



**58 Central Avenue, Telscombe Cliffs, BN10 7NB**  
**£425,000**

**CarruthersandLuck**  
SalesandLettings





## 58 Central Avenue

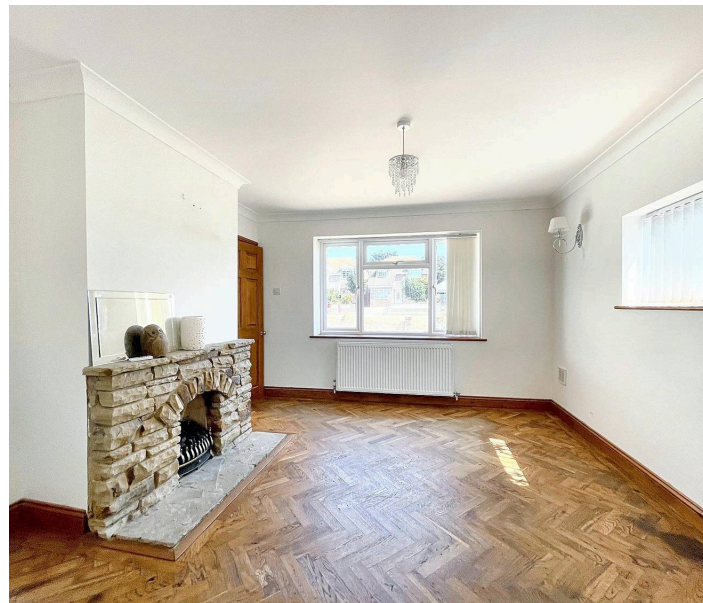
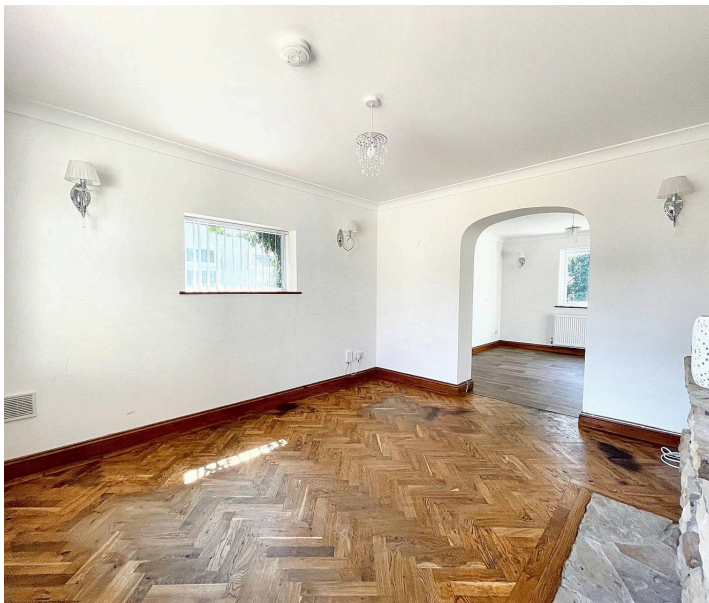
Telscombe Cliffs, Peacehaven

Nestled within a popular and sought-after location, this detached bungalow boasts spacious and well-maintained accommodation and the benefit of a large plot complete with a generous 100' plus rear garden.

The interior of this property is characterised by its versatile layout, comprising two double bedrooms, two reception rooms, a modern kitchen, utility room and bathroom. The Lounge overlooks the front garden and has an open fireplace and an arch to a west facing dining room with doors to the rear garden. The kitchen is fitted with a range of modern base cupboards and drawers with matching wall units and a door to the rear garden. There is also a useful Utility room, again having access to the garden.

The two double bedrooms are to the front of the bungalow. The bathroom/WC is modern and there is also a 2nd Cloakroom/WC.

