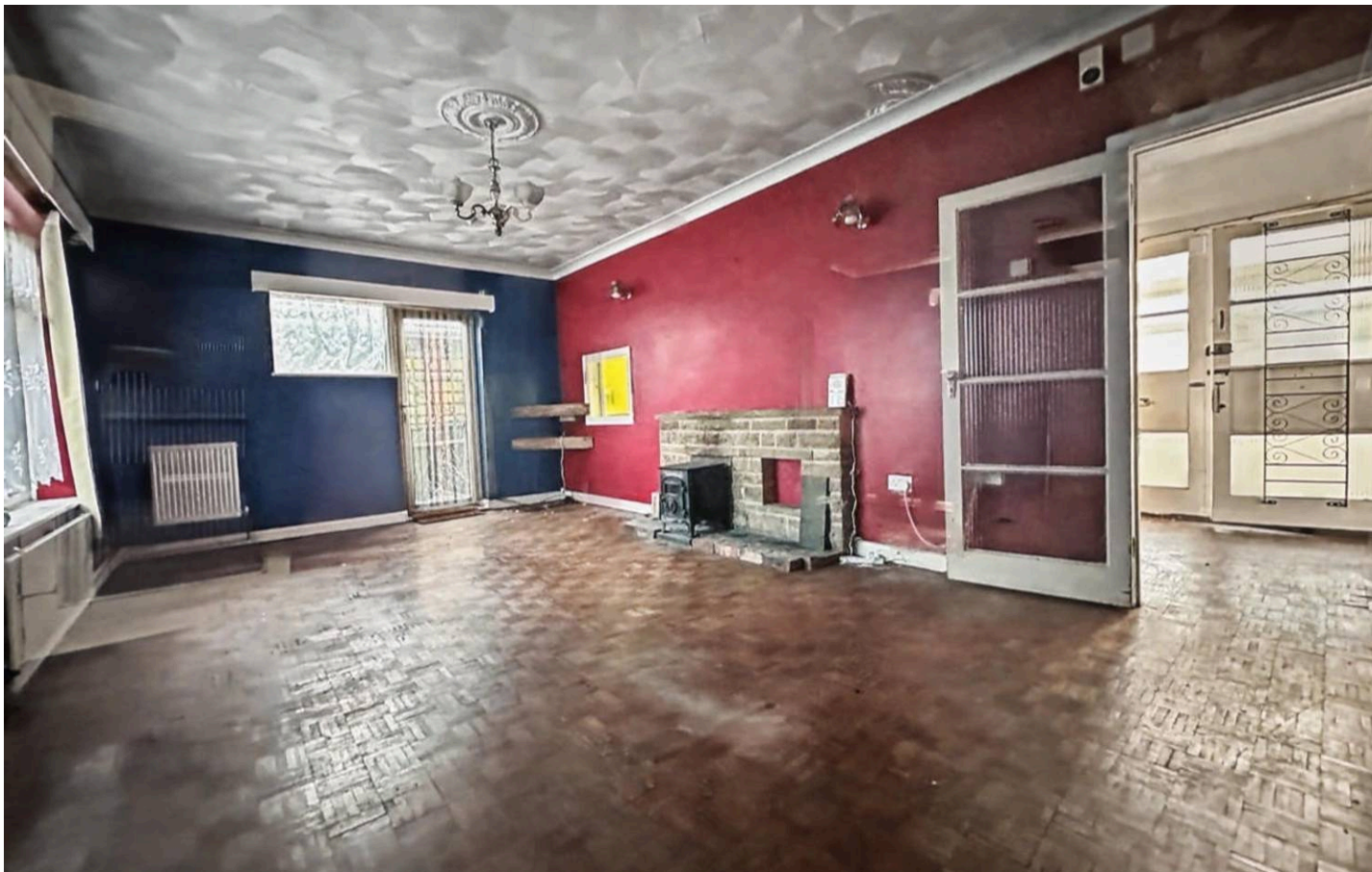




**1b Ambleside Avenue, Telscombe Cliffs, BN10 7LS**  
**£299,950**

**Carruthers and Luck**  
Sales and Lettings





## 1b Ambleside Avenue

### Telscombe Cliffs

This spacious two-bedroom detached bungalow offers a versatile layout ideal for comfortable single-level living. Upon entering through the enclosed porch, there is a door into the hallway. The main living area is a good size and has access onto the rear garden. The kitchen also is a good size with generous natural light from multiple large windows and access onto the lean-to. Both bedrooms are well-proportioned, both of which are doubles. The wet room offer a electric shower and wash basin. Directly next to the wet room is a single WC. From the hallway and lounge you can also access the store room.





# 1b Ambleside Avenue

## Telscombe Cliffs

The detached bungalow includes a generous front garden. Ample driveway parking, in addition to a garage/workshop, ensures convenience for homeowners. The rear garden can be accessed from a side door in the lounge and a gate which runs up the side of the property. This bungalow presents an exciting opportunity for those seeking a home to personalise and enjoy for years to come. Situated in a fantastic location, the property benefits from close proximity to a range of local amenities, including shops and schools and an excellent bus service providing easy access to Brighton City Centre & Eastbourne Town Centre.

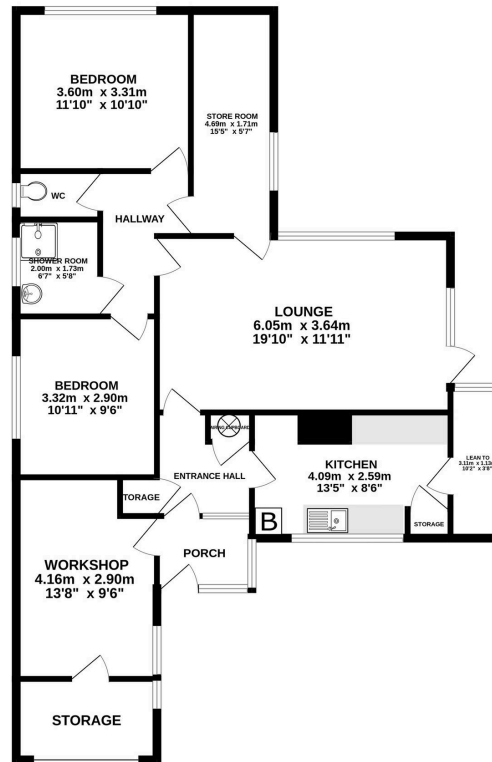
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



GROUND FLOOR  
98.7 sq.m. (1062 sq.ft.) approx.



1B AMBLESIDE AVENUE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 98.7 sq.m. (1062 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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