



Flat 5 Marsden Court, 12 Ambleside Avenue, Telscombe Cliffs, BN10 7LS

£265,000

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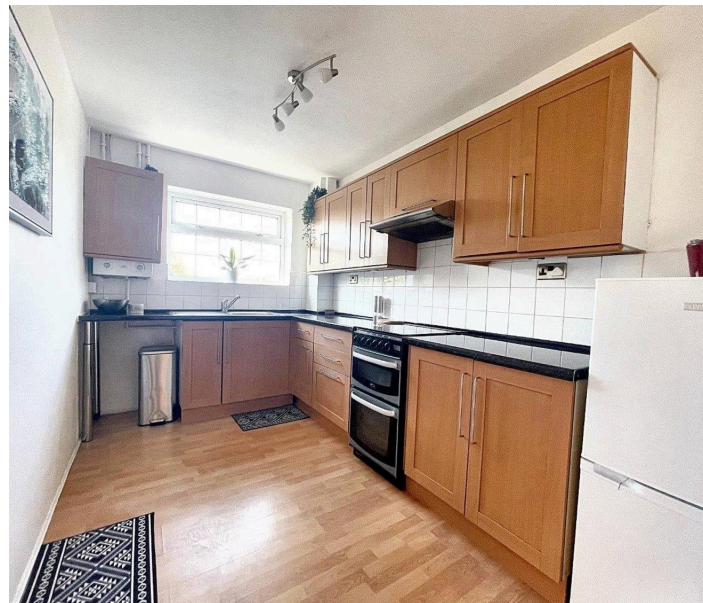
Flat 5 Marsden Court

Ambleside Avenue, Telscombe Cliffs

Located in a prime position, this delightful recently redecorated first-floor flat offers a perfect combination of convenience and comfort. Situated within easy reach of local shops, the picturesque cliff top promenade, and excellent bus services providing swift links to Brighton City Centre and Eastbourne Town Centre, this property truly embodies the essence of convenient living.

Upon entering this inviting residence, one is welcomed by a spacious entrance hall, complete with a large storage cupboard and airing cupboard, providing ample space for storage and organisation. The property boasts two generously sized double bedrooms, offering flexibility and comfort for occupants.

The highlight of this charming flat is the large, bright, and airy lounge/dining room, ideal for relaxing evenings and entertaining guests. The French doors open to the newly refurbished Juliette Balcony that overlooks the well maintained communal gardens and pleasant views across the picturesque seaside town. The south-facing kitchen floods the space with natural light.



