



Flat 3 Central House, Central Avenue, Telscombe Cliffs, BN10 7LJ  
£259,700

CarruthersandLuck  
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## Flat 3 Central House

Central Avenue, Telscombe Cliffs

Prime 2-bed ground floor flat in sought-after location. Features sunlit living/dining room, dual aspect kitchen, share of freehold, parking. Close to promenade and transport links.

Introducing this remarkable 2-bedroom ground floor flat, exuding both comfort and style, ideally situated in a highly sought-after location. The property boasts a spacious and sunlit south-facing living/dining room, perfect for relaxing and entertaining, while the dual aspect kitchen offers a delightful space to create culinary delights.

Both bedrooms are generously proportioned, one of which features built-in wardrobes, providing ample storage solutions. The family bathroom, elegantly designed, offers a sanctuary for relaxation after a long day.

- 2 Bedroom Ground Floor Flat
- Highly Sought-After Location
- Dual Aspect Kitchen
- Close Proximity To The Cliff Top Promenade
- Share of Freehold & Allocated Parking Space



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Central Avenue, Telscombe Cliffs

Convenience is at the forefront of this property's location, with close proximity to the Cliff Top Promenade, offering breathtaking views and serene walks. Furthermore, residents will enjoy easy access to local shops and bus services connecting to Brighton, Eastbourne. Newhaven Train Station and Newhaven Harbour are easily accessible, providing seamless travel options for commuters and adventurers alike.

The property comes with a share of freehold. Additionally, there is an allocated parking space. With a prime location, this property presents a unique opportunity for those seeking a comfortable and well-connected living space. Also, the flat benefits from only one other flat being directly attached which is the one upstairs as there are communal hallways either side.

In conclusion, this 2-bedroom ground floor flat presents a rare blend of comfort, convenience, and style, appealing to those looking for a harmonious living space in a vibrant and well-connected location.

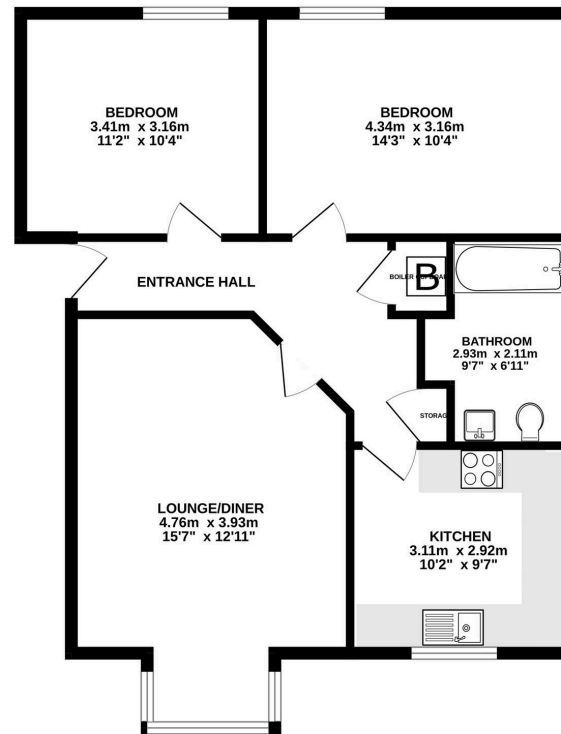
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



GROUND FLOOR  
67.5 sq.m. (727 sq.ft.) approx.



3 CENTRAL HOUSE CENTRAL AVENUE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 67.5 sq.m (727 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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# 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)



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