



8 Channel Grange, South Coast Road, Telscombe Cliffs, BN10 7EH

£289,950

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SalesandLettings



8 Channel Grange

South Coast Road, Telscombe Cliffs

This 3 bedroom terraced house is situated in a convenient location close to the cliff top promenade, local shops and the A259 South Coast Road with its bus services to Brighton and Eastbourne.

The property is offered with no onward chain and comprises of a south facing lounge through dining room, kitchen which provides access to the rear garden, three bedrooms all with built in cupboards and a shower room/wc.

Benefits include gas central heating, double glazing, garage, off road parking, front and rear gardens.

- Garage & off road parking
- No onward chain
- South facing lounge



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ENTRANCE PORCH 6'6" x 1'1" (1.98m x 0.33m)

ENTRANCE HALL

SOUTH FACING LOUNGE/DINING ROOM

Lounge area 15'10" into bay x 13'4" (4.82m x 4.06m)

Dining area 9'4" x 9'2" (2.84m x 2.79m)

KITCHEN 10' x 8'2" (3.04m x 2.48m)

FIRST FLOOR LANDING

SOUTH FACING BEDROOM 1 11'8" x 11'5" (3.55m x 3.47m)

BEDROOM 2 11'8" x 9'4" (3.55m x 2.84m)

SOUTH FACING BEDROOM 3 7'8" x 5'11" (2.33m x 1.80m)

SHOWER ROOM/WC 6'4" x 5'6" (1.93m x 1.67m)

FRONT GARDEN

GARAGE 16'11" max x 8'5" max (internal measurements) (5.15m x 2.56m)

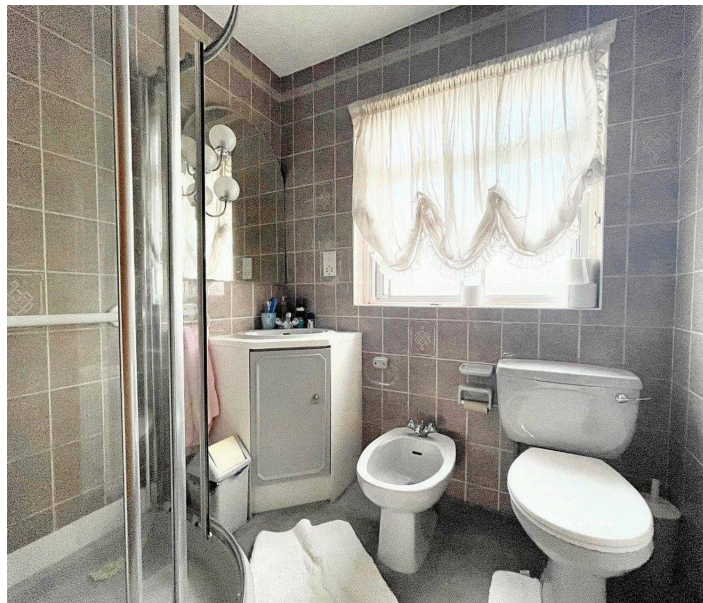
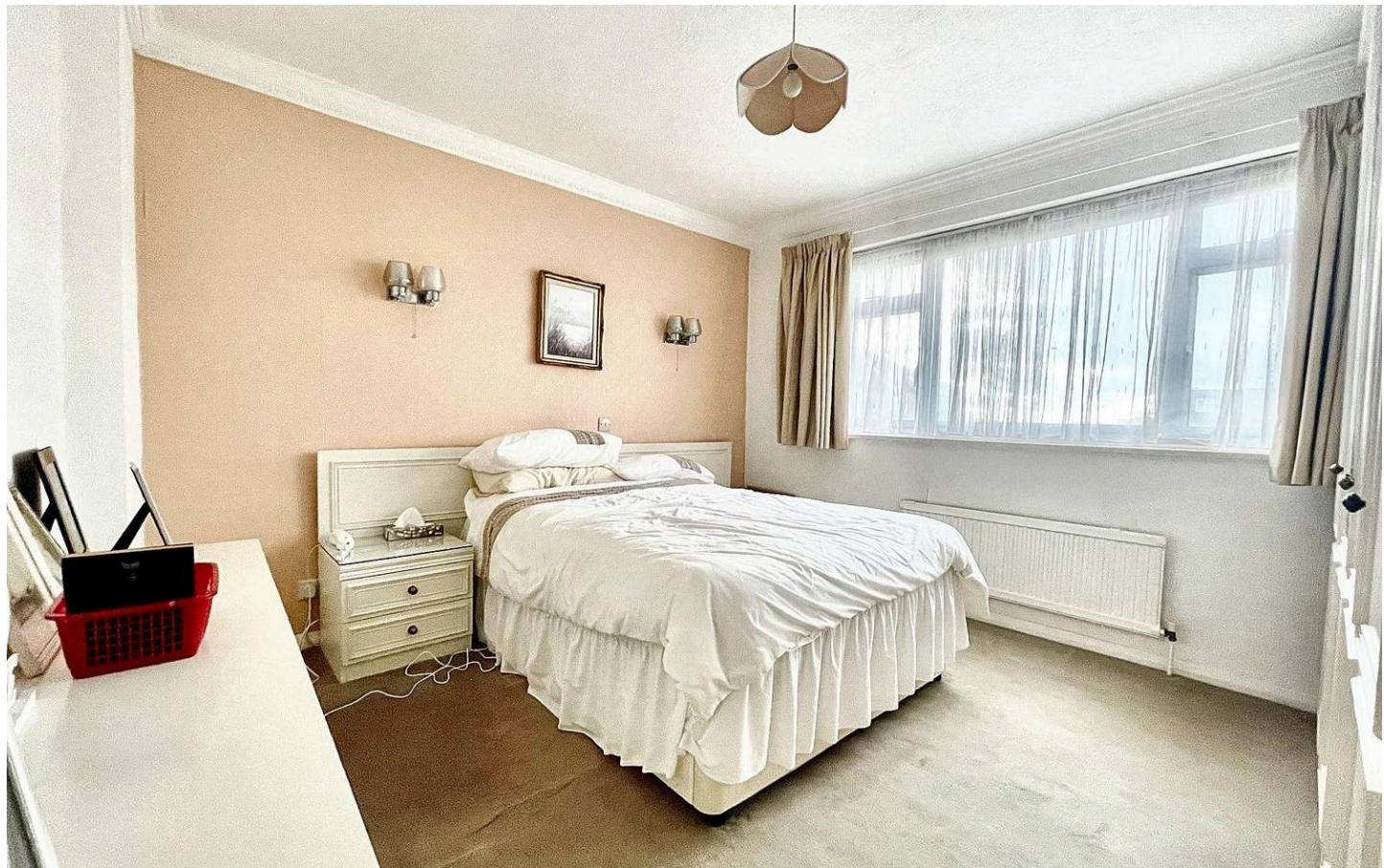
PARKING SPACE

