

**Berry Close, Telscombe Cliffs, Peacehaven, BN10 7DW**  
**Offers Over £350,000**  
**Council Tax Band: C**



Situated in the POPULAR area of TELSCOMBE CLIFFS, this SPACIOUS three-bedroom house presents an EXCELLENT opportunity for families and individuals alike. The property boasts a generous reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The large garden is a delightful outdoor space, ideal for children to play, gardening enthusiasts, or simply enjoying the fresh air. Furthermore, the property includes parking for several vehicles, ensuring convenience for residents and visitors alike

The three well-proportioned bedrooms provide ample space for relaxation and rest, while the bathroom is conveniently located to serve the household's needs. One of the standout features of this home is the detached double garage, offering not only secure parking but also additional storage options.

With potential to extend to the side or even create another dwelling, subject to necessary planning consent, this house offers exciting possibilities for those looking to personalise their living space or invest in future development.

In summary, this property on Berry Close is a wonderful blend of comfort, space, and potential, making it a must-see for anyone seeking a new home in a desirable location.



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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 88        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         | 73        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |