



8 Deborah Terrace, Central Avenue, Telscombe Cliffs, BN10 7HB
£495,000

CarruthersandLuck
SalesandLettings

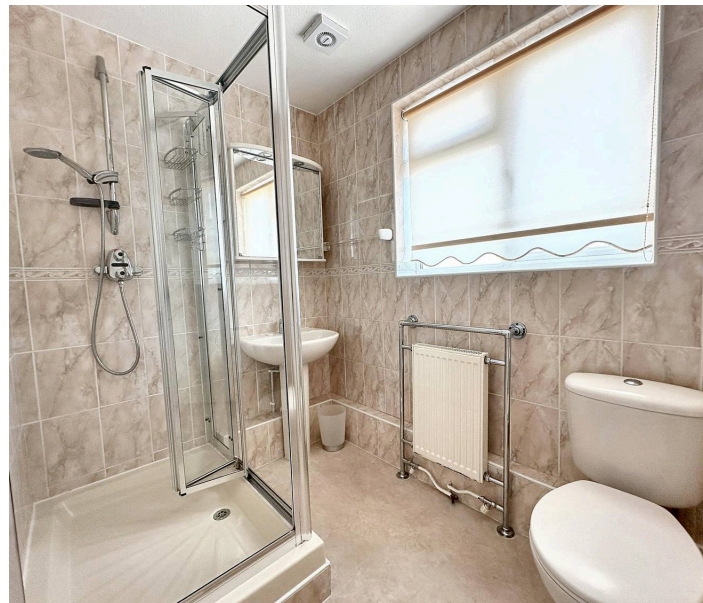


8 Deborah Terrace

Central Avenue, Telscombe Cliffs

A unique opportunity to purchase a freehold property that currently consists of a very spacious 2 bedroom first floor flat and an equally spacious ground floor that has over recent years been used as commercial offices but originally formed the ground floor of the original house. The ground floor could also easily be converted to another flat or the entire building could be reverted back to a 3 or 4 bedroom house making the property extremely flexible, particularly as an investment.

The building sits on a corner plot and has a large parking area to the front. The building is currently identified as two units. The ground floor being 365 South Coast road with its own entrance and the first floor being 8 Deborah Terrace, again with its own entrance.



- 4 Bedroom Detached Freehold Building
- Off Road Parking
- No Onward Chain

8 Deborah Terrace

Central Avenue, Telscombe Cliffs

The current accommodation is as follows:

365 South Coast Road – Ground floor

ENTRANCE PORCH

SPACIOUS HALL 9'4" x 8' (2.84m x 2.43m)

ROOM 1 (FRONT LEFT) 11'5" x 10'3" (3.47m x 3.12m)

ROOM 2 (REAR LEFT) 10'3" x 7'10" (3.12m x 2.38m)

ROOM 3 (REAR RIGHT) 13'4" x 11'3" (4.06m x 3.42m)

ROOM 4 (FRONT RIGHT) 8' x 7'11" (2.43m x 5.46m)

x2 GROUND FLOOR WC'S

8 Deborah Terrace – First floor

ENTRANCE HALL

DUAL ASPECT LOUNGE WITH SUN BALCONY AND SEA VIEWS
17'5" x 11' (5.22m x 3.35m)

MODERN KITCHEN/BREAKFAST ROOM 11'9" x 11' (3.62m x 3.35m)

BEDROOM 1 11'8" x 11'6" (3.59m x 3.53m)

