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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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**£499,950**



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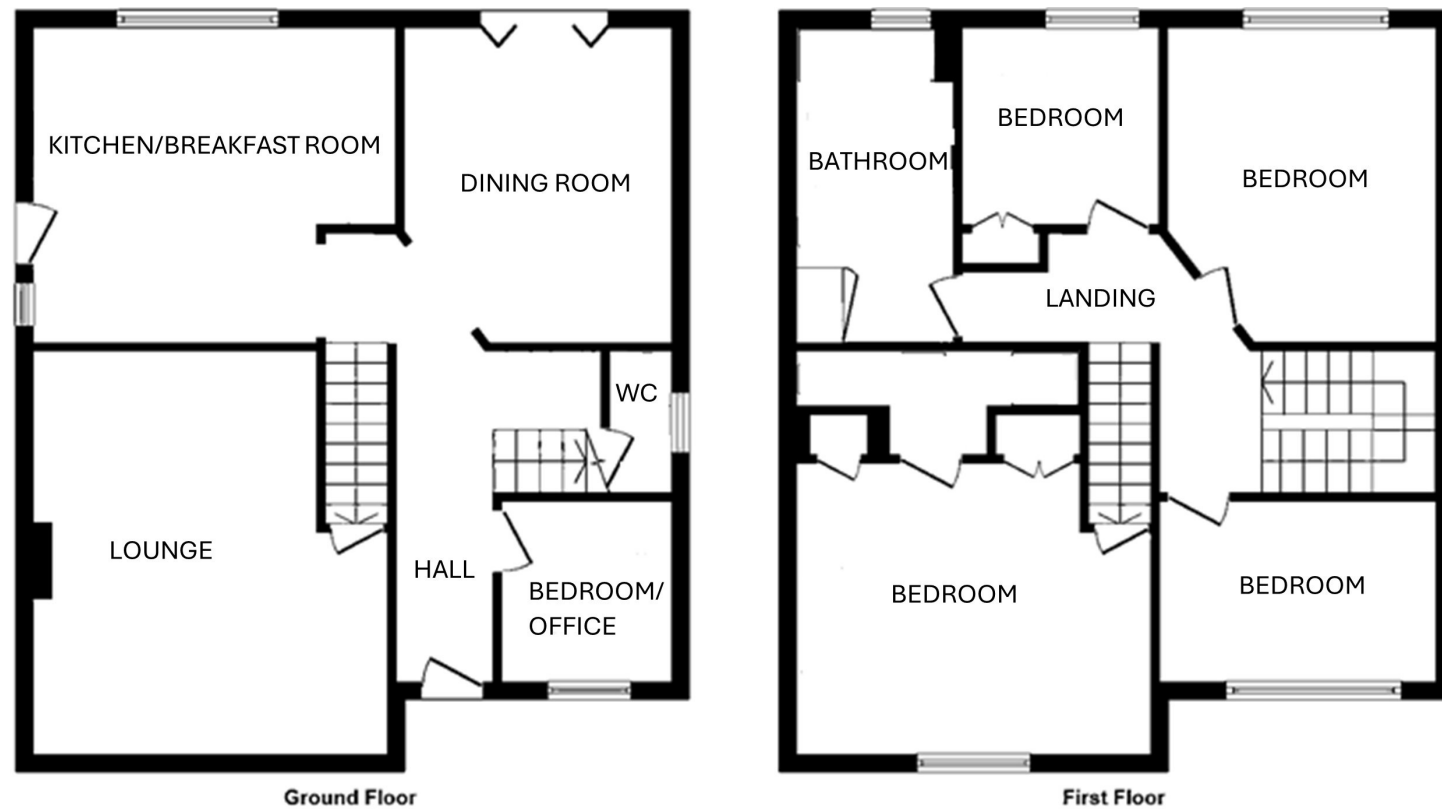
This spacious and well presented 5 bedroom detached Mock Tudor style house is situated in a private close off of Ambleside Avenue in Telscombe Cliffs, located close to Chatsworth Park, local shop and bus services to Brighton City Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour.

The property offers a great amount of living space with its good size south facing lounge, separate dining room with access via the bi-folding doors to the well landscaped rear garden, the kitchen/breakfast room is fitted with modern white high gloss units and some built in appliances that include a dishwasher, washing machine, drinks cooler, range cooker and an American fridge/freezer.

The bedrooms are all good size rooms, with bedroom one being offered with built in wardrobes and an en-suite shower room, the bathrooms are all completed with modern white suite's.

Outside: the front garden offers ample off road parking and access to the double garage, the rear garden is low maintenance with its patio and artificial grass area's.

**The accommodation with approximate room measurements comprises:**



**ENTRANCE HALL**

**CLOAKROOM/WC 6'1" x 2'9" (1.85m x 0.84m)**

**SOUTH FACING LOUNGE 17'7" max x 15'2" max (5.35m x 4.63m)**

**DINING ROOM 13'7" x 11'5" (4.15m x 3.47m)**

**KITCHEN/BREAKFAST ROOM 15'3" max x 13'6" max (4.65m x 4.13m)**

**SOUTH FACING BEDROOM 1 15'3" max x 12'4" max (4.65m x 3.76m)**

**EN-SUITE SHOWER ROOM/WC 11' max x 2'7" max (3.35m x 0.78m)**

**BEDROOM 2 13'7" x 11'5" (4.15m x 3.47m)**

**SOUTH FACING BEDROOM 3 11'4" x 7'8" (3.45m x 2.33m)**

**BEDROOM 4 8'4" x 8'3" (2.54m x 2.51m)**

**SOUTH FACING BEDROOM 5 7'8" x 7'1" (2.33m x 2.15m)  
(currently used as an office)**

**BATHROOM/WC 13'7" max x 6'8" (4.15m x 2.03m)**

**OUTSIDE**

**FRONT GARDEN**

**DOUBLE GARAGE 18'1" x 15'4" (internal measurements) (5.51m x 4.68m)**

**REAR GARDEN**

**Council Tax Band: E**