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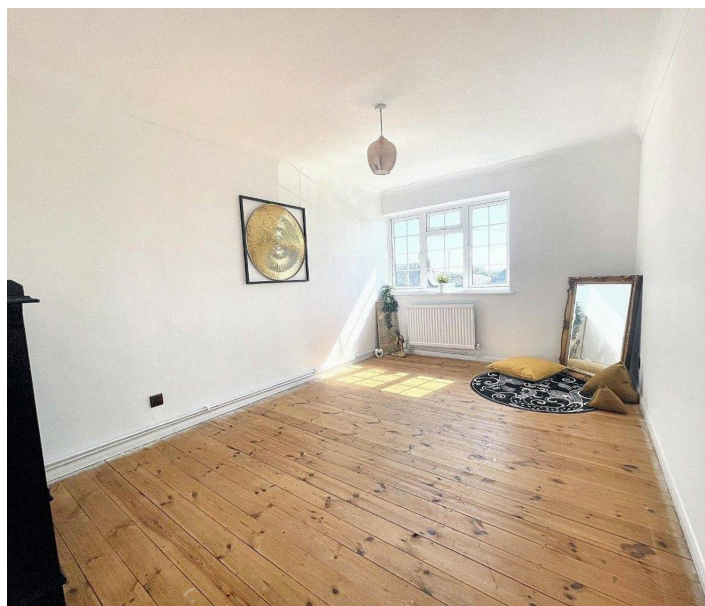
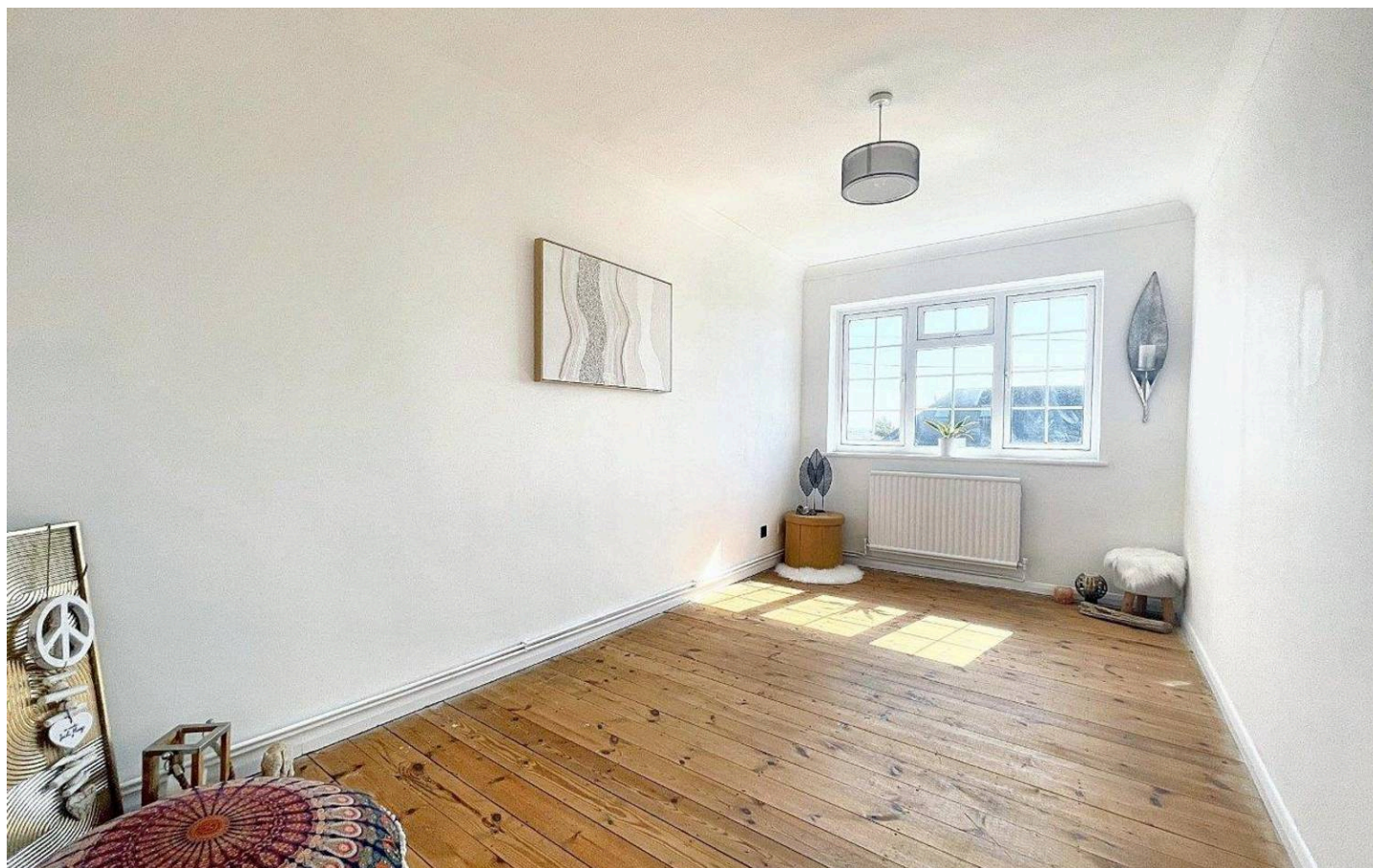
There are bare floorboards in the lounge/dining and bedrooms giving the lucky new owners flexibility in the bespoke design of their new home. You may like them to remain uncovered and adorned with varnish and ornate rugs, or choose to lay your own carpets or bespoke floor coverings throughout. Making this property the perfect blank canvas for those seeking convenience; flexibility and creativity in the design of their new home.

The property benefits from a share of freehold, gas central heating, double glazing, large communal gardens and a garage, providing secure parking for vehicles and additional storage space. No onward chain.

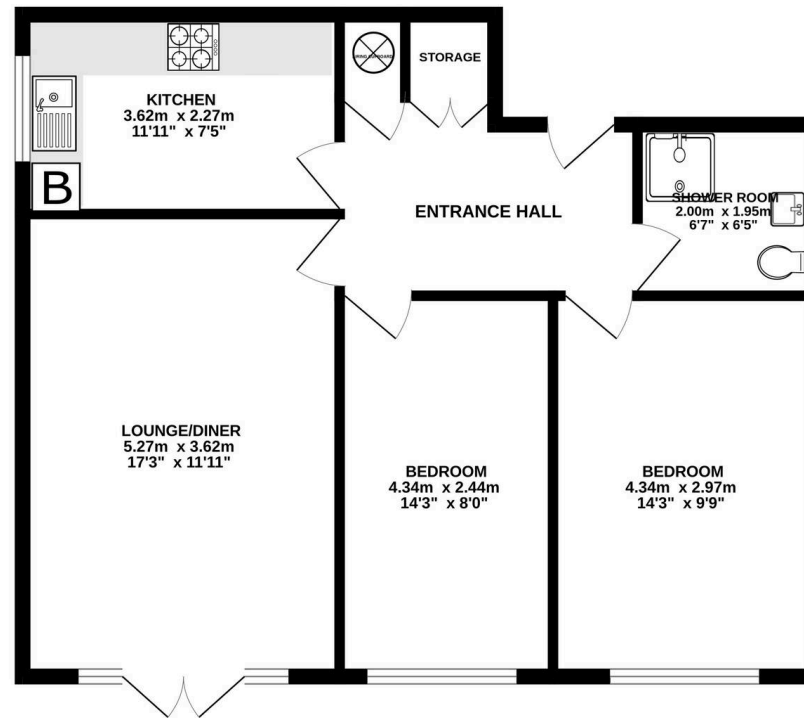
Council Tax band: B

Tenure: Share of Freehold

EPC: C



FIRST FLOOR
63.5 sq.m. (684 sq.ft.) approx.



5 MARSDEN COURT 12 AMBLESIDE AVENUE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA: 63.5 sq.m. (684 sq.ft.) approx.

Whilst 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 misstatement. 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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