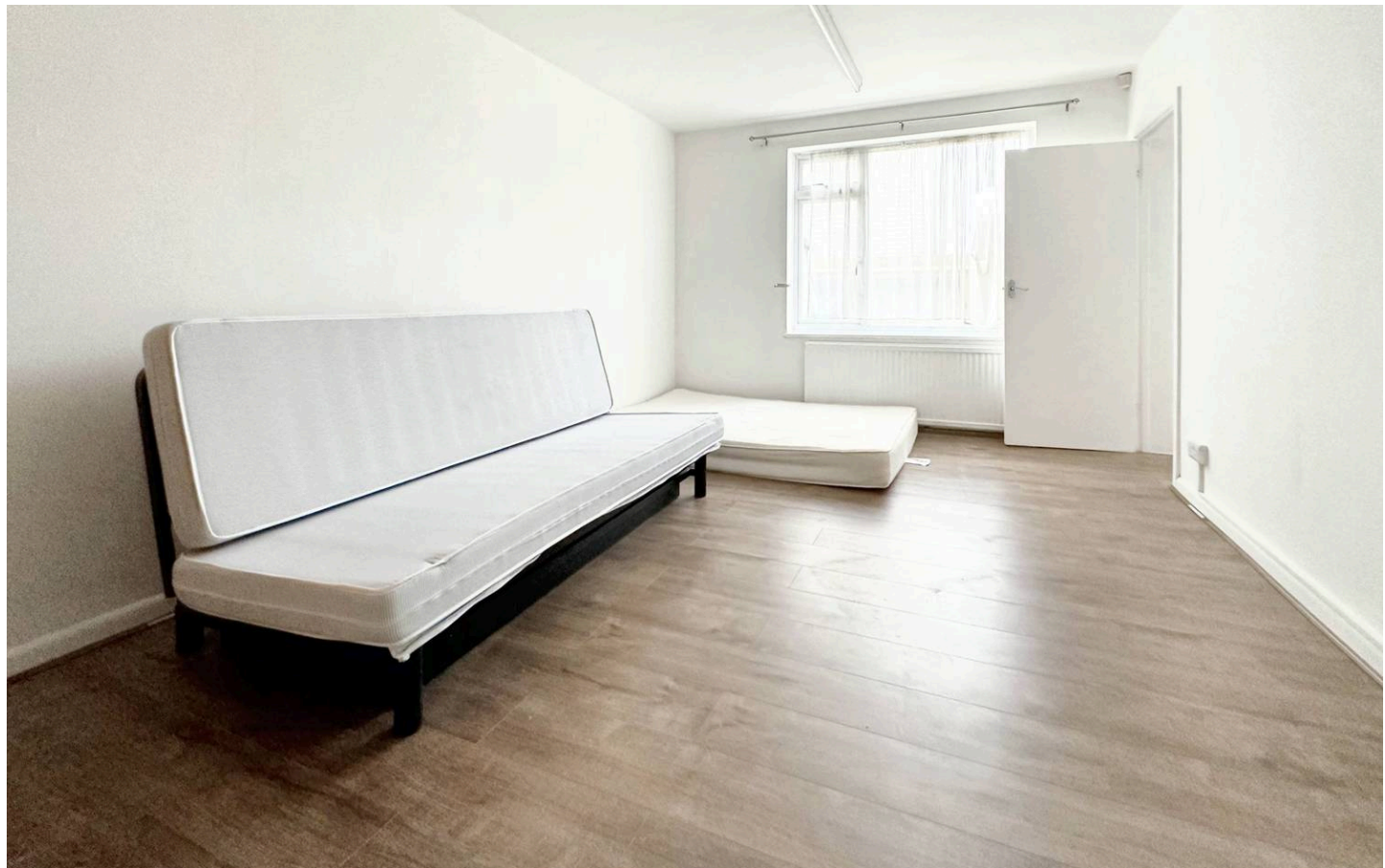
BEDROOM 2 10'1" x 8' (3.07m x 2.43m)

