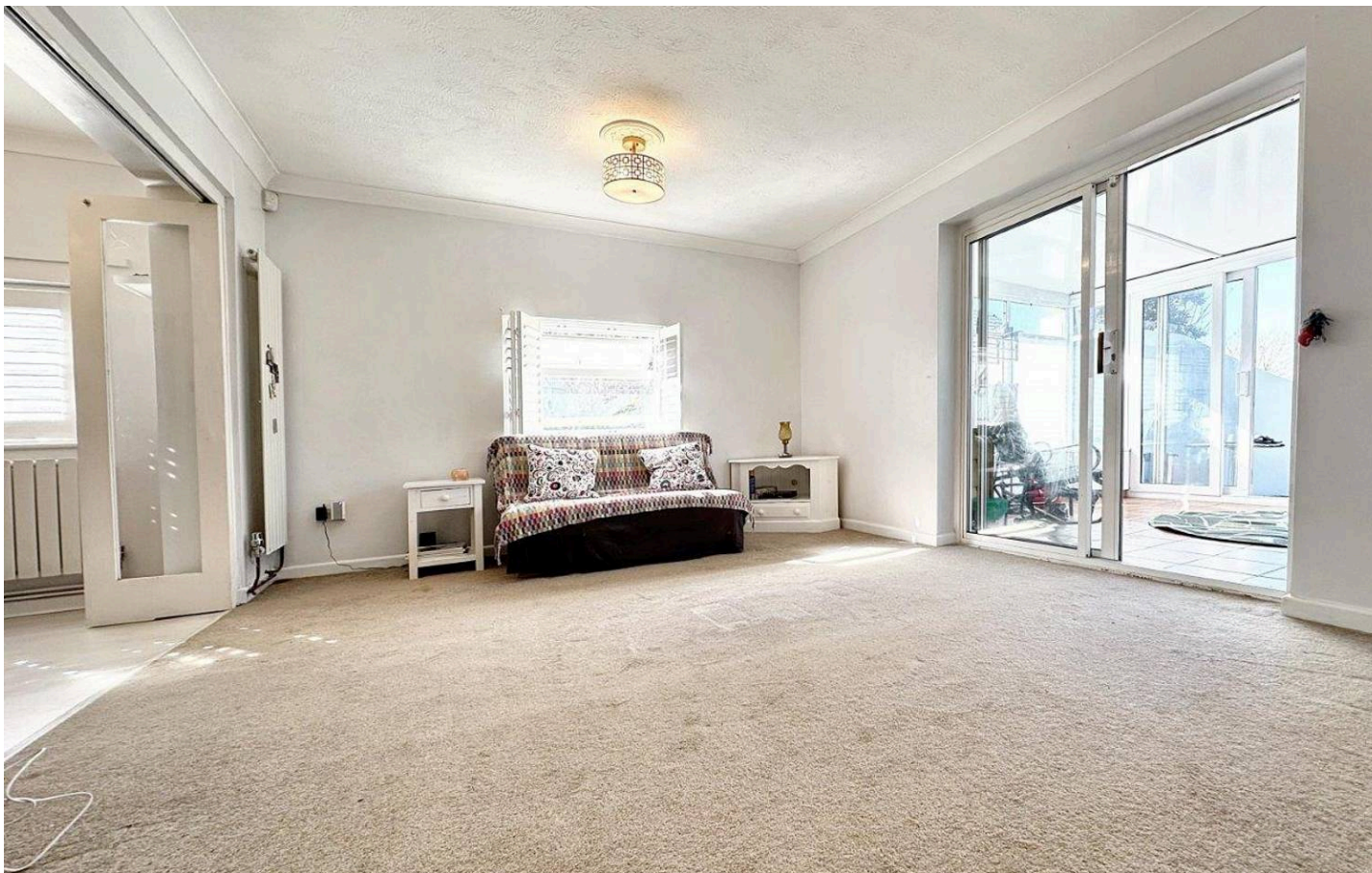




Telscombe Cliffs Way, Telscombe Cliffs, BN10 7DT  
£450,000

**CarruthersandLuck**  
SalesandLettings





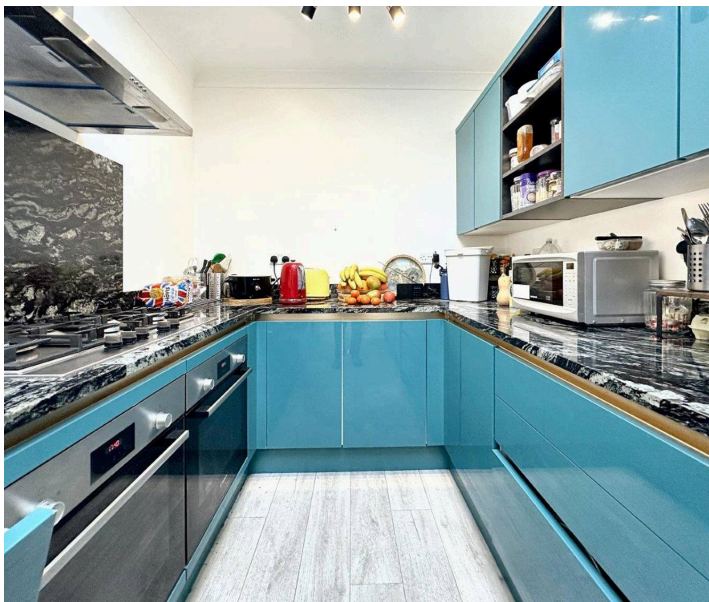
## 46 Telscombe Cliffs Way

### Telscombe Cliffs

Spacious detached 3-bed bungalow in prime location. Features bright entrance porch, expansive hallway, modern kitchen, large plot with ample parking, west-facing garden. Introducing this spacious detached 3-bedroom bungalow nestled in a prime location. As you enter this charming residence, you are welcomed by a lovely bright 20' entrance porch/conservatory, setting the tone for the rest of the property.

Upon stepping into the expansive 50' hallway, you are immediately struck by the sense of space and light that flows throughout the property. The bungalow boasts three generously proportioned double bedrooms. The lounge and dining room are thoughtfully designed, providing a perfect setting for entertaining guests or enjoying quiet evenings with the family and lead out to a west facing conservatory which in turn leads to the garden.

The heart of this home is the refitted kitchen. Fitted out with a high gloss modern kitchen with black granite working surfaces. There is an expansive range of base cupboards and soft close drawers together with a range of matching wall units. Integrated appliances include a 5 ring gas hob, twin ovens, a large extractor hood, dishwasher, and fridge/freezer.





# 46 Telscombe Cliffs Way

## Telscombe Cliffs

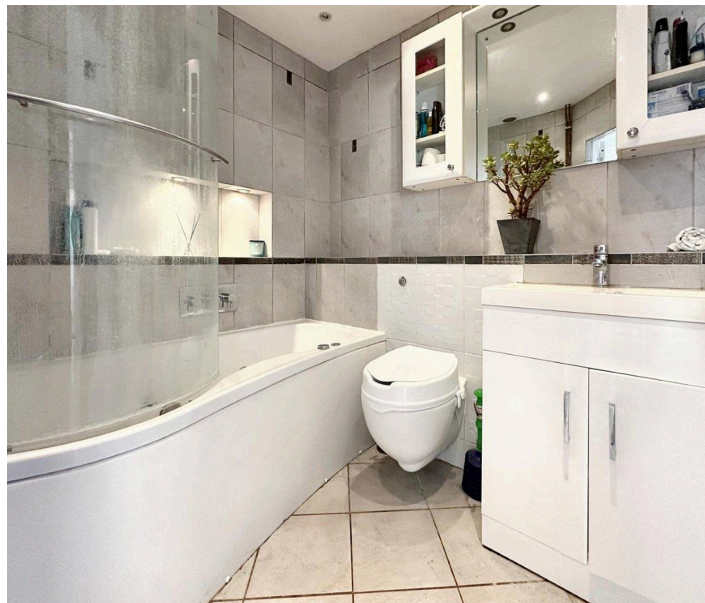
In addition to the 3 bedrooms the bungalow has a modern family bathroom/WC and a separate WC. A particular feature of the property is the size of the plot. The front garden has been thoughtfully landscaped with shingle and shrubs making it easy to maintain. The driveway is very large with parking for multiple cars and space for a caravan etc. The west facing garden has a large tiled patio area which leads to a level lawn with established shrubs and trees. The the far end of the garden is a large area with a timber studio (needing some improvement) and outside water. The garden is approximately 100' in depth and offers various possibilities.

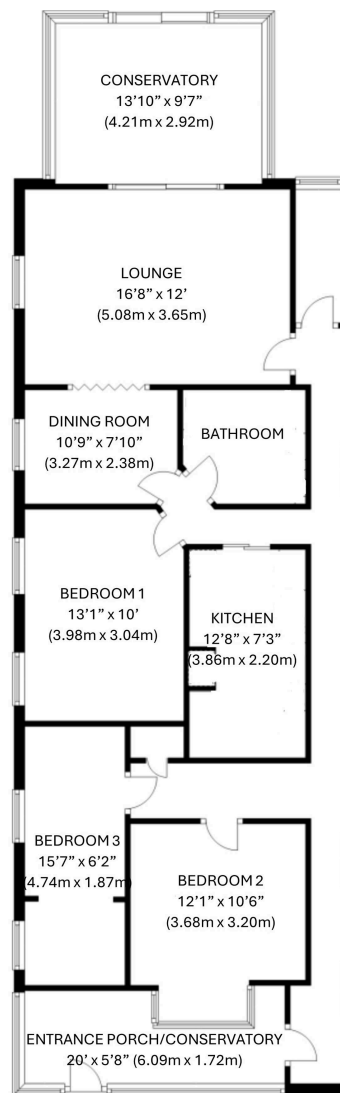
Situated in a sought-after location, this bungalow benefits from its proximity to a host of amenities such as parks, shops, schools, and public transportation, ensuring that every convenience is within easy reach. The scope for further extension adds value and potential to this already impressive property, allowing for customisation and personalisation to suit the needs and desires of the new owners.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





# Carruthers and Luck Sales and Lettings

233A South Coast Road, Peacehaven – BN10 8LD

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)



Follow us on Instagram  
@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