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

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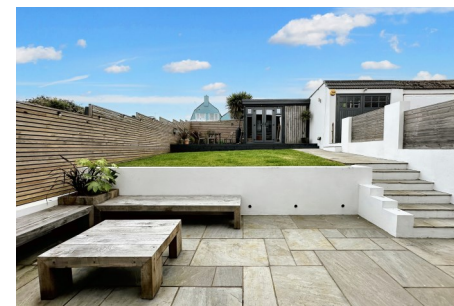
# C&L

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**10 Buckhurst Road, Telscombe Cliffs, BN10 7AH**

**EPC : C**

**£450,000**



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A Beautifully presented and spacious 4 Bedroom semi-detached chalet bungalow situated in a great location just a few yards from the A259 Coast road allowing easy access to Brighton City Centre. The current owner has completely renovated the property over the last few years to include a large loft extension incorporating a superbly sized master bedroom and en-suite, a new high quality open plan Kitchen, 2 new Bathrooms and stylish decoration throughout. In addition there is a quality Garden room/Office, useful for those that need to work from home or want a room to enjoy in the garden. The property has modern Gas central heating on a NEST system and has modern uPVC double glazing.

The front door leads to a good size Entrance Hall with a quality 'Herringbone' tough vinyl floor that extends to most ground floor rooms. The hall also has oak doors, a feature radiator (in all rooms), a useful understairs cupboard and a Utility cupboard with space for a washing machine and tumble drier. The open plan Living room is a particular feature of the house and has a Dining area with Bi-fold doors to the rear garden and then opens up into the Kitchen area. The Lounge area has a feature wall with panelling, and a fireplace. The Dining area has plenty of space for a large dining table and looks out onto the rear garden. The Kitchen has been extensively fitted with a range of quality 'Shaker' style units, the lower units being dark grey and the adjacent units surrounding the ovens are light grey. There are features to include LED soft lighting and carousel corner units. The Kitchen units are finished with a white quartz worktop. The Kitchen also has a window overlooking the rear garden.

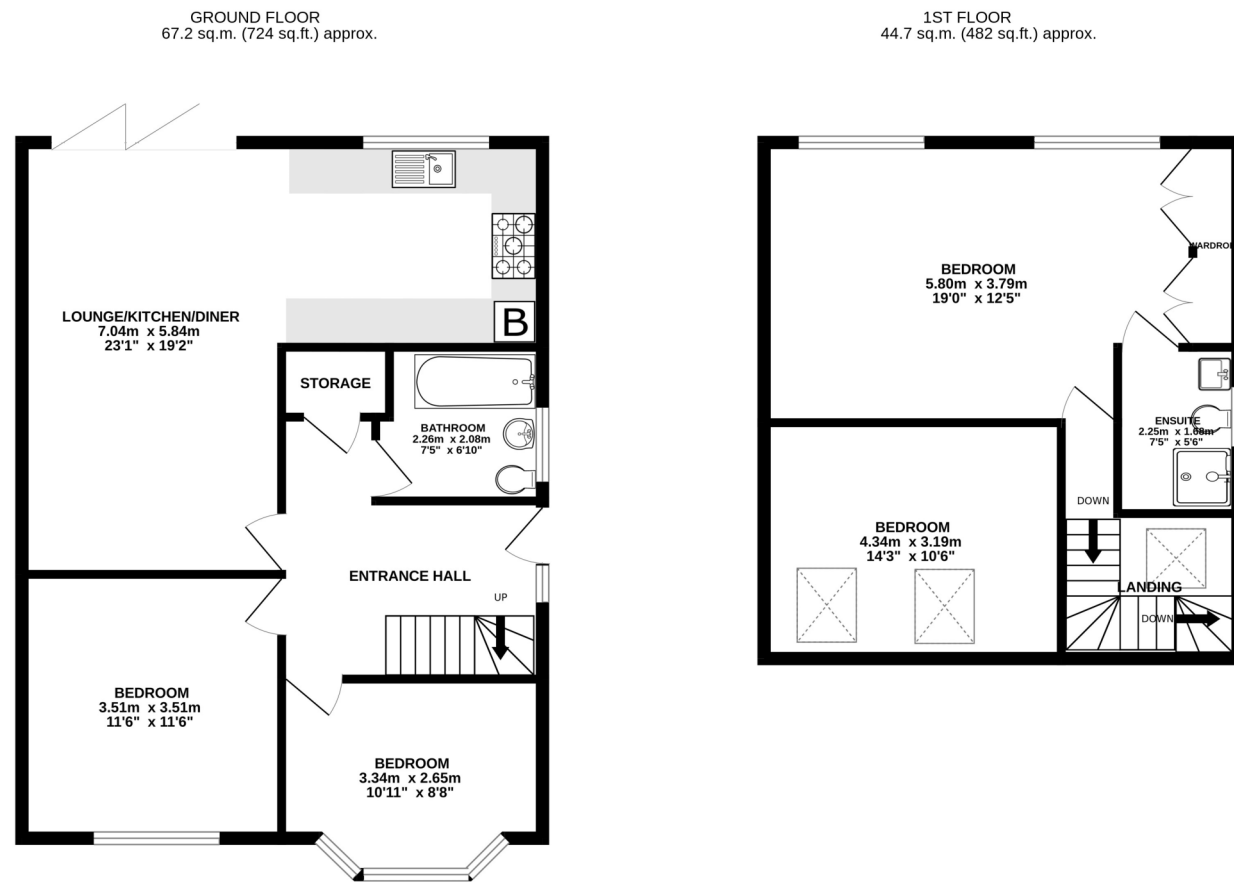
Also on the ground floor are 2 double bedrooms, both overlooking the front garden and being nicely decorated. There is also a main family Bathroom which has been recently installed and has a bath with a shower over, sink bowl with a cupboard under, low level WC and attractive wall and floor tiling.

