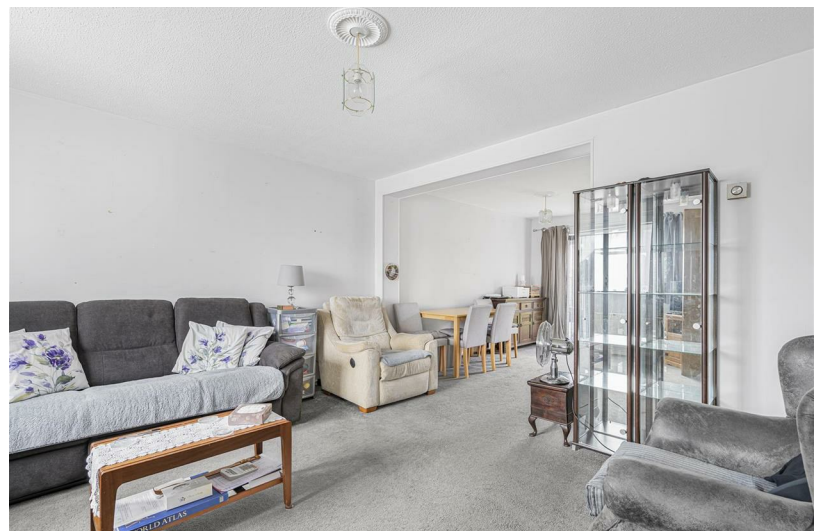


2  
BED

# Excellent First Time/Investment Purchase

118, Central Avenue, Telscombe Cliffs, BN10 7NE



Price £283,950

Freehold

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118 Central Av, BN10 7NE

Approximate Gross Internal Floor Area = 78.9 sq m / 850 sq ft

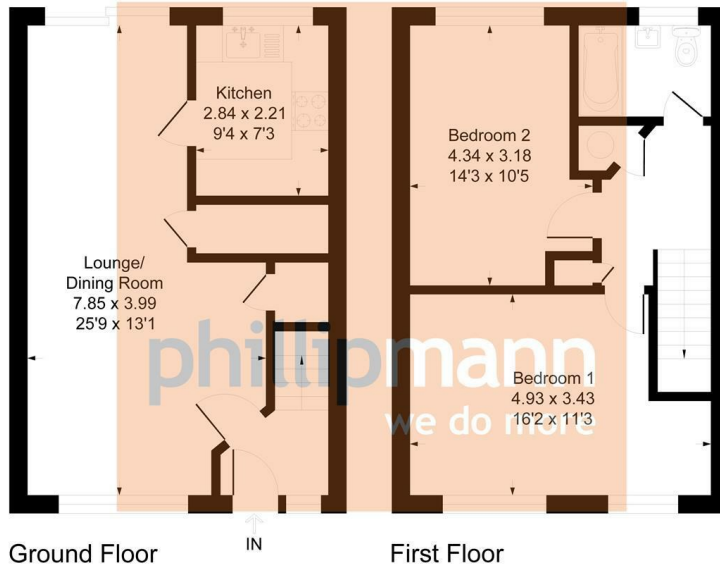


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

If you are looking for a MODERN HOME situated in a HIGHLY DESIRABLE POSITION then you have just found the perfect property to purchase. This home has been in the same families ownership for many years and has been well looked after during their tenure. The location is simply terrific and will be an ideal first time purchase or buy to let. The property lies very close to Chatworth Park which is the perfect open space to let the kids play, kick a football or walk the dog. In addition a local primary school is nearby as is a local Tesco convenience store and bus routes to Brighton. The front door opens into the entrance hall and then a door takes you into the lounge/dining room. This offers the ideal east/west orientation which makes the most of the natural sunlight that simply floods the room either morning or afternoon. The lounge area has plenty of space for your soft furnishings and a handy understairs storage cupboard is also on offer. The dining area has space for a good size table and chairs, a large walk-in storage cupboard and sliding patio doors which access the garden perfectly. The kitchen lies adjacent and here you will find plenty of cupboards for storage, contrasting work surface, as well as a space for all of the normal appliances, alongside a window which overlooks the rear garden. The first floor landing offers various storage options and in addition access all of the first floor rooms. The first floor consists of two double bedrooms with the larger to the front and the second to the rear. The master is very large and therefore offers the potential to be split in to two if the need arises. The bathroom/wc lies close by and consists of bath, wc and basin. Externally the front garden are open plan and laid to lawn and the rear is mainly laid to lawn with small patio area and flower and shrub borders. An access gate at the rear takes you to the communal parking area which offers ample off street parking.



EPC Rating - C  
Council Tax Band - B

moreinfo...

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