

**Ambleside Avenue, Telscombe Cliffs, Peacehaven, BN10 7LH**  
**Price Guide £500,000**



**PRICE GUIDE £500,000 - £550,000** Situated on the charming Ambleside Avenue in TELSCOMBE CLIFFS, Peacehaven, this spacious DETACHED family home boasts IMPRESSIVE kerb appeal and is perfect for those seeking comfort and style. With four generously sized bedrooms, this property offers ample space for family living or hosting guests.

The heart of the home is undoubtedly the modern kitchen breakfast room, which provides a delightful space for family meals and entertaining. The expansive 26ft living/dining room is designed for relaxation and social gatherings, ensuring that every family member can find their own space to unwind.

Outside, the low maintenance rear garden presents an ideal setting for outdoor activities or simply enjoying the fresh air. Additionally, the property features a garage with utility space, providing practical storage solutions and convenience for everyday living.

This property is not just a place to live; it is a home for families looking to create lasting memories. With its thoughtful layout and modern amenities, it is a must-see for anyone seeking a comfortable and stylish residence in a desirable location.

### Kitchen/Breakfast Room

16'7" x 11'3" (5.06 x 3.45)

### Living/Dining Room

26'11" x 10'5" (8.21 x 3.2)

### Garage/Utility Room

19'5" x 9'2" (5.92 x 2.8)

### Bedroom One

12'2" x 8'3" (3.73 x 2.54)

### Bedroom Two

12'4" x 10'6" (3.77 x 3.22)

### Bedroom Three

11'7" x 10'6" (3.54 x 3.22)

### Bedroom Four

15'5" x 9'0" (4.7 x 2.76)

### Family Bathroom

### En Suite

WC





## Ambleside Avenue

Approx. Gross Internal Area (Including Garage) :- **152.46 sq.m. 1641.05 sq.ft.**



Ground Floor  
Approximate Floor Area  
846.79 sq ft  
(78.67 sq m)

First Floor  
Approximate Floor Area  
794.26 sq ft  
(73.79 sq m)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	