



21a Springfield Avenue, Telscombe Cliffs, BN10 7AR
£550,000

CarruthersandLuck
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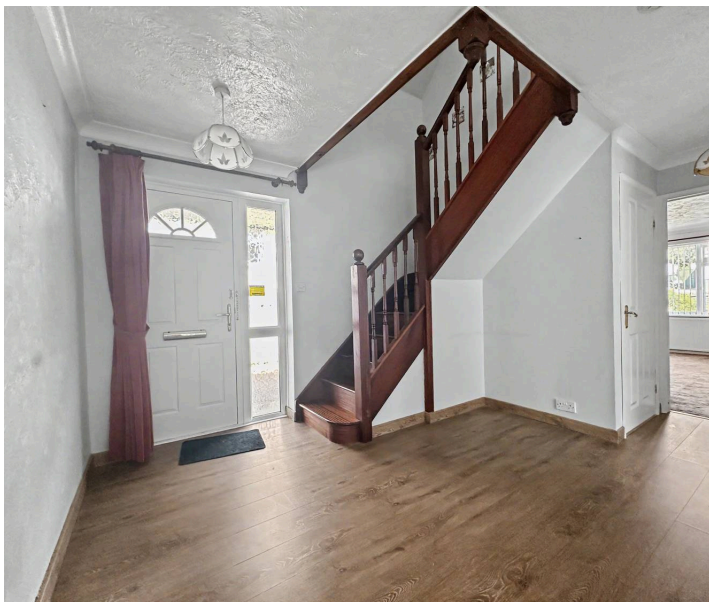


21a Springfield Avenue

Telscombe Cliffs

Situated in the highly desirable Telscombe Cliffs area, this exceptionally spacious four-bedroom detached chalet bungalow offers a superb blend of comfort, versatility, and convenience. The property opens with a generous entrance hall that sets the tone for the expansive accommodation throughout. The main lounge is impressively sized, providing ample space for both relaxing and entertaining and connects seamlessly to the 25' South facing conservatory. The conservatory opens out onto the 60' south facing rear garden. The kitchen is fitted with a range of base cupboards and drawers with granite worktops and matching wall cabinets.

Each of the four double bedrooms is generously proportioned, with two on the ground floor and two on the first floor. There is also a shower room on each floor and a separate WC on the ground floor. From the first floor particularly, there are nice views to the sea.



Outside, the sense of space continues. The property is nicely set back from that road and benefits from a 60' block paved driveway leading to a spacious garage with power and light. The rear garden is a particular feature of the house being south facing, private and well maintained. The garden is laid to lawn with attractive central patio areas and a main patio area with space for a table and chairs.

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ENTRANCE HALL 10'6" x 10'4" (3.23m x 3.16m)

LOUNGE/DINING ROOM 21'6" x 18'9" (6.58m x 5.76m)

CONSERVATORY 25'4" x 6' (7.74m x 1.82m)

KITCHEN 11'5" x 8'6" (3.50m x 2.62m)

BEDROOM 3 14'1" x 12'8" (4.29m x 3.90m)

BEDROOM 4 14'1" x 8' (4.29m x 2.43m)

SHOWER ROOM 8'2" x 7' (2.49m x 2.13m)

SEPARATE WC

FIRST FLOOR LANDING 12' x 9'7" (3.65m x 2.95m)

BEDROOM 1 19'3" x 14'8" (5.88m x 4.51m)

BEDROOM 2 17'8" x 14'8" (5.42m x 4.51m)

SHOWER ROOM 8'2" x 5'5" (2.49m x 1.67m)

GARAGE 19'2" x 8' (5.85m x 2.43m)

GARDEN 60' x 35' (18.28m x 10.66m)

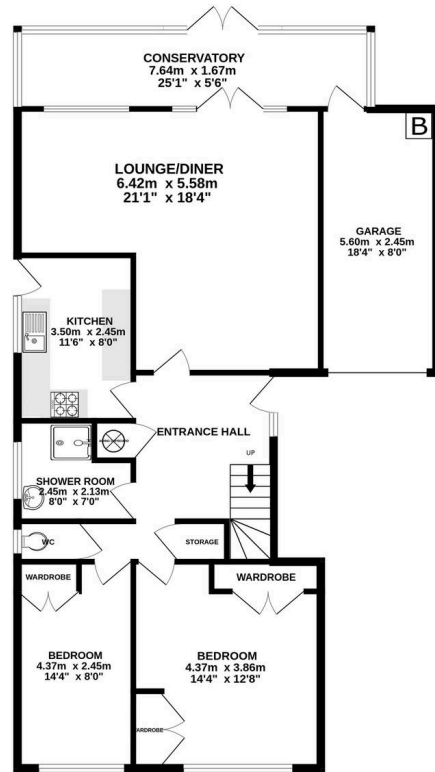
Council Tax band: D

Tenure: Freehold

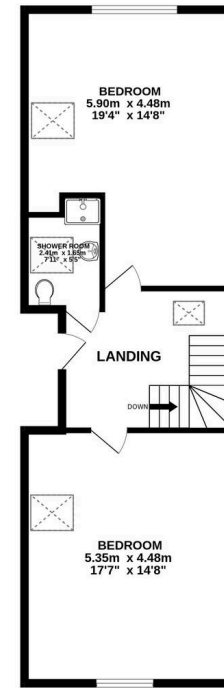
EPC Energy Efficiency Rating: TBC



GROUND FLOOR
111.6 sq.m. (1202 sq.ft.) approx.



1ST FLOOR
61.6 sq.m. (663 sq.ft.) approx.



21A SPRINGFIELD AVENUE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA: 173.2 sq.m. (1865 sq.ft.) approx.

Whilst every attempt 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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Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



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