

**3**  
BED

# Stunning Bungalow with Large Garden

12, Telscombe Cliffs Way, Peacehaven, BN10 7DT



Price £575,000

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)

12 Telscombe Cliffs Way, BN10 7DT  
Approximate Gross Internal Floor Area = 158.67 sq m / 1707 sq ft

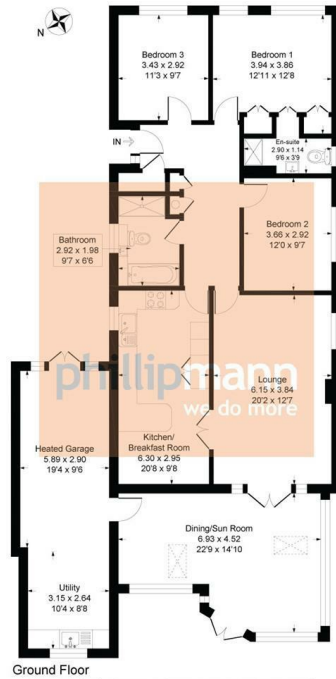


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

If you are searching for something a little extra special, then your search for the perfect property ends here. This superb bungalow has been beautifully modernised in recent years and features a stunning refitted kitchen and impressive full-width sunroom.

Situated in this highly favoured part of Telscombe Cliffs, the property is conveniently located within walking distance of bus routes to Brighton, local shops, pubs, restaurants, local primary school and scenic coastal walks.

The spacious entrance hall immediately sets the tone for the excellent condition found throughout the home. A range of useful storage options are available, along with loft access. Positioned towards the rear of the property, the generous lounge offers ample room for furnishings and provides access via patio doors to the spectacular full-width sunroom. This exceptional space is perfect for both dining and relaxing, with plenty of room for a table, chairs, and additional seating. West-facing, it perfectly captures the afternoon sun while enjoying wonderful far-reaching views towards the Tye.

Adjacent to the lounge is the contemporary kitchen/breakfast room, beautifully fitted with a comprehensive range of storage units, contrasting work surfaces, and integrated 'Neff' appliances. A breakfast bar makes it ideal for casual dining or a morning coffee.

The property offers three double bedrooms, with the principal bedroom benefitting from a modern en-suite shower room comprising a shower, WC, and wash basin. Completing the accommodation is the luxurious family bathroom, fitted with a bath, separate shower cubicle, WC, and wash basin.

Externally, the property enjoys an easy-to-maintain front garden together with off-road parking. A double-length garage provides excellent additional storage and is currently utilised as a utility/storage area. The private west facing rear garden offers a sun terrace, large lawn, entertaining area, timber shed, as well as mature well stocked borders and beds.



EPC Rating - C  
Council Tax Band - D

moreinfo...



Phillip Mann Peacehaven Office  
226-230 South Coast Road, Peacehaven, BN10 8JR  
01273 586622

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)