- 2 Bedroom Detached Bungalow
- Generous 100' Plus Rear Garden
- West Facing Dining Room
- No Onward Chain



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# 58 Central Avenue

Telscombe Cliffs, Peacehaven

The bungalow is situated in a really convenient location close to local shops, just a few yards from the bus stop which provides frequent and easy access to Brighton City Centre. The bungalow is also situated next to Telscombe Cliffs Primary School, which has an excellent reputation locally.

In conclusion, this detached bungalow presents a unique opportunity for those seeking a property to extend or improve. The property is offered with no onward chain.

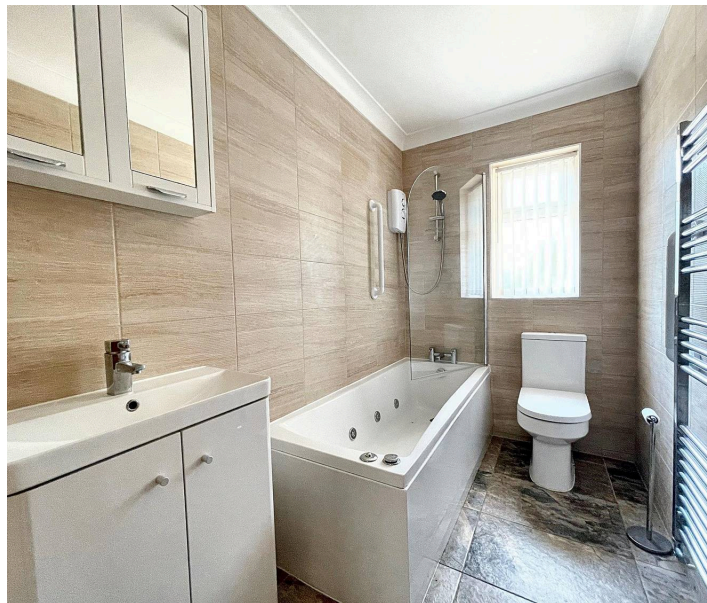
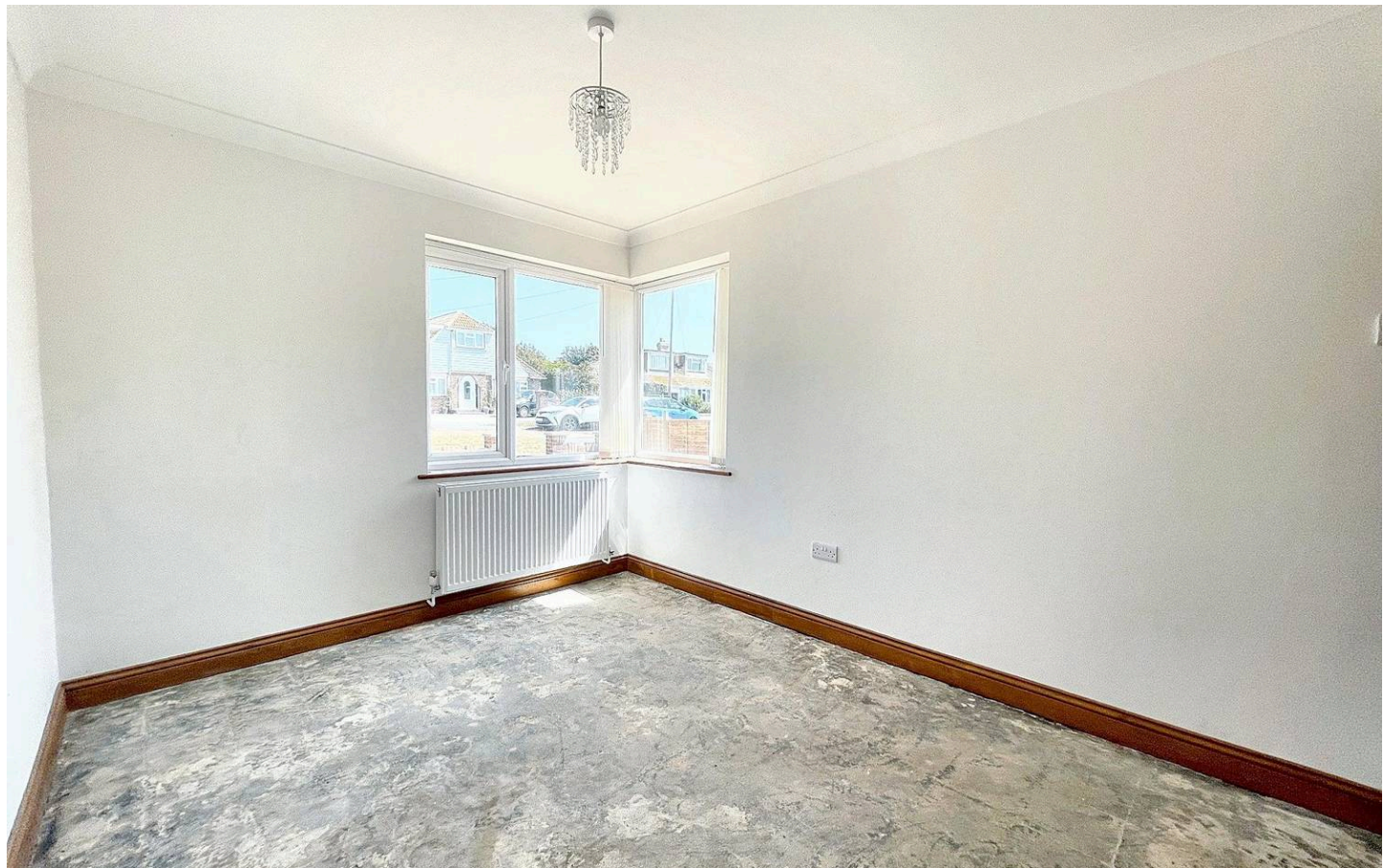
We have been informed that the property has rear access from Telscombe Cliffs Way, possibly allowing potential for a building plot to the rear. We have not seen any legal evidence of this, nor has any planning permission been sought.

