



**33b Telscombe Road, Peacehaven, BN10 8AG**  
**£415,000**

**CarruthersandLuck**  
SalesandLettings



## 33b Telscombe Road

### Peacehaven

Situated in a sought-after residential area with excellent transport links, this immaculate three-bedroom semi-detached house, built in 2019, offers contemporary living within easy reach of Brighton city centre via a convenient bus route. The property is perfectly positioned for families and professionals alike, with reputable local schools, shops, and picturesque downland walks all close by.

Step inside to discover a spacious and light-filled interior, with a welcoming entrance hall leading to a generous living room that benefits from a lovely southerly aspect, ensuring the space is bathed in natural light throughout the day. The living room seamlessly connects to the rear garden, providing an ideal setting for entertaining or relaxing. The modern fitted kitchen is thoughtfully designed and well equipped, featuring integrated appliances, sleek cabinetry, and ample worktop space. There is also space for a dining table. There is also a a ground floor Cloakroom/WC.

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Peacehaven

Upstairs, three well-proportioned double bedrooms offer flexible accommodation, each room enjoying a bright atmosphere and versatile layout. The principal bedroom is complemented by a stylish en-suite shower room, while the main family bathroom is finished to a high standard with contemporary fittings and fixtures. Additional features include high-quality flooring throughout, efficient double glazing, and gas central heating, ensuring comfort and energy efficiency year-round.

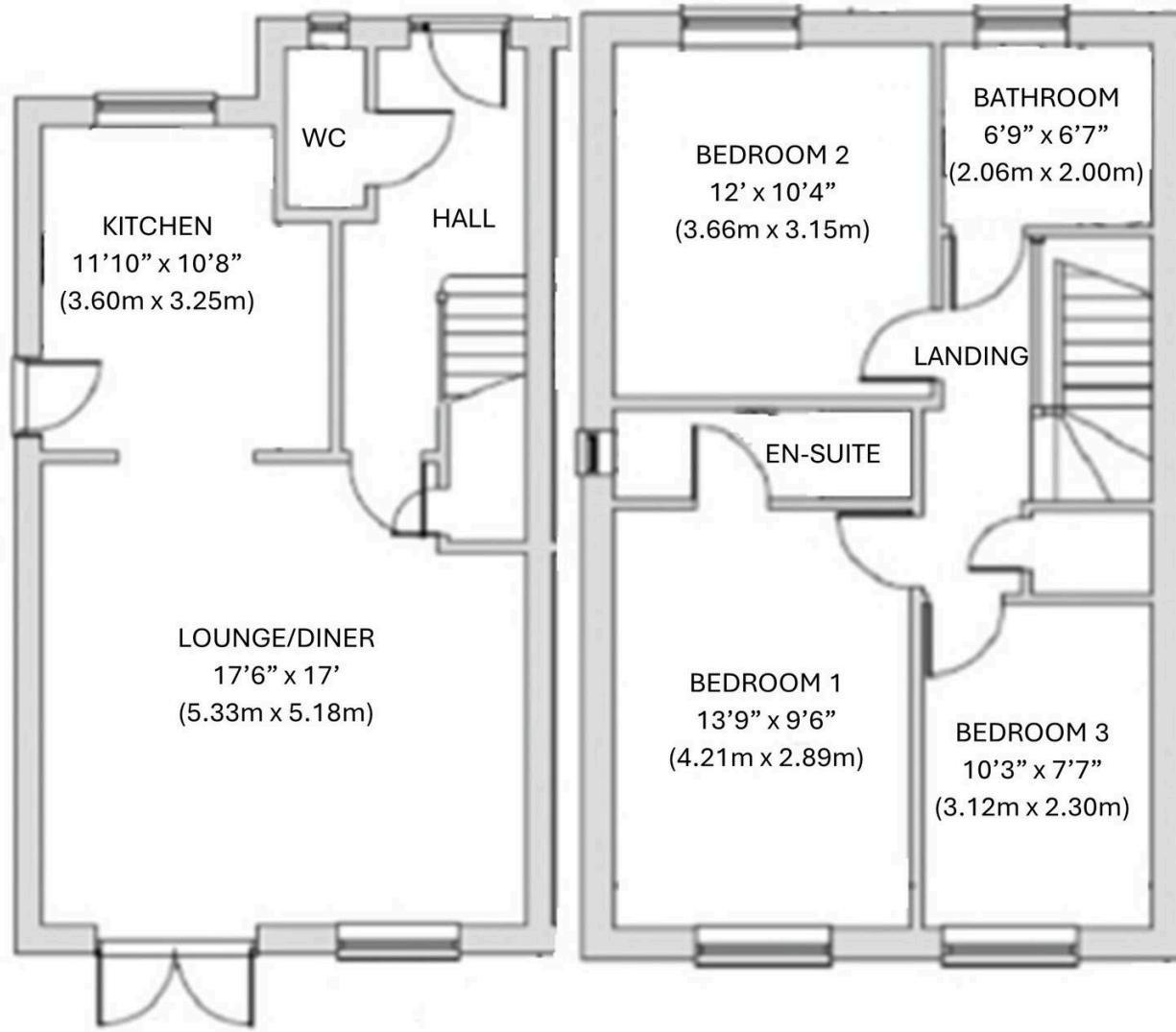
With parking for two cars at the front, this property combines modern convenience with a peaceful setting, making it an exceptional opportunity for those seeking a move-in ready home in a well-connected location. The rear garden is a particular feature of the house being south facing and has a wide patio area, astroturf lawn and established plants and shrubs. To the far end is a large cabin with a log burner and set out as a room making it a useable retreat all the year round. Being south facing the garden attracts the sun all day in the summer and the owners have installed a useful awning giving some shade when needed.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





## Carruthers and Luck Sales and Lettings

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