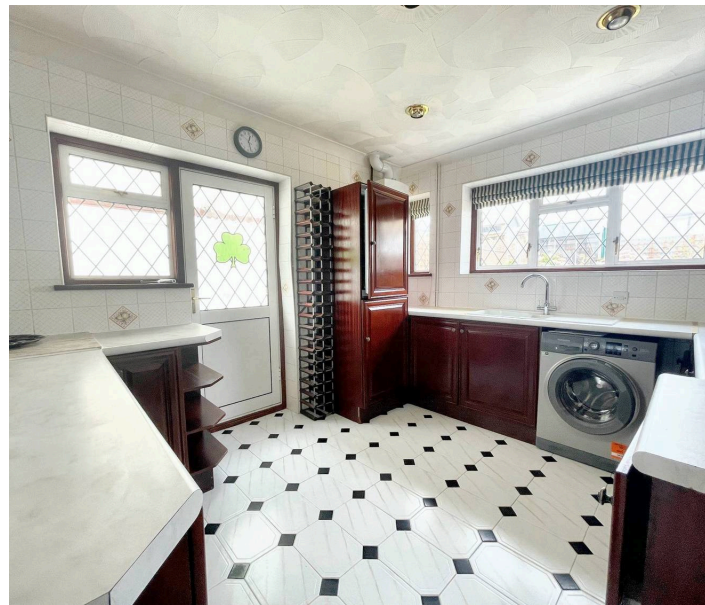




434 South Coast Road, Telscombe Cliffs, BN10 7BE

£399,950

CarruthersandLuck
SalesandLettings



434 South Coast Road

Telscombe Cliffs

A rare opportunity to purchase this 3 bedroom detached bungalow that is situated in a sought after elevated position with views across the Cliff Top Esplanade and the English Channel. The property needs some updating and offers scope to be extended (STNPC). No onward chain.

The accommodation comprises of a good size south facing lounge, kitchen/breakfast room, three good sized bedrooms, shower room and a separate wc.

Outside: the front garden is south facing and enjoys views across The Cliff Top Esplanade and The English Channel. The rear garden offers further entertainment space with its lawn and patio area's. To the side of the property there are three good size storage cupboards. To the rear you will find the off road parking space that provides access to the garage.

- Good size south facing lounge
- No onward chain
- Views across the Cliff Top Esplanade and the English Channel
- Situated in a sought after elevated position

434 South Coast Road

Telscombe Cliffs

ENTRANCE PORCH 3'11" x 3'5" (1.19m x 1.04m)

ENTRANCE HALL

SOUTH FACING LOUNGE 15'4" x 13'6" (4.67m x 4.11m)

KITCHEN 11'4" x 9'10" (3.45m x 2.99m)

SOUTH FACING BEDROOM 1 13'5" max x 11'9" (4.08m x 3.58m)

BEDROOM 2 11'8" x 9'10" (3.55m x 2.99m)

BEDROOM 3 11'8" x 7'10" (3.55m x 2.38m)

SHOWER ROOM 5'10" x 5'7" (1.77m x 1.70m)

SEPARATE WC 5'7" x 2'10" (1.70m x 0.86m)

FRONT GARDEN

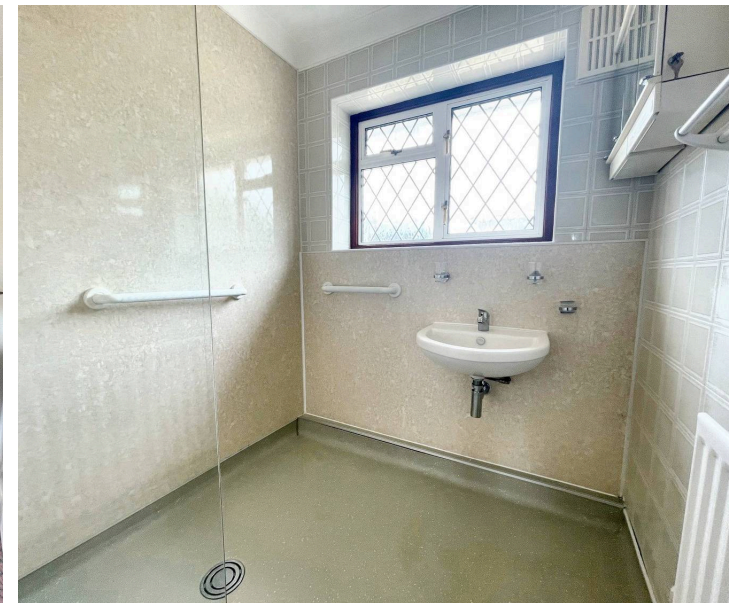
DETACHED GARAGE 15'11" max x 8' max (internal measurements) (4.85m x 2.43m)

REAR GARDEN

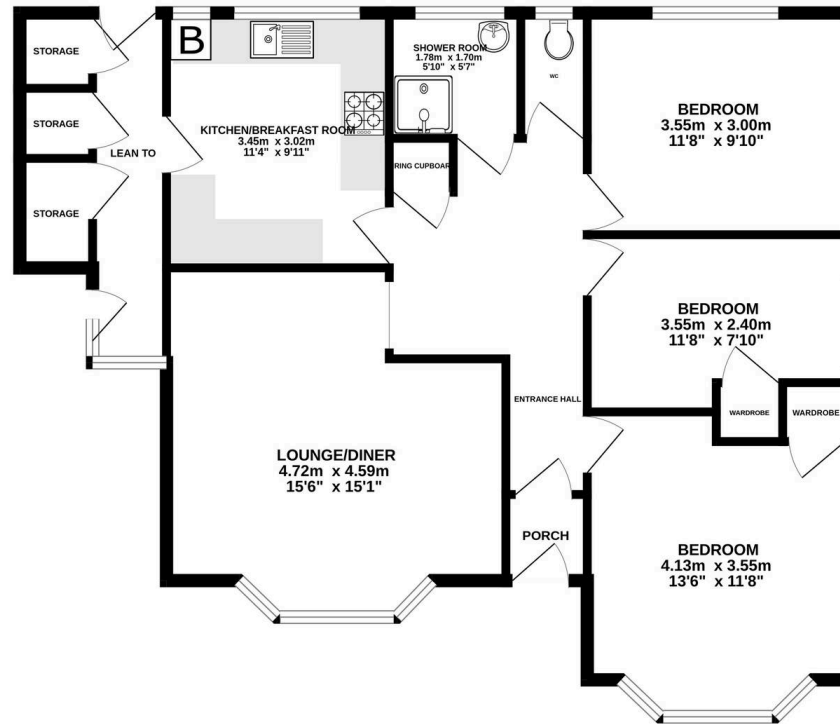
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
86.0 sq.m. (925 sq.ft.) approx.



434 SOUTH COAST ROAD TELSCOMBE CLIFFS

TOTAL FLOOR AREA : 86.0 sq.m. (925 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix 6/2024

Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings