



51 Central Avenue, Telscombe Cliffs, BN10 7NB

£619,950

Carruthers and Luck
Sales and Lettings



51 Central Avenue

Telscombe Cliffs

This spacious, modern and well presented 4 bedroom detached family home is located in a favoured road in Telscombe Cliffs. Situated close to local schools, Chatsworth Park, local shops and bus services to Brighton City Centre and Eastbourne Town Centre.

The property is built on good size plot and offers a great amount of living space with its 31' max kitchen/breakfast/dining room that is fitted with white units that includes a pull out larder, low level cupboards, breakfast bar, five ring gas hob and a double oven, the dual aspect lounge overlooks the front garden and also provides access to the office, bedroom four is located on the ground floor and benefits from a pull down bed and the en-suite shower/wc which makes it an ideal room for travelling guests or an elderly member of the family, there is also the cloak room/wc.

On the first floor you will find the remainder three bedrooms that are all good size dual aspect rooms and the family bath/shower room wc.

Outside: the front garden offers off road parking for several vehicles and access to the larger than average garage that is ready to store a much loved classic car or general storage for any tradesman. Behind the garage there is the games/hobby room that is equipped with a cloakroom wc and log burner which gives the option of a guest room, home office or gym. The rear garden is a great size and offers plenty of space to entertain guests and a young family.



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Telscombe Cliffs

ENTRANCE PORCH 4'9" x 2'11" (1.45m x 0.88m)

SPACIOUS ENTRANCE HALL

DUAL ASPECT LOUNGE 20' max x 11'10 max (6.10m x 3.60m)

OFFICE 6'7" x 4'9" (2.00m x 1.45m)

TRIPLE ASPECT KITCHEN/DINER 31' max x 12'2" max (9.44m x 3.71m)

DUAL ASPECT BEDROOM 4 11'6" x 8' (3.50m x 2.44m)

EN-SUITE SHOWER ROOM/WC 7'10" max x 5' (2.38m x 1.52m)

CLOAKROOM/WC 6'3" max x 3'3" (1.90m x 0.99m)

FIRST FLOOR LANDING

DUAL ASPECT BEDROOM 1 11'5'8" x 9'8" (4.78m x 2.94m)

DUAL ASPECT BEDROOM 2 14' max x 9'11 max (4.28m x 3.02m)

DUAL ASPECT BEDROOM 3 13' x 8'10" (3.98m x 2.69m)

WALK IN STORAGE CUPBOARD/STUDY 7'5' max x 6'3" max (2.25m x 1.90m)

BATH/SHOWER ROOM/WC 9'3" x 7'10" (2.81m x 2.38m)

FRONT AND REAR GARDENS

GARAGE 22' max x 13'9" max (6.70m x 3.76m)

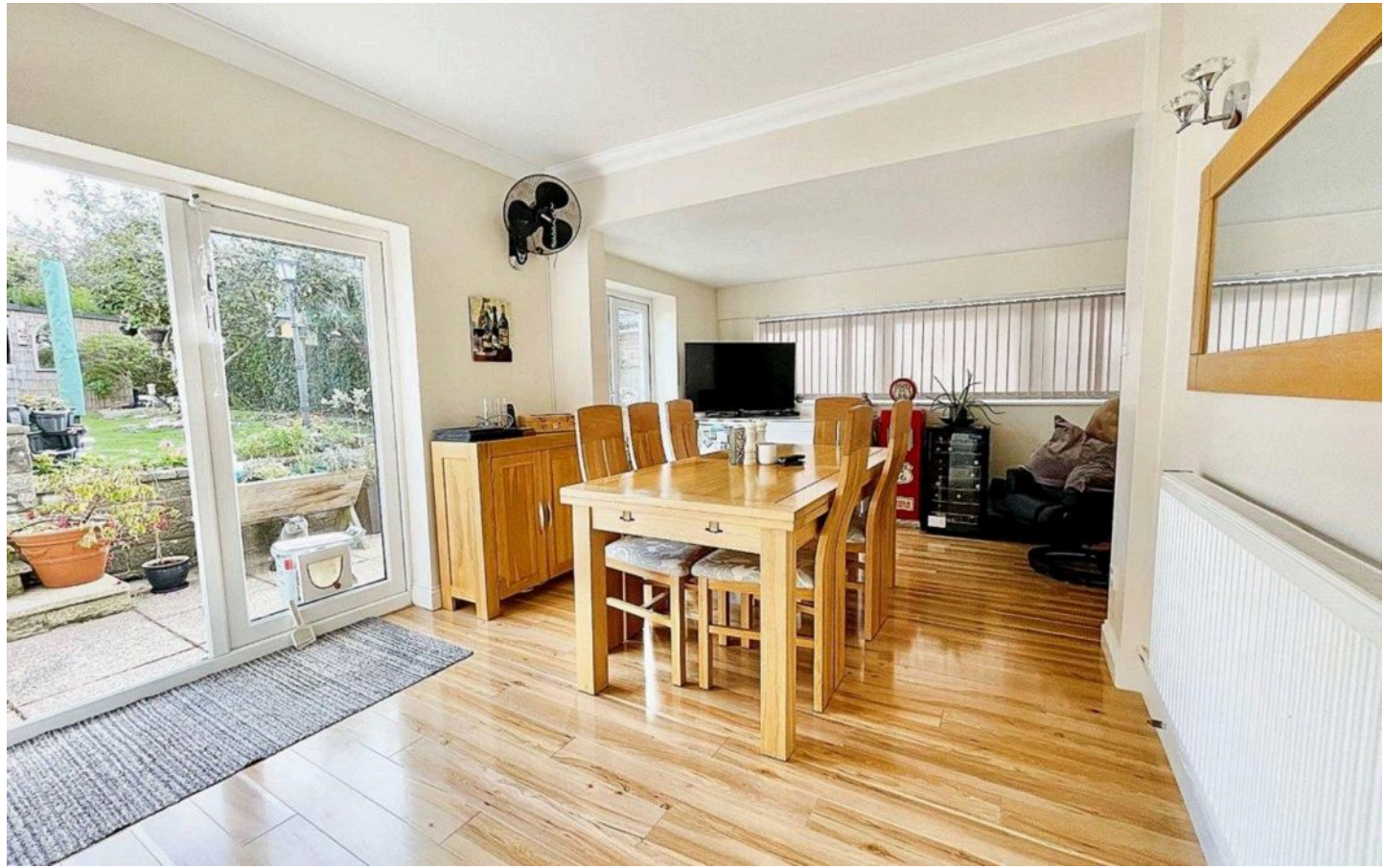
DUAL ASPECT GAMES/HOBBY ROOM 19'7" x 12'4" (5.96m x 3.76m)

CLOAK ROOM/WC 4'10" x 3'8" (1.47m x 1.13m)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Carruthers and Luck Sales and Lettings

233A South Coast Road, Peacehaven – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



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