



5 The Esplanade, Telscombe Cliffs, BN10 7HG
£650,000

Carruthers and Luck
Sales and Lettings



5 The Esplanade

Telscombe Cliffs

The bungalow is wall enclosed all around and has three wrought iron gates allowing access from different points and access to two separate driveways. The front door leads to a generous hallway with a newly laid parquet floor and plenty of storage. As mentioned there are 3 south facing reception rooms. The main living room has a bay window framing the sea views. The lounge also has a new parquet floor and a feature fireplace. Folding oak/glass doors open to both of the other reception rooms. To the west of the lounge is another large living and dining room with a dual aspect, doors to the front gardens and electric sun/storm blinds. To the east side of the lounge is a further dining area which connects nicely to the kitchen and also has a sun/storm blind. The modern kitchen is generously sized and thoughtfully designed, complete with sleek integrated appliances, ample worktop space, and abundant storage, making it ideal for both every-day family life and hosting guests. The Kitchen has a rear door leading to a lovely paved patio area offering seclusion and access to both the front and rear gardens.



5 The Esplanade

Telscombe Cliffs, Peacehaven

The bungalow has 3 bedrooms that are all well-proportioned and nicely decorated. There is a modern fitted bathroom with bath, luxury shower with a MultiJet system with built in speakers. The bathroom has attractive modern grey tiling. In addition to the bathroom/WC there is a 2nd separate WC.

Moving outside, the property is situated on a plot measuring approximately 150' x 56'. The front gardens are well maintained and have attractive paved areas with 2 areas of Astroturf making maintenance easy. The front gardens are wall enclosed and benefit from some incredible views. There are 2 separate driveways. The rear garden is a particular feature of the property and is completely private as it is wall enclosed and measures 60' x 56'. The garden is laid to lawn with feature shaped edges and has various patio and composite decked areas designed to catch the sun all day. There are two large outbuildings, one being a substantial 17 x 12 workshop with power and light. The other is a spacious 12' x 12' summerhouse complete with power, light and air conditioning.

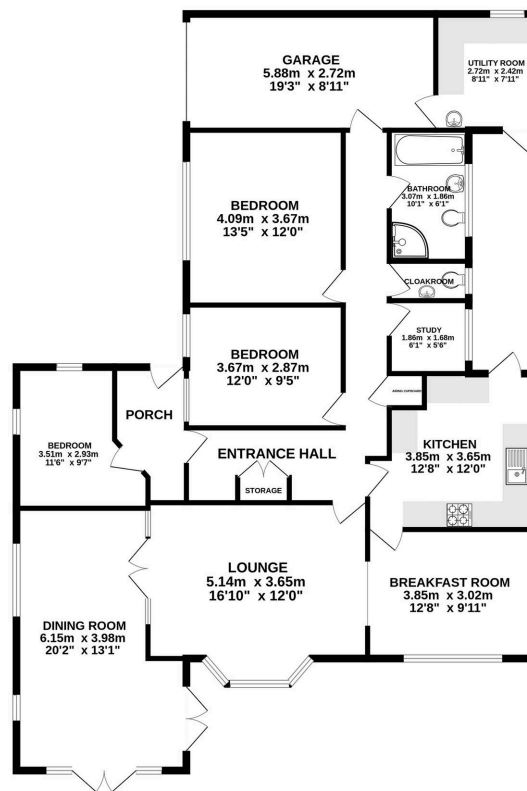
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR
152.7 sq.m. (1643 sq.ft.) approx.



5 THE ESPLANADE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA: 152.7 sq.m. (1643 sq.ft.) approx.

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

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



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