



20 Broomfield Avenue, Telscombe Cliffs, BN10 7AL
£485,000

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20 Broomfield Avenue

Telscombe Cliffs

This exceptionally spacious four/five bedroom semi-detached house is ideally situated in the sought-after area of Telscombe Cliffs, offering a superb blend of comfort and convenience for family living. The property features a bright and expansive open-plan kitchen and living area, thoughtfully designed to create a sociable heart of the home, with direct access to the rear garden – perfect for entertaining or relaxing with family. The modern kitchen is equipped with plenty of storage while the adjoining dining room also opens onto the garden, providing seamless indoor-outdoor living. A separate lounge offers a peaceful retreat for quieter moments, and the flexible ground floor layout includes a utility room, a practical storage room, and a ground floor WC for added convenience.

This property combines generous indoor accommodation with versatile, well-designed outdoor areas, making it an outstanding choice for families seeking space, comfort, and a prime coastal location.

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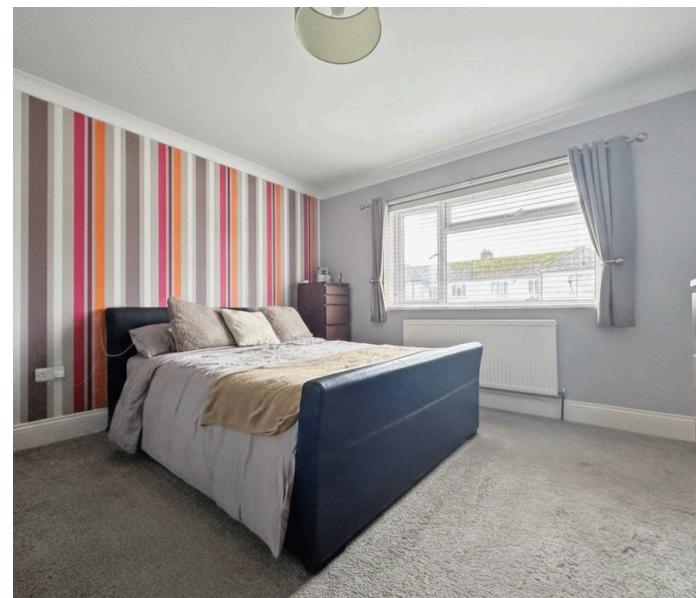
Upstairs, four well-proportioned double bedrooms ensure ample space for family and guests, with the principal bedroom benefitting from an en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. With the option to configure the reception rooms as an additional bedroom or home office, this property is perfectly suited to meet evolving family needs. The location is particularly advantageous, with the seafront just a short stroll away and excellent access to local schools, shops, and frequent bus services providing easy connections to Brighton and beyond.

The generous rear garden is a true highlight of this property, offering a substantial outdoor space. Recently enhanced with a new decked area, the garden is ideal for al fresco dining, summer barbeques, or simply unwinding in the fresh air. The well-maintained lawn provides plenty of room for children to play or for keen gardeners to create their own oasis. The garden's orientation ensures it enjoys plenty of sunlight throughout the day, making it a welcoming extension of the living space.

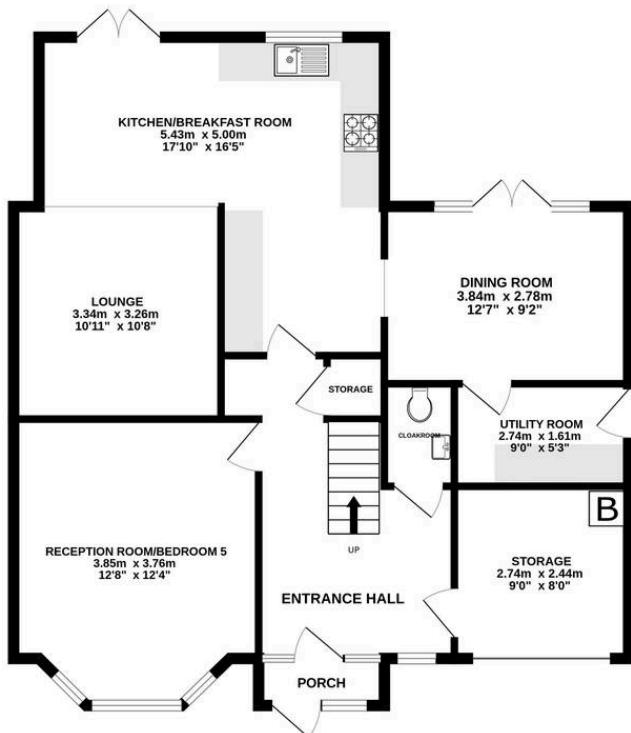
Council Tax band: C

Tenure: Freehold

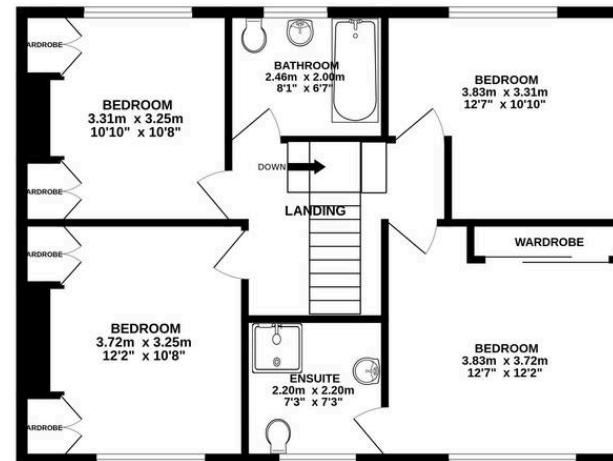
EPC – TBC



GROUND FLOOR
86.2 sq.m. (928 sq.ft.) approx.



1ST FLOOR
66.1 sq.m. (711 sq.ft.) approx.



20 BROOMFIELD AVENUE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 152.3 sq.m. (1639 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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