



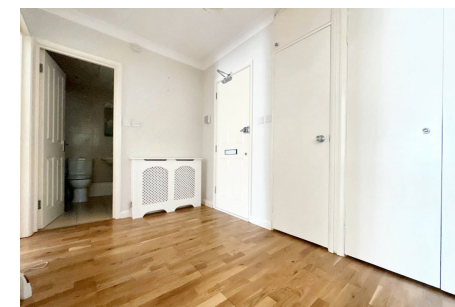
C&L

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salesandlettings

Flat 4 Marsden Court, 12 Ambleside Avenue, Telscombe Cliffs, BN10 7LS

EPC : C

£275,000



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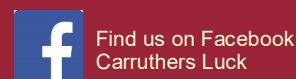
Any floor plans shown are for identification purposes only and are not to scale

Directors: Paul Carruthers Stephen Luck

233a South Coast Road,
Peacehaven. BN10 8LD
Tel: 01273 585001
e:peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG
Tel: 01273 303064
e:saltdean@carruthersandluck.co.uk

Lettings department:
233a South Coast Road, BN10 8LD
e: lettings@carruthersandluck.co.uk
Company registration no: 08884155



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A spacious 2 bedroom purpose built ground floor flat situated in a favoured location close to the Cliff Top Promenade with its stunning walks, Chatsworth Park, local shops and the A259 South Coast Road with its bus services to Brighton City Centre and Eastbourne Town Centre.

Through the front door you are greeted with a good sized entrance hall to comprise of two cupboards, one of which is a double the other is a single. The lounge dining room is also a lovely size with plenty of space for all necessary furniture. With the benefit of this room being its size, this makes it a great place to entertain. There are patio doors on to the front communal garden, a lovely place to relax in the mornings as it is east facing catching the early morning sun. On to the kitchen, with a range of fitted base cupboards and drawers with matching wall cupboards. There is also a built in oven, hob, dishwasher, washing machine, fridge/freezer and microwave.

The flat comprises of 2 double bedrooms, both of which have fitted wardrobes and offer a fantastic amount of space. To complete the internal accommodation is a family bathroom to comprise of a panelled bath with shower over, wash basin and a WC.

Outside: there are two communal gardens one is at the front and the other to the rear facing west, meaning that it will catch the evening sun. The property also benefits from a garage and a share of the freehold.

If you are looking for a spacious 2 bedroom ground floor flat that is close to some beautiful walks along the cliff top promenade then look no further and book an internal viewing today.

FLOOR PLAN TO FOLLOW

The accommodation with approximate room measurements comprises:

ENTRANCE HALL 11'3" x 6'5" (3.42m x 1.95m)

LOUNGE/DINING ROOM 17'3" x 11'9" (5.25m x 3.58m)

KITCHEN 11'8" x 6'11" (3.55m x 2.10m)

BEDROOM 1 14'1" into fitted wardrobes x 9'9" (4.29m x 2.97m)

BEDROOM 2 14'1" into fitted wardrobes x 7'11" (4.29m x 2.41m)

BATH/SHOWER ROOM/WC 6'5" x 6'4" (1.95m x 1.93m)

COMMUNAL GARDENS

GARAGE
(in block)

Council tax band: B