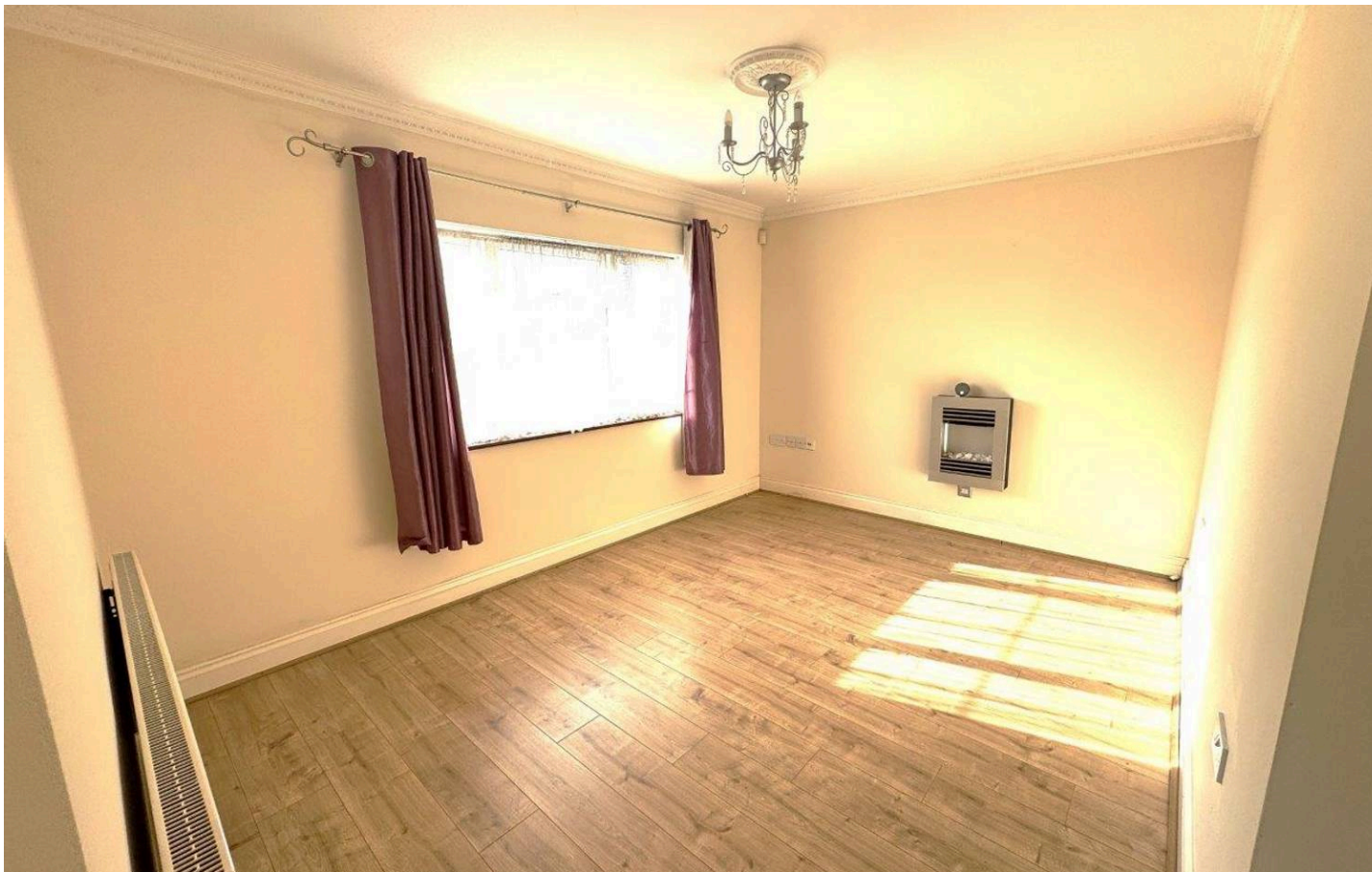




1 Norleen Court, 348 South Coast Road, Telscombe Cliffs, BN10 7EP

£259,500

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## 1 Norleen Court

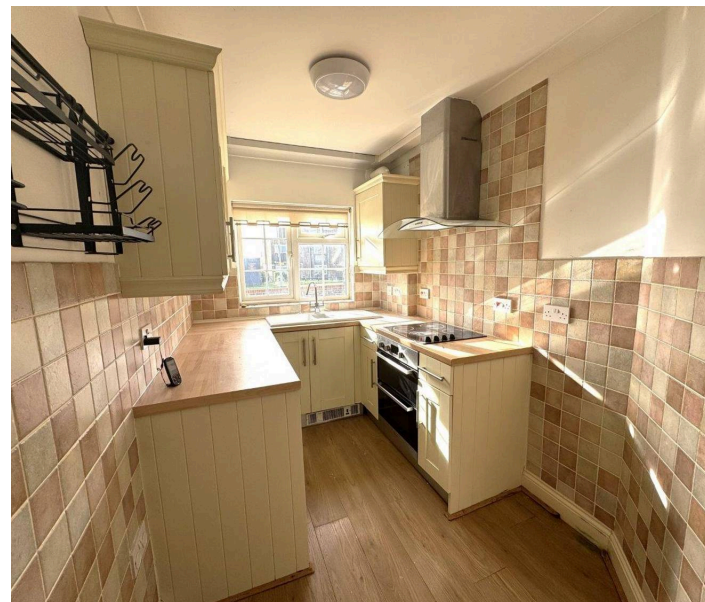
348 South Coast Road, Telscombe Cliffs

EXTREMELY SPACIOUS AND RARELY AVAILABLE GROUND FLOOR TWO BEDROOM FLAT IN THIS SOUGHT AFTER LOCATION. THE PROPERTY HAS BEEN BUILT TO A VERY HIGH STANDARD AND INCLUDES DOUBLE GLAZING THROUGHOUT GAS FIRED CENTRAL HEATING GENEROUS TWO BEDROOM ACCOMMODATION. INTERNAL VIEWING HIGHLY RECOMMENDED.

Carruthers & Luck Estate Agents cannot guarantee the accuracy of these details as we have been asked to act on a sub-agent basis.

Communal bike store & gardens

Lease 199 years from 2006. Basic maintenance. £372.54 per half year. Ground Rent £100 pa



- TWO BEDROOM FLAT
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- COMMUNAL GARDENS
- EPC - C

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# 1 Norleen Court

348 South Coast Road, Telscombe Cliffs

UPVC FRONT DOOR TO SPACIOUS ENTRANCE HALL

LOUNGE 4.4m x 3.6m 13'4" x 9' Fire surround radiator power points, wooden laminate flooring, windows overlooking front.

KITCHEN 3.6m x 3.6m 9'9" x 6'4" Extensive laminate work surfaces with Inset white enamel sink, and ample cupboards and drawers below, integrated dishwasher and washing machine built in oven and hob with extractor hood over, ample power points, excellent range of eye level cupboards, part fully tiled walls, , window overlooking front.

BEDROOM 1 3.2m x 2.9m 13'10" x 9'9" Plus wardrobe recess, built in double wardrobes, radiator, power points ,window overlooking side.