We have also been informed that owing to a fire some years ago, the property has a new roof and was redecorated internally.

Council Tax band: D

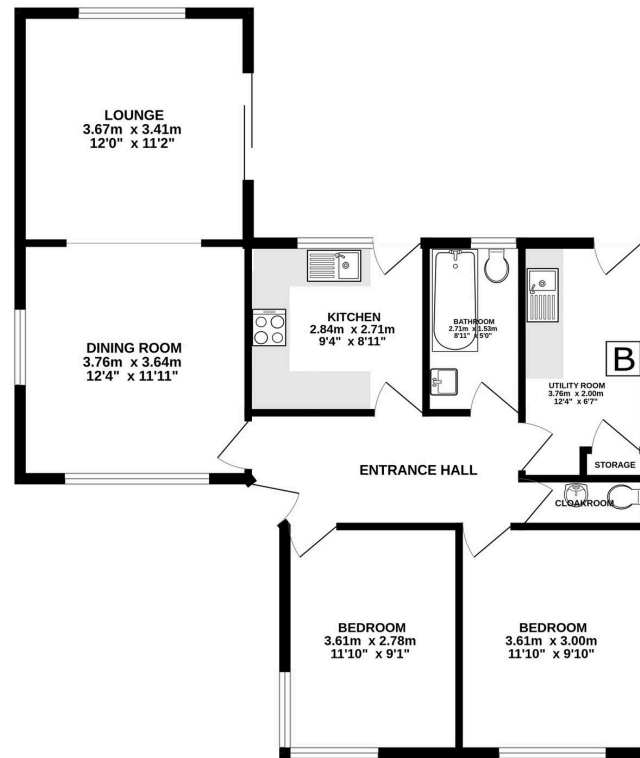
Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR  
76.5 sq.m. (823 sq.ft.) approx.



58 CENTRAL AVENUE PEACEHAVEN

TOTAL FLOOR AREA: 76.5 sq.m. (823 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 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

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