

33 Gorham Way, Telscombe Cliffs, Peacehaven, East  
Sussex, BN10 7BA  
Freehold



If uninterrupted views over open fields and the sea are what you are after, then look no further. This exceptionally well kept three-bedroom detached bungalow, is situated in arguably one of the most popular roads in Telscombe Cliffs. Located opposite the Telscombe Tye and within a 5-minute walk of the seafront, this property is ideal for taking your dog on a long stroll over the fields or stretching your legs on the cliff top and then stopping in at the local smuggler's pub on the way back for that well-earned refreshment. The property itself has been very well looked after and has been a family home for many years but is now ready for a new couple or family to make it their forever home. You are granted access to the bungalow via the main entrance door into the entrance porch, which in turn leads into the bright and spacious hallway. The main living room and kitchen are both located at the front so you can make the most of those stunning views. Bedroom one and bedroom two are both located at the rear, and both have access out into the rear conservatory. The modern family bathroom has been modernised into a wonderful shower room for ease of use. Bedroom three is now accessed from the living room and currently used as a dining room, but this could easily be changed back into a bedroom. The conservatory is split into two sections. The side area is currently being used as a very useful office/study area, whilst the full width rear section overlooks and gives access to the rear garden. The conservatory roof has been upgraded to allow for all year around use. The rear garden has been created over many years and has several different sections to include a wonderful lawned area, a delightful, paved patio area and raised beds and borders. Lastly, there is a level driveway leading into an integral garage. This is a home that you can move straight into and immediately live the dream, but equally has the potential to extend and make into a much larger property subject to all



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### Entrance Porch

2'11" x 3'7" (0.89 x 1.10 (1.09))

### Entrance hallway

10'1" x 5'11" (3.07 x 1.80)

### Kitchen

15'8" x 8'7" (4.78 x 2.62)

### Living Room

16'2" x 13'5" (4.93 x 4.10 (4.09))

### Dining Room/Bedroom Two

7'10" x 16'11" (2.39 x 5.15 (5.16))

### Bedroom One

10'11" x 14'10" (3.33 x 4.52)

### Bedroom Three

8'10" x 8'8" (2.68 (2.69) x 2.64)

### Bathroom

7'10" x 5'4" (2.39 x 1.63)

### Office/Study

13'4" x 7'1" (4.07 (4.06) x 2.17 (2.16))

### Conservatory

7'1" x 31'0" (2.17 (2.16) x 9.46 (9.45))

### Rear Garden

### Integral Grage

15'11" x 8'2" (4.86 (4.85) x 2.49)

