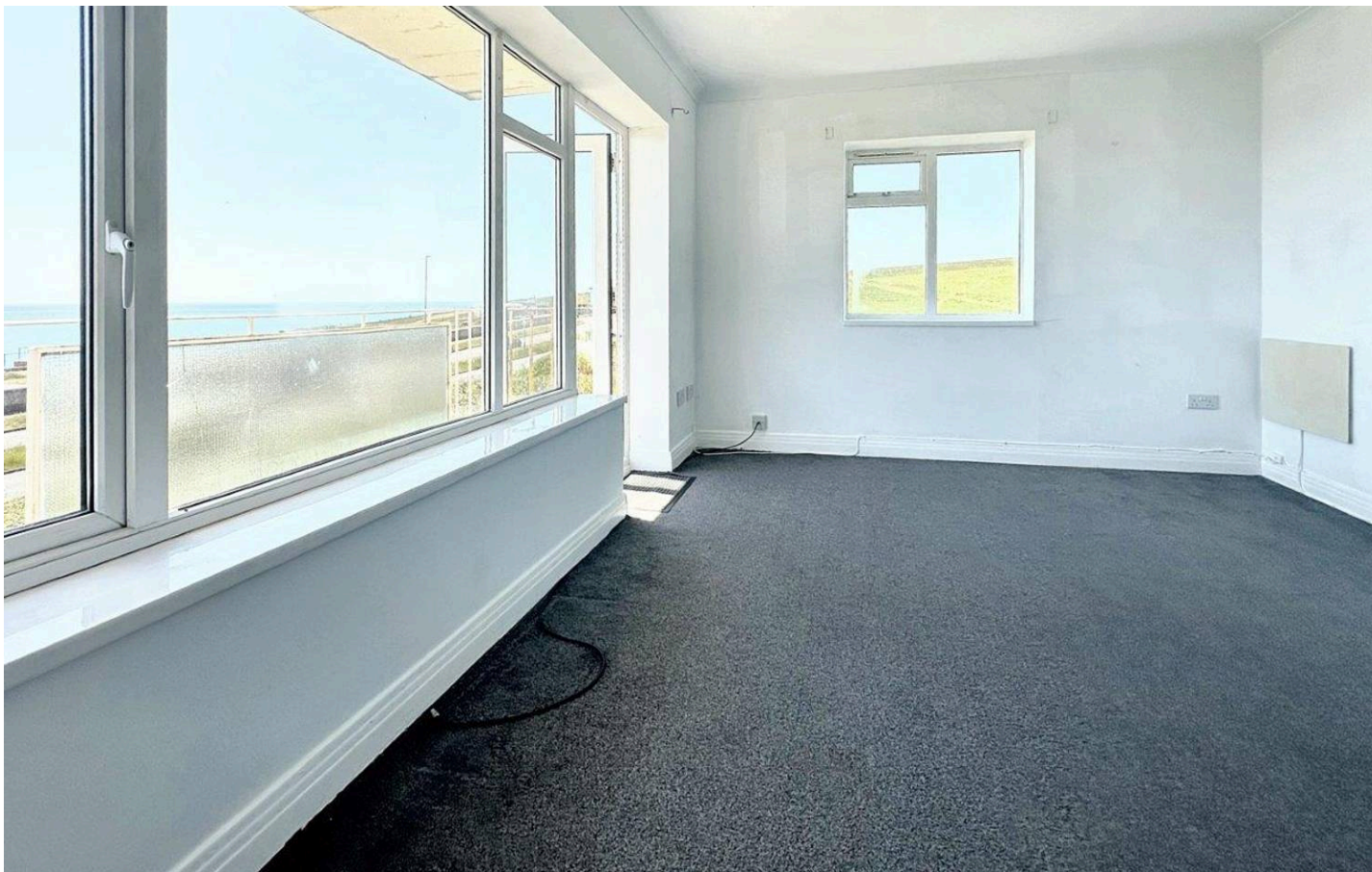




16 Gorham Court, Gorham Way, Telscombe Cliffs, BN10 7BB  
£195,000

**Carruthers and Luck**  
Sales and Lettings





## 16 Gorham Court Gorham Way

Telscombe Cliffs

Introducing an lovely bright 1-bedroom seafront flat boasting direct and panoramic sea views, including a picturesque outlook over the Telscombe Tye. Situated in a prime location on the seafront, this property offers a dual aspect lounge with a South facing sun balcony.