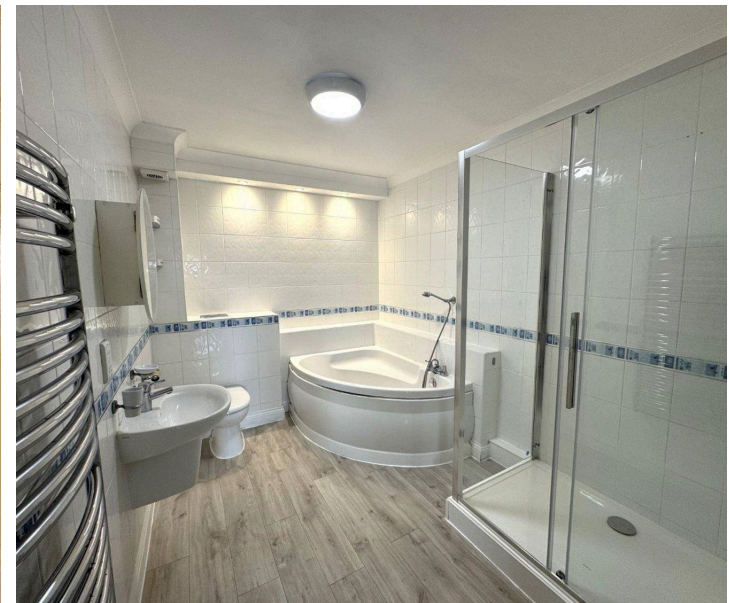
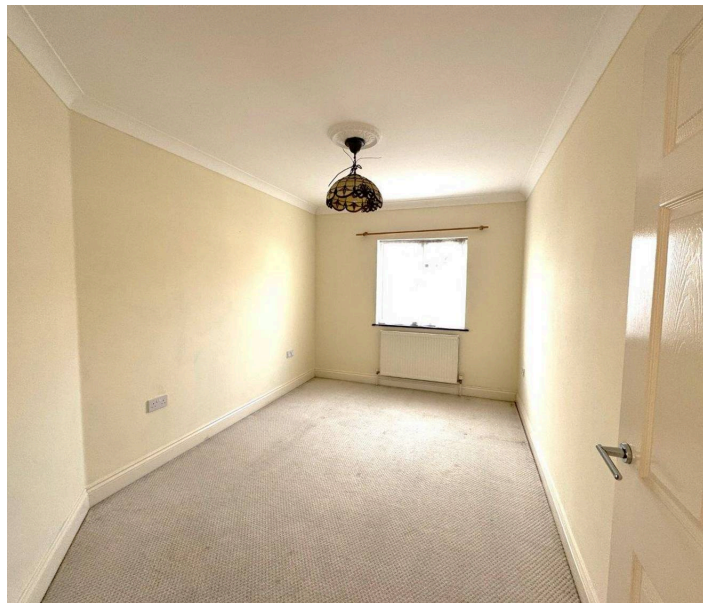
BEDROOM 2 3.2m x 2.9m 12'11" x 8'10" Radiator power points, window overlooking side

SPACIOUS BATH/SHOWER ROOM White suite comprising panelled bath, pedestal wash basin, fully tiled shower cubicle, concealed WC, heated towel rail, fully tiled walls.

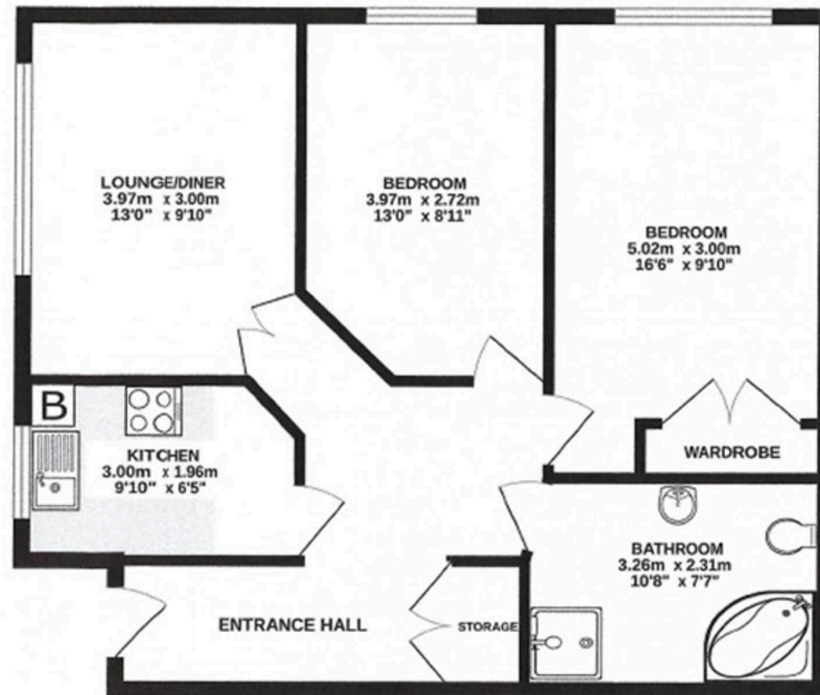
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



GROUND FLOOR  
62.5 sq.m. (672 sq.ft.) approx.



1 NORLEEN COURT 348 SOUTH COAST ROAD TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA: 62.5 sq.m. (672 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of all parts, including walls and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for identification purposes only and should not be used as a basis for any prospective purchase. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints 12/2015

# Carruthers and Luck Sales and Lettings

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