REAR GARDEN

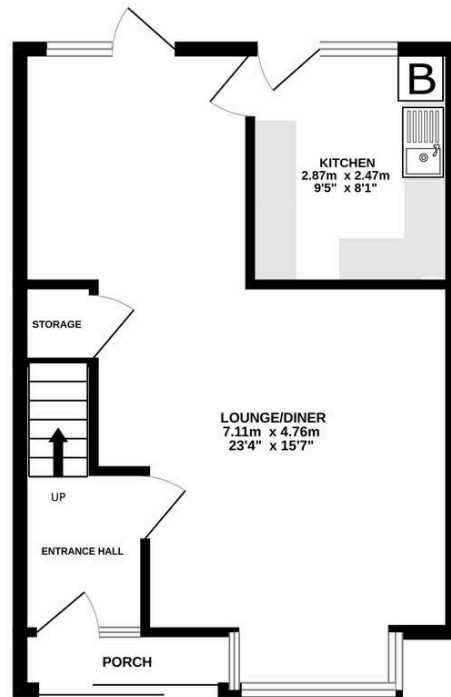
Council Tax band: C

Tenure: Freehold

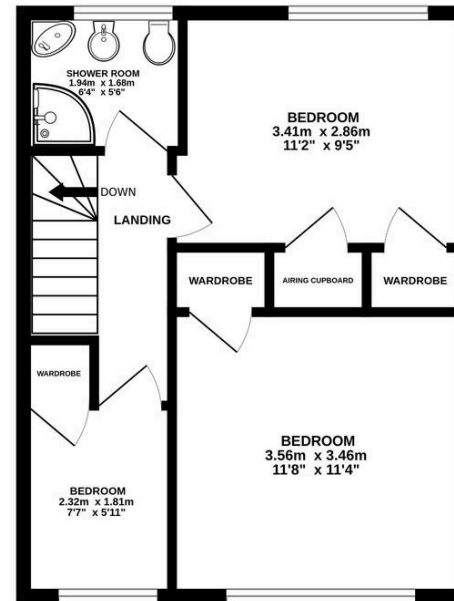
EPC Energy Efficiency Rating: D



GROUND FLOOR
40.7 sq.m. (438 sq.ft.) approx.



1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



8 CHANNEL GRANGE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 78.8 sq.m. (848 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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