The front door leads to a spacious entrance hall with two cupboards. The Lounge is south facing and dual aspect with sea views. The Kitchen is off the lounge and is fitted with a range of white units with base cupboards, drawers and matching wall units. The bedroom is a good size double and has nice views over the Telscombe tye. A bathroom with a white suite completes the accommodation.



- 1 Bedroom Seafront Flat
- South Facing, Dual Aspect Lounge
- No Onward Chain
- Spacious Entrance Hall
- Fantastic Location



# 16 Gorham Court Gorham Way

## Telscombe Cliffs

The flat is ideally located in close proximity to the beach opposite. A fantastic bus service provides frequent and easy access to Brighton City Centre. Local shops along the Coast Road are a short walk.

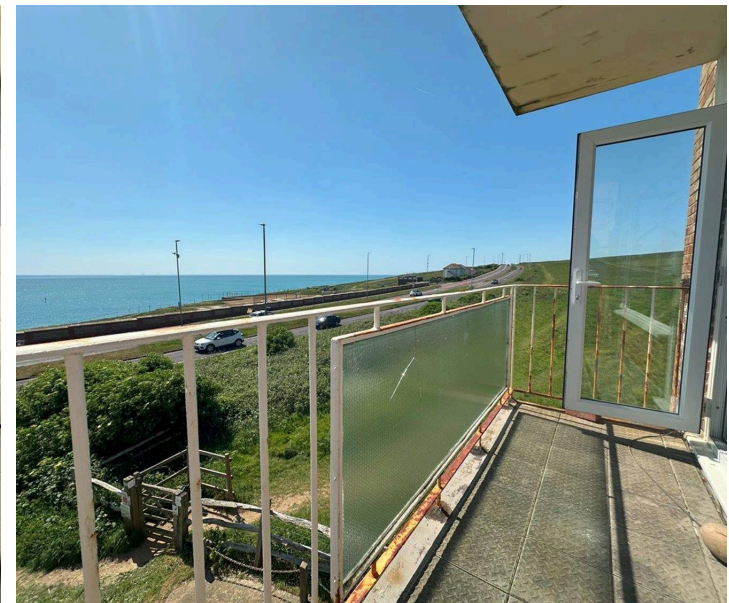
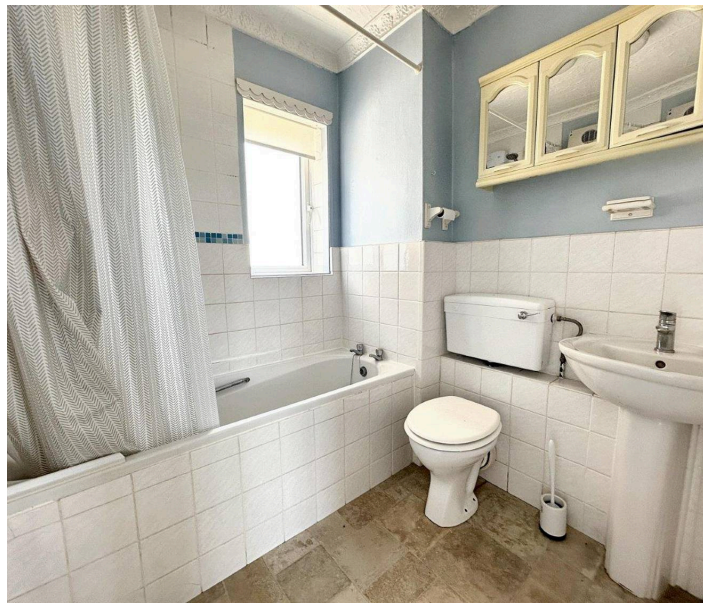
The owner has informed us that the flat has a lease of 178 years and no ground rent. The maintenance is approximately £1910 per Annum.

