

**9 Seacliffe, South Coast Road, Telscombe Cliffs,  
Peacehaven, BN10 7AE  
Leasehold**

**Open House**  
estate agents



Situated conveniently along the South Coast Road in TELSCOMBE CLIFFS, Peacehaven, this SPACIOUS two-bedroom ground floor flat offers MODERN DECORATION throughout and a WEST FACING PATIO too. The property is well presented, featuring a bright and airy west-facing lounge that invites an abundance of natural light, creating a warm and welcoming atmosphere.

The well-maintained kitchen is thoughtfully designed, providing an ideal space for culinary enthusiasts to prepare meals and entertain guests. The newly fitted bathroom adds a touch of contemporary elegance, ensuring that your daily routines are both stylish and functional.

Both bedrooms are doubles and offer ample space for relaxation, making them a perfect retreat at the end of a busy day. With its excellent location, this flat is within walking distance to transport links, providing easy access to the cities of Brighton and Eastbourne.

A further feature of this super apartment is the west facing patio, perfect to relax into the evening.

This property is an excellent opportunity for those seeking a comfortable home in a desirable area, combining modern living with the charm of coastal life. Whether you are looking to downsize or for your first home, this flat is sure to impress.



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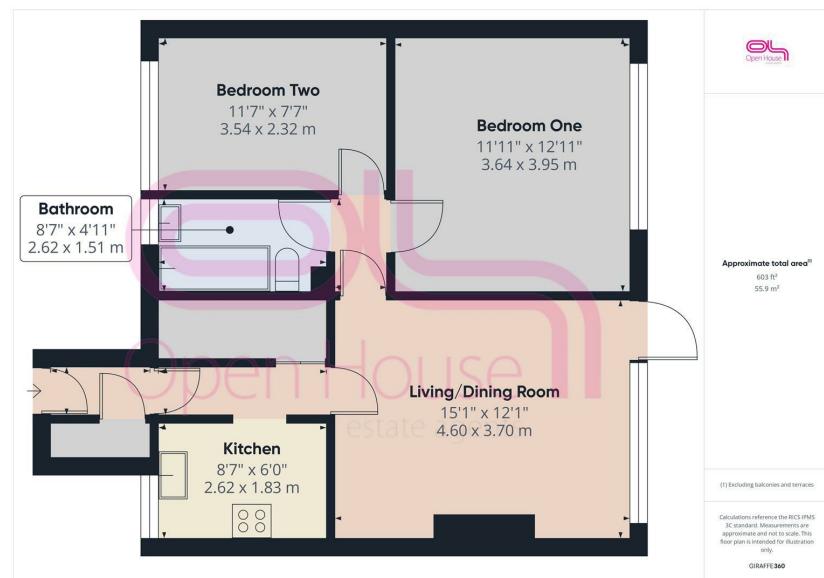
**Living Room**  
15'1" x 12'1" (4.6 x 3.7)

**Kitchen**  
8'7" x 6'0" (2.62 x 1.83)

**Bedroom One**  
11'11" x 12'11" (3.64 x 3.95)

**Bedroom Two**  
11'7" x 7'7" (3.54 x 2.32)

**Bathroom/wc**



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

