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# Stunning, Large Family Home with Annex

12, Broomfield Avenue, Telscombe Cliffs, BN10 7AL



Price £665,000

Freehold

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**12 Broomfield Avenue, BN10 7AS**

Approximate Gross Internal Area = 2028 sq ft / 188.4 sq m

Garage = 199 sq ft / 18.5 sq m

Total = 2227 sq ft / 206.9 sq m

For identification only - Not to scale

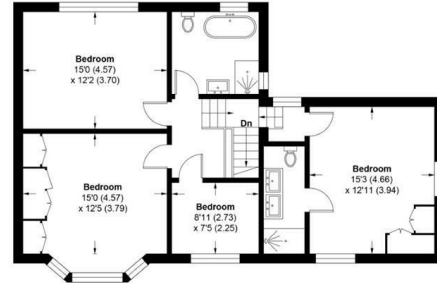


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1091277)

**inbrief...**

Grab this fantastic chance to acquire this substantial 1930's, character coastal residence which offers a wealth of versatility that will suit most size families. Furthermore, a separate self-contained annexe offers the ability for multi-generational living or a source of income. The property which offers no chain, has been modernised in recent years and is situated a stones throw from the cliff top, access to Telscombe beach and a regular bus service to Brighton.

The entrance hall is spacious and is a super welcome for your guests and this affords a taste of what is to come. The lounge is situated to the front of the property and offers plenty of space for your soft furnishings alongside a feature fireplace that takes centre stage. The sizable dining room lies nearby and offers plenty of space for a good size table and chairs and access onto the raised south facing sun deck. A modern refitted kitchen/breakfast room lies to the rear of the property and offers plenty of built -in units, contrasting work surface, integrated appliances and space for others. Patio doors to the rear access the rear garden and is ideal for those summer barbeques. The utility room is a very handy addition, as is the cloakroom/wc. The first floor landing is light and bright and affords access in to all of the bedrooms. Located on this floor are four double bedrooms with the master offering a modern refitted en-suite shower room as well as a great range of built-in storage. A further family bathroom/wc services the remainder of the bedrooms and incorporates a bath, shower, wc and basin.

The self-contained annex consists of a lounge with open plan modern kitchen and a bedroom with en-suite facilities.

The rear and south side gardens offer decked, patio and lawned and pebble areas alongside some mature shrubs which are then enclosed by walling and fencing. To the front of the property there is off road parking and integral garage which is ideal for the family car or just for storage.



EPC Rating - D  
Council Tax Band - E

**moreinfo...**

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