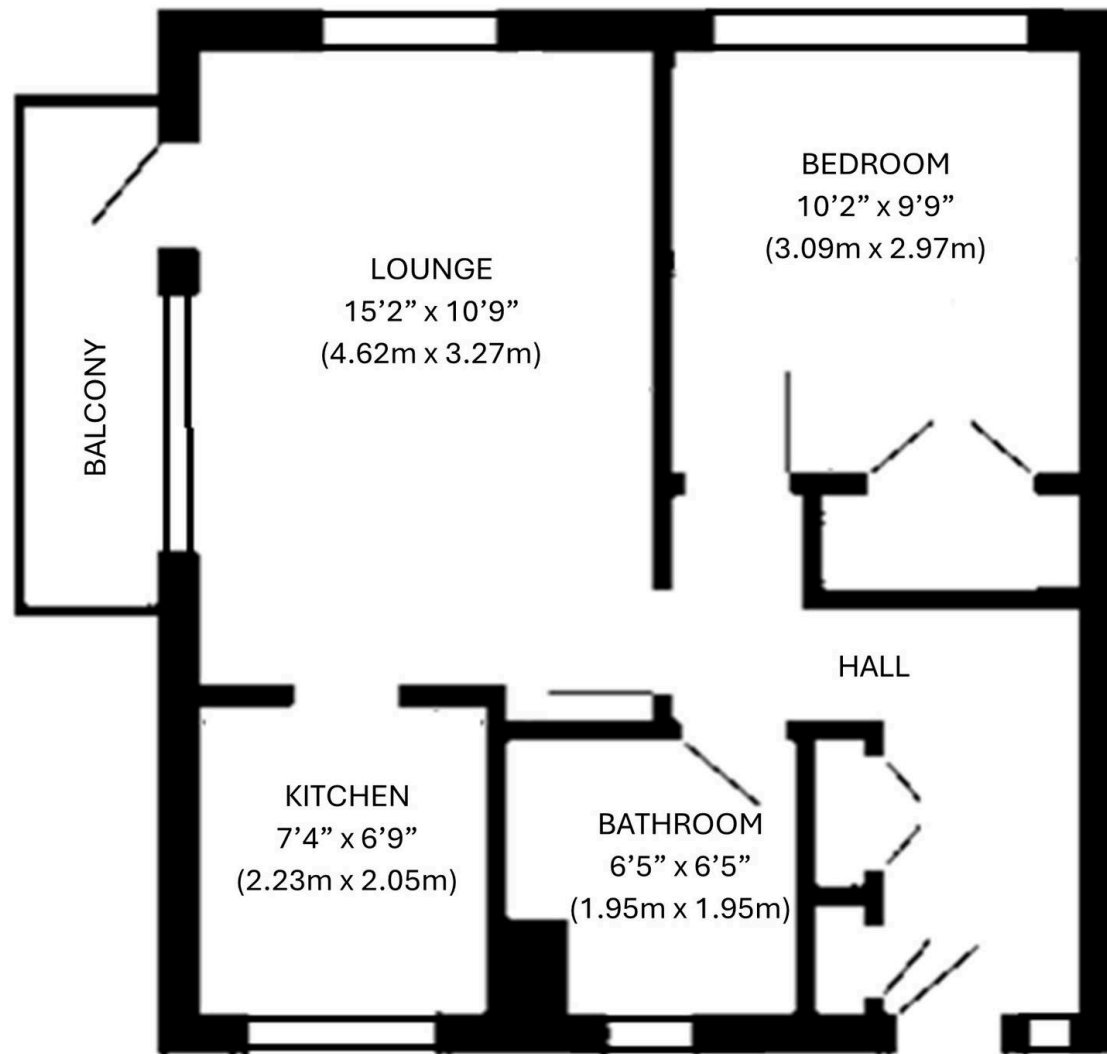
In conclusion, the flat is in a great location and would be ideal for first time buyers, people looking for a seaside holiday home, or investors. No chain.

Council Tax band: B

Tenure: Leasehold

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)



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