



61a Telscombe Road, Peacehaven, BN10 7UA

In Excess of **£380,000**

CarruthersandLuck
SalesandLettings



61a Telscombe Road

Peacehaven

Detached 3-bed bungalow in Telscombe Cliffs with garden & garage. Potential for modernisation/extension. Close to amenities & transport links.

This detached three bedroom bungalow has a great garden and a separate garage, the property is situated in a great location in Telscombe Cliffs and could benefit from modernisation and/or extension STNC & is offered with no onward chain.

The front door leads to an entrance hall which gives access to all the main accommodation with a lounge at the front, a kitchen with a door out to the side, the bathroom and three bedrooms one of which has doors out to the garden.



Externally the formal front garden could be converted to off street parking STNC but you do have the garage which is accessed via Downs Walk W, the rear garden is a good size and is mainly laid to lawn with flower and shrub borders and paved areas.

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The property is very well situated in popular Peacehaven and is minutes away walk from an excellent bus service providing frequent access to Brighton City Centre and direct to the mainline train station.

The area has three nearby primary schools and a secondary school. The cliff tops and the Telscombe Tye are again a couple of minutes away and offer some lovely walks directly into the south downs.

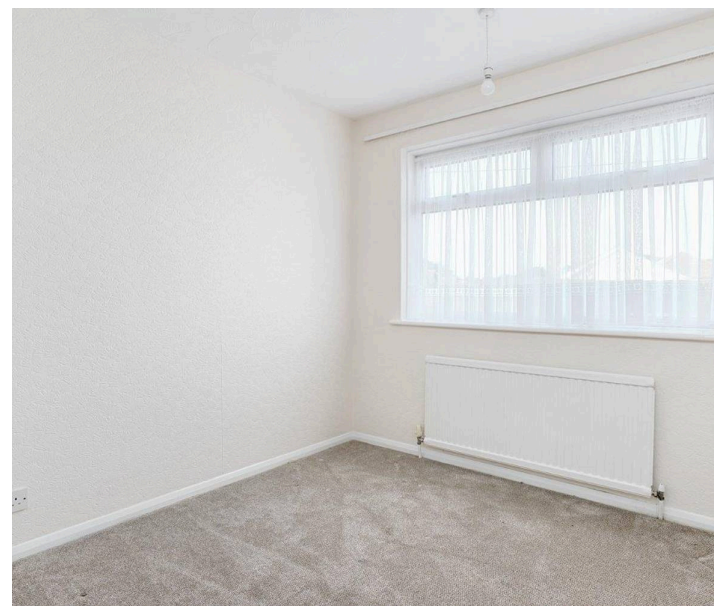
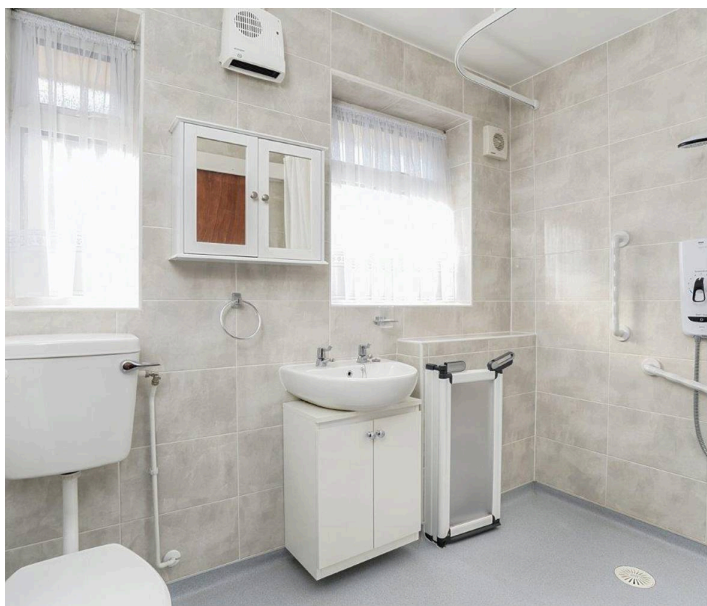
Also close by is Brighton Marina and the cosmopolitan city centre with shops, theatres, bars and restaurants are just a short drive or bus hop away and the popular village of Rottingdean is nearby.

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

Council Tax band: D

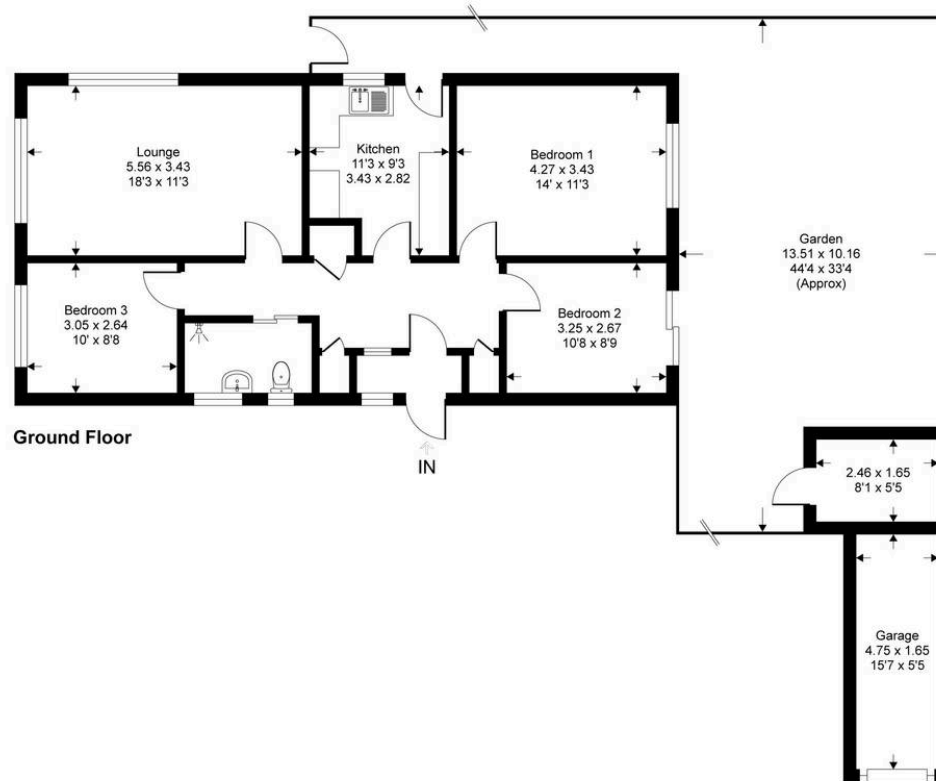
Tenure: Freehold

EPC Energy Efficiency Rating: D



Telscombe Road, BN10

Approximate Gross Internal Area = 81.2 sq m / 875 sq ft
Approximate Garage Internal Area = 7.9 sq m / 86 sq ft
Approximate Outbuilding Internal Area = 4.1 sq m / 45 sq ft
Approximate Total Internal Area = 93.2 sq m / 1006 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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