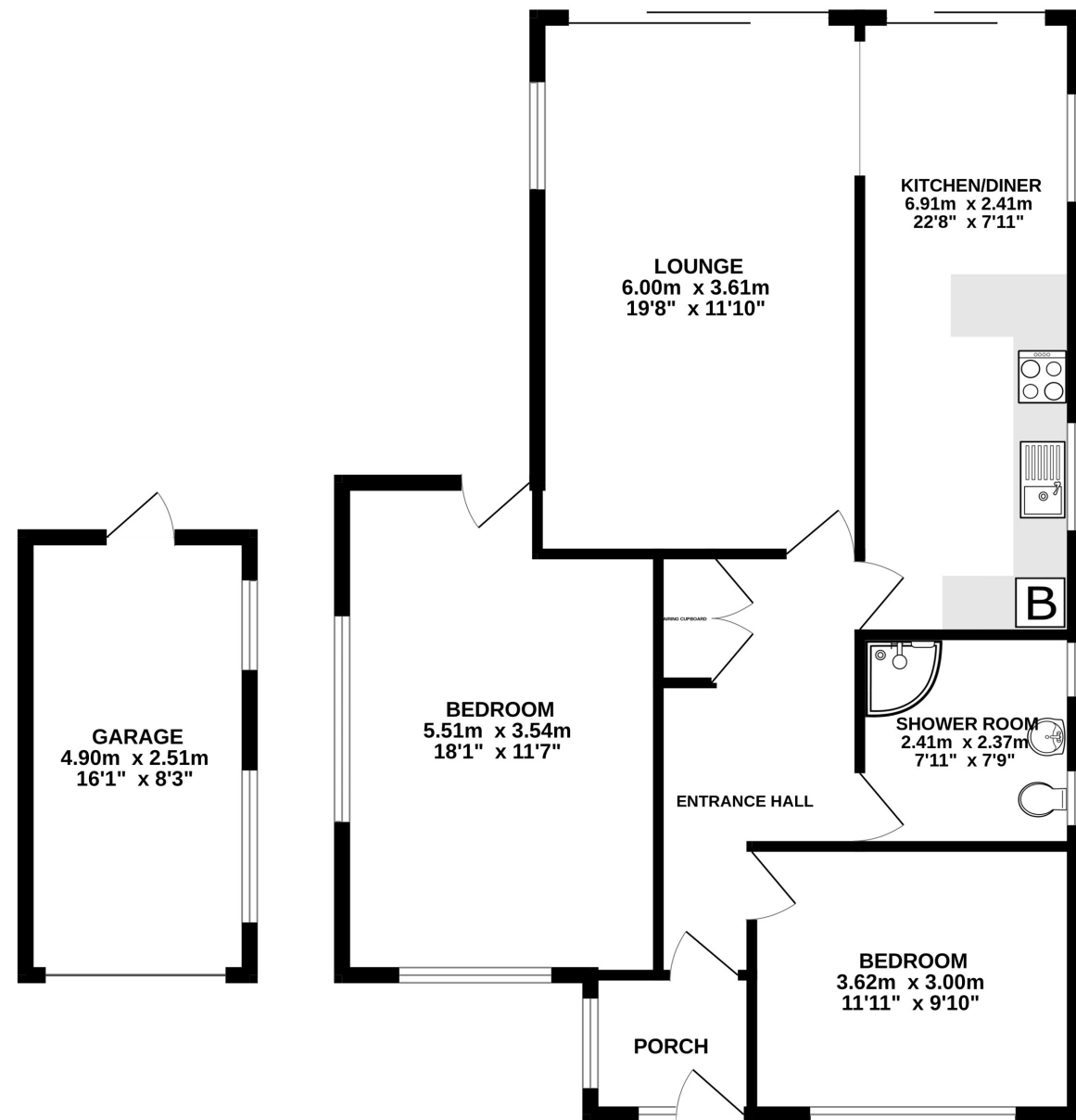
This spacious two bedroom detached bungalow is offered with no onward chain and is located in a favoured road in Telscombe Cliffs, situated close to the A259 South Coast Road with easy access to the Cliff Top Promenade, local shops, schools and bus services to Brighton City Centre, Eastbourne Town Centre and Newhaven Town Centre with its Harbour and Train Station.

The property is in need of some updating and comes with the potential to be extended (STNPC), the accommodation offers a great amount of living space with its large west facing lounge and a large west facing kitchen through diner, both bedrooms are good size rooms and the shower room/wc is completed with a white suite that comprises of a shower cubical and vanity unit with a wash basin.

Outside: the front garden provides ample off road parking on its block paved carriage driveway, there is a good size garage which provides access to a large brick built work shop that could provide the option to be a home gym or office after some alterations.

The west facing rear garden allows further entertainment space with its paved patio a large lawn area.

GROUND FLOOR
97.4 sq.m. (1048 sq.ft.) approx.



The accommodation with approximate room measurements comprises:

ENTRANCE PORCH 5'11" x 4'11" (1.80m x 1.49m)

ENTRANCE HALL

WEST FACING LOUNGE 19'6" x 11'10" (5.94m x 3.60m)

WEST FACING KITCHEN/DINING ROOM 22'8" x 7'11" (6.90m x 2.41m)

DUAL ASPECT BEDROOM 1 18'2" max x 11'9" max (5.53m x 3.58m)

BEDROOM 2 11'10" x 9'11" (3.60m x 3.02m)

SHOWER ROOM/WC 7'10" x 7'9" (2.38m x 2.36m)

FRONT GARDEN

GARAGE 15'4" max x 7'10" max (internal measurements) (4.67m x 2.38m)

WORK SHOP 17'10" max x 8' max (5.43m x 2.43m)

WEST FACING REAR GARDEN

Council tax band: D

14 TELSCOMBE CLIFFS WAY TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 97.4 sq.m. (1048 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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