



2 Marine Court, The Esplanade, Telscombe Cliffs, BN10 7HT

£235,000

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## 2 Marine Court The Esplanade

Telscombe Cliffs, Peacehaven

This well presented and spacious purpose built first floor (top floor) apartment has been much improved by its current owner and is finished to a very high standard.

The block is situated in a sought after location on The Esplanade in Telscombe Cliffs. The property benefits from direct sea views across the English Channel and offers easy access to local shops, restaurants and bus services to Brighton City Centre and Eastbourne Town Centre.

The accommodation comprises of a south facing lounge/dining room that benefits from a good size storage cupboard and access to the south facing balcony. The kitchen has been fitted with modern high gloss white units with Corian work tops and a integrated fridge/freezer, free standing washing machine, electric oven and an induction hob. The bedroom is a large double room with twin double wardrobes. The shower room/wc is completed with a modern white suite with its shower cubical, wc and vanity unit with a wash basin.

- Direct sea views
- South facing lounge/dining room
- South facing balcony





## 2 Marine Court The Esplanade

Telscombe Cliffs, Peacehaven

Outside there is communal gardens, off road parking space and garage.

Other benefits include: gas central heating, double glazing, share of freehold, access to loft storage, vendor suited.

### ENTRANCE HALL

SOUTH FACING LOUNGE/DINING ROOM 17'10" x 9'7" (5.43m x 2.92m)

SOUTH FACING KITCHEN 11'7" x 5'1" (3.53m x 1.54m)

BEDROOM 13'4" into door recess x 11'10" (4.06m x 3.60m)

SHOWER ROOM/WC 5'9" x 5'5" (1.75m x 1.65m)

### OUTSIDE

SOUTH FACING BALCONY

### OFF ROAD PARKING

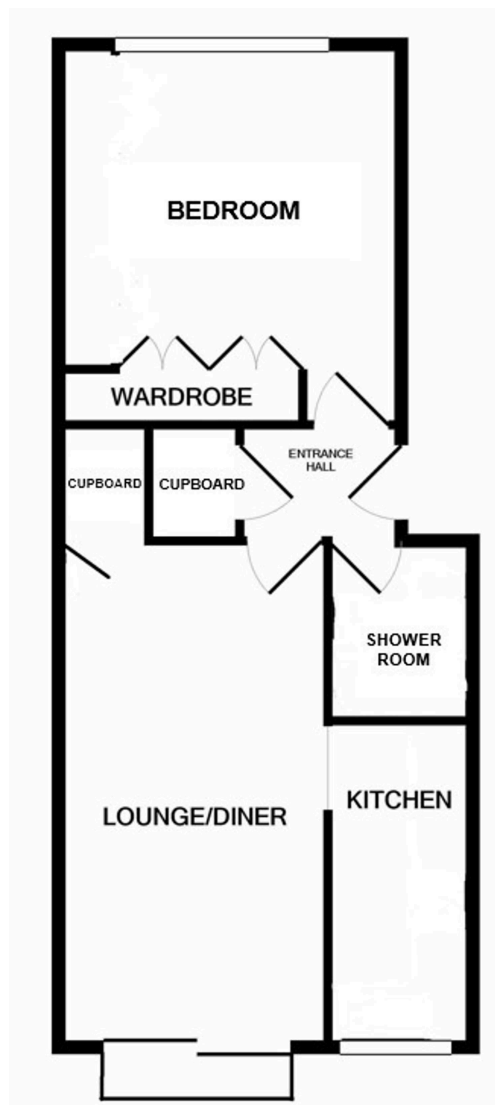
GARAGE 17' max x 7'10" max (internal measurements) (5.18m x 2.38m)

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





# Carruthers and Luck Sales and Lettings

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