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BED

# Stunning Family Home, Excellent Location

26, Broomfield Avenue, TELSCOMBE CLIFFS, BN10 7AL



Price £375,000

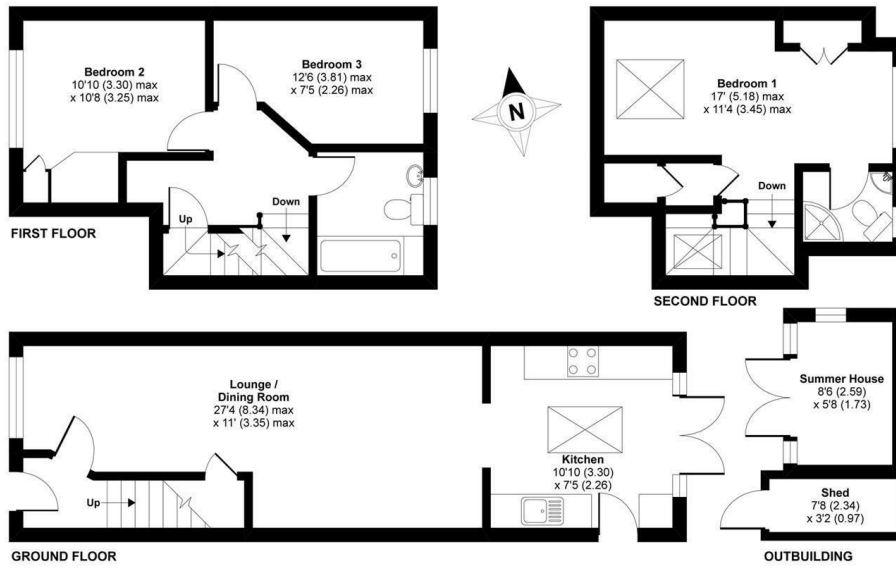
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**Broomfield Avenue, Telscombe Cliffs, Peacehaven, BN10**

Approximate Area = 972 sq ft / 90.3 sq m  
 Outbuilding = 77 sq ft / 7.1 sq m  
 Total = 1049 sq ft / 97.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Phillip Mann Estate Agents. REF: 697333

inbrief...

Grab this fantastic opportunity to acquire this extremely well presented family home situated in one of Telscombe Cliffs premier roads. The property which has been lovingly cared for and upgraded over the years offers deceptively spacious living over three floors. Location wise the property could not be better positioned, a short walk will take you to a local primary school, local shops and a regular bus service to Brighton City centre. Furthermore open fields and countryside walks are also just a little further away. The property boasts smooth plastered and painted walls throughout and is further enhanced with 'Karndean' and other modern floor coverings too. The spacious lounge/dining room lies to the front and here you will find plenty of space for your soft furnishings as well as a good size dining table and chairs. A window overlooks the front garden and an arch to the rear affords access to the pristine modern kitchen. This is simply sumptuous, modern units alongside quartz worktops certainly gives this the wow factor. Furthermore integrated appliances as well as space for others finishes it off perfectly. French doors to the rear overlook and afford access to the rear garden and a door to the side affords access to the side. The first floor offers two great bedrooms one to the front and the other to the rear with one to the front offering built in storage. A luxury bathroom/wc services these bedrooms and offers a deep bath with shower over, wc and basin. The master bedroom suite lies on the second floor and this offers ample space to fit in all of your furniture. A modern ensuite completes the accommodation and offers a shower cubicle alongside a wc and basin. Externally there is a small low maintenance front garden, alongside a rear garden which offers a raised sun deck for the adults to relax and an artificial lawn and further deck providing a great space for the kids. Lastly a summerhouse is a great addition that also benefits from light and power.



EPC Rating - D  
 Council Tax Band -C

moreinfo...

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