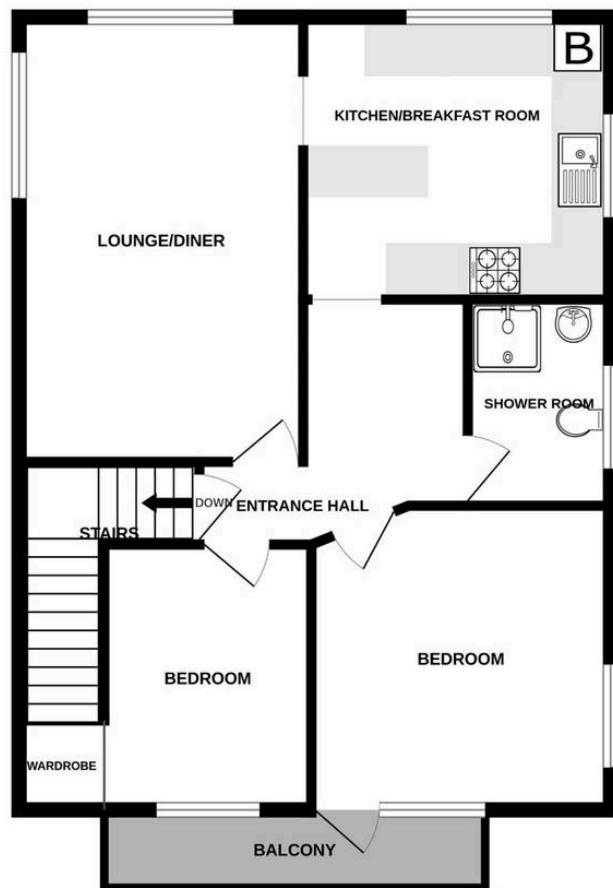
SHOWER ROOM 8' x 5'7" (2.43m x 1.73m)

Council Tax band: B

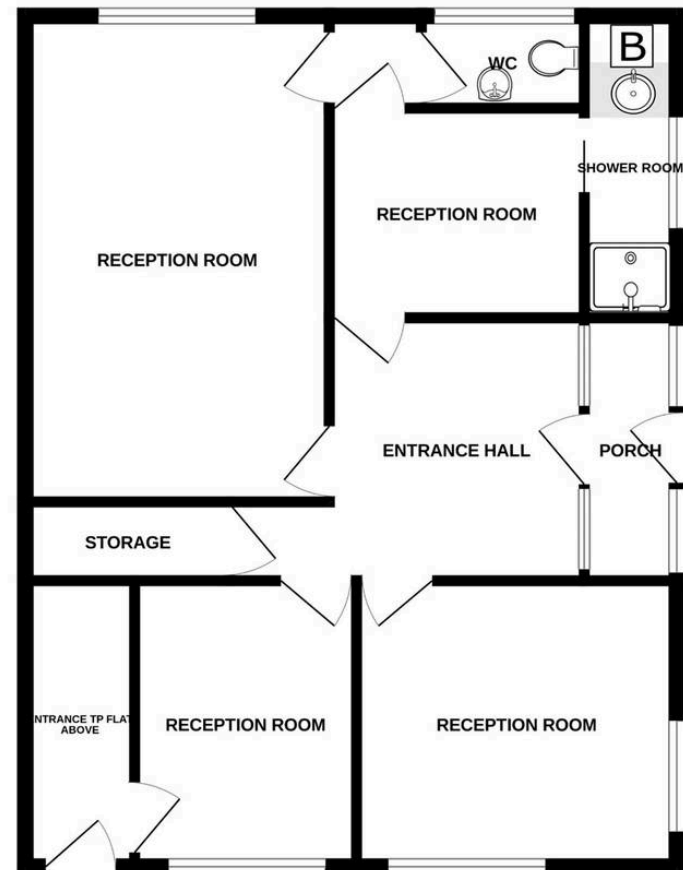
Tenure: Freehold

EPC: C





8 DEBORAH TERRACE TELSCOMBE CLIFFS PEACEHAVEN
TOTAL FLOOR AREA : 64.1 sq.m. (690 sq.ft.) approx.



365 SOUTH COAST ROAD TELSCOMBE CLIFFS PEACEHAVEN
TOTAL FLOOR AREA : 65.2 sq.m. (702 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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