

15 Springfield Avenue, Telscombe Cliffs, BN10 7AR

Freehold

£415,000



Immerse yourself in this character filled bungalow which is located at the tranquil edge of Telscombe Tye, with picturesque countryside close by and only a short drive to vibrant Brighton. This home is a real find and offers the perfect balance of adaptable accommodation and a superb south facing rear garden too. The front door opens into a handy entrance porch, from here an internal door leads to the entrance hall. Positioned to the rear and with the most glorious views of the stunning rear garden is the lounge/dining room. Here you will find a feature fireplace and more than enough space for your soft furnishings alongside a dining table and chairs too. Furthermore a door from here leads to a home office/study which also enjoys fabulous views of the rear garden. The kitchen/dining room is both spacious and practical and offers lots of storage, meal prep areas and space for a table and chairs. A further advantage here is a small utility space and a door to the exterior too. Three bedrooms are offered, these are complimented by a modern shower room and a handy separate wc. Completing the internal space is a cavernous attic space which lends itself to further development. Moving on to the exterior of this feature laden home is the large, south facing rear garden which is quite something to behold. Over the course of many years the garden has been planned meticulously and offers mature shrubs, flower beds and trees alongside a garden pond too. Further still, there is also a raised patio and an area of hardstanding too. Lastly, the front garden also enjoys a multitude of mature planting and is flanked by a wide private drive which leads to the garage which also offers power and light.



**206 South Coast Road  
Peacehaven  
East Sussex  
BN10 8JP  
01273 830 987  
bnsales@localagent.co.uk**

[www.openhousebrighton.co.uk](http://www.openhousebrighton.co.uk)

**Lounge/Dining Room**

22'1" x 12'11" (6.73 x 3.94)

**Kitchen/Dining Room**

15'6" x 6'10" (4.72 x 2.08)

**Bedroom One**

11'3'0" x 10'10" (34.44 x 3.30)

**Bedroom Two**

11'4" x 9'10" (3.45 x 3.00)

**Bedroom Three**

9'11" x 6'11" (3.02 x 2.11)

**Shower Room**

**Separate wc**

**Study**

10'11" x 6'11" (3.33 x 2.11)

