



51 Fairlight Avenue, Telscombe Cliffs, BN10 7BS

£499,950

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## 51 Fairlight Avenue

### Telscombe Cliffs

A great opportunity to purchase a spacious 4 bedroom detached property situated on a large plot in a sought after location in Telscombe Cliffs. The property offers flexible and light accommodation including a potential annex and has lots of scope for extension and improvement. A particular feature of the house is the 110' x 50' rear garden which is completely private and level.

The front door leads to a spacious entrance hall with a deep cupboard (previously a separate cloakroom/WC). There is a large Kitchen/Dining room to the rear of the house that overlooks the lovely gardens. The kitchen then leads around into a dining area and the main lounge with a fireplace and south facing window. Patio doors open into the rear garden. A door from the dining area leads to 2 rooms that are currently used as a clinic and study. These could easily be used as further reception rooms or potentially, an annex. Also on the ground floor are a 2nd reception room with a staircase to the first floor, a large double bedroom and a spacious bath/shower room.

On the first floor is a good size double bedroom with its own en-suite shower room. This room is dual aspect and has a nice outlook. A second bedroom completes the first floor accommodation.





# 51 Fairlight Avenue

## Telscombe Cliffs

The rear garden measures 110' x 50' and is level, very private and is mainly laid to lawn. Directly off the back of the house is a large paved patio area, ideal for entertaining. In the central area of the garden is a 30' sunken swimming pool which would need either recommissioning, or it could be covered over with a deck or something similar if not needed.

### ENATRANCE HALL

KITCHEN/DINING ROOM 19'4" x 10'4" (5.91m x 3.16m)

LOUNGE/DINING ROOM 20'1" x 14'10" (6.12m x 4.29m)

RECEPTION ROOM 2 12' x 10'10" (3.65m x 3.07m)

RECEPTION ROOM/BEDROOM/CLINIC 15' x 8' (4.57m x 2.43m)

STUDY/BEDROOM 7'9" x 7'5" (2.40m x 2.28m)

GROUND FLOOR BEDROOM 18'1" x 9'10" (5.51m x 2.77m)

GROUND FLOOR BATHROOM 8'10" x 7'4" (2.46m x 2.25m)

FIRST FLOOR BEDROOM 18'1" x 10'1" (5.51m x 3.07m)

EN-SUITE SHOWER ROOM 9' x 5'7" (2.74m x 1.73m)

FIRST FLOOR BEDROOM 10'1" x 7'9" (3.07m x 2.40m)

LARGE GARDEN 110' x 50' (33.52m x 15.24m)

Council Tax band: E

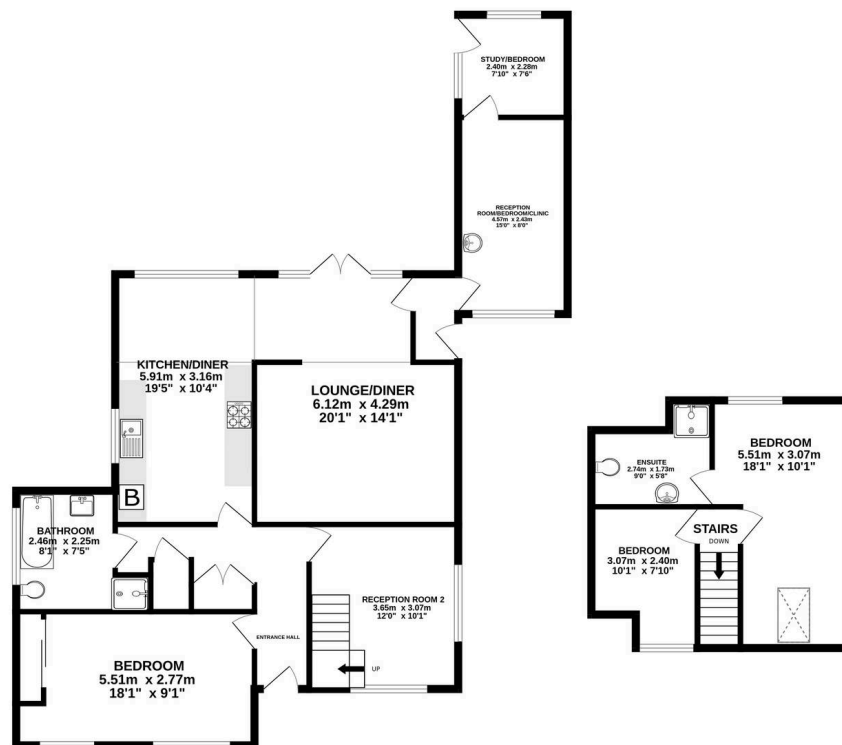
Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR  
102.2 sq.m. (1100 sq.ft.) approx.

1ST FLOOR  
29.6 sq.m. (318 sq.ft.) approx.



51 FAIRLIGHT AVENUE TELSCOMBE CLIFFS

TOTAL FLOOR AREA: 131.8 sq.m. (1419 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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