A staircase with a newly fitted carpet leads to the first floor landing which has a Velux window allowing lots of light. On the first floor there are two very good size Bedrooms. The main Bedroom measures 19' x 12' and has two large windows overlooking the rear garden. The room is beautifully presented and has hand built wardrobes and storage to one end. The room also has its own En-Suite Shower room with a walk in wet area, large sink with cupboard under and a low flush WC. The 2<sup>nd</sup> Bedroom is another good double room with 2 Velux windows and a built in large cupboard and a good loft space accessible in the eaves.

Externally the house has also had a lot of work done. The front garden is mainly laid to lawn with an oak sleeper boarder to the front and has an attractive slate pathway to the front door. A shared driveway runs up the side of the property and open up at one end allowing parking without impeding next door. There is a garage with power and light. The rear garden is a particular feature of the property, being West facing and very private. The garden has been completely redesigned and landscaped and has a large light grey sandstone paved patio area with lots of space for garden furniture. Shallow steps lead to a nice level lawn area and then at the top of the garden is a wide decked area that is also home to a modern garden room which has many uses. The room is fully insulated and plaster boarded with LED lighting and an extractor fan and wood flooring. The owners have installed fitted cupboards. There are French doors to the deck and garden.

The property is very well situated in popular Telscombe Cliffs and is a 2 minute walk from an excellent bus service providing frequent access to Brighton City Centre and direct to the mainline train station. The area has 3 nearby primary schools and a secondary school. The cliff tops and the Telscombe Tye are again a couple of minutes away and offer some lovely walks directly into the south downs.

The house has so much to offer that we would highly recommend and internal viewing.



10 BUCKHURST ROAD TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 112.0 sq.m. (1205 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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**ENTRANCE HALL**  
**LOUNGE/DINING ROOM 19'4" x 11'10" (5.89m x 3.60m)**  
**KITCHEN 11'5" x 9'3" (3.58m x 2.81m)**  
**GROUND FLOOR BEDROOM 3 11'9" x 11'5" (3.58m x 3.47m)**  
**GROUND FLOOR BEDROOM 4 11' x 8'10" (3.35m x 2.69m)**  
**GROUND FLOOR BATHROOM 7' x 6'10" (2.13m x 2.08m)**  
**UTILITY CUPBOARD**

**FIRST FLOOR BEDROOM 1 19'2" x 12'6" (5.84m x 3.81m)**  
**EN-SUITE SHOWER ROOM 7'7" x 5'6" (2.30m x 1.67m)**  
**FIRST FLOOR BEDROOM 2 14'3" x 10'6" (4.35m x 3.20m)**

**REAR GARDEN 45' x 25' (13.71m x 7.62m)**  
**GARDEN ROOM 11' x 9'2" (3.35m x 2.79m)**

**Council tax band: C**