



26 Broomfield Avenue, Telscombe Cliffs, BN10 7AL
£375,000

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26 Broomfield Avenue

Telscombe Cliffs

Situated on a highly sought-after road in Telscombe Cliffs, this most deceptive end of terrace three bedroom semi-detached house offers generous and versatile living accommodation, perfectly suited for families or professionals seeking comfort and convenience.

The front door leads to an Entrance Hall with a door to a spacious lounge and dining area, designed to create an open and inviting atmosphere ideal for both relaxation and entertaining. This bright living space seamlessly connects to a modern fitted kitchen, complete with modern base cupboards and drawers under quality quartz worktops. The Kitchen has French doors to the rear garden and also a feature roof lantern making the kitchen extremely bright.



On the first floor you will find 2 double bedrooms and a family bathroom and on the second floor is the main bedroom complete with its own en-suite shower room and the room has some lovely views across Peacehaven towards the sea.

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Outside, the property has a small paved area to the front and a generously sized rear garden with a raised deck, level lawn with astroturf and to the far end a large summerhouse and separate shed.

Throughout, the house is presented in good condition, with neutral décor, quality flooring including 'Karndean' in some rooms, and thoughtful touches that enhance both comfort and style. The property's location is particularly appealing, being just a short stroll from the seafront and within easy reach of local shops, reputable schools, and reliable bus services that offer straightforward access to Brighton City Centre. This attractive home combines practical modern living with the convenience of a prime Telscombe Cliffs setting, making it a superb opportunity for those looking to move straight in and enjoy the benefits of a well-maintained and spacious property.

Internal viewing is highly recommended to appreciate the size and condition of the house.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



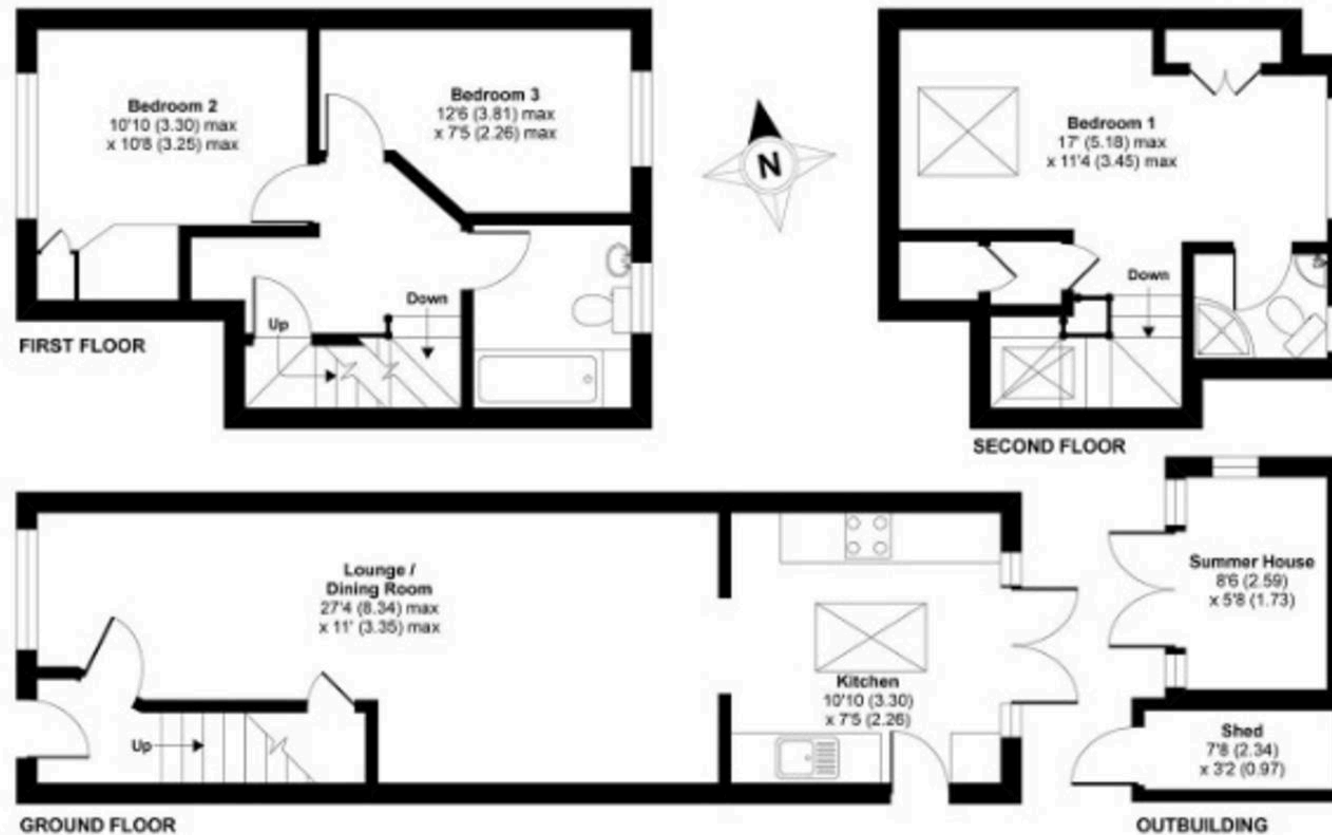
Broomfield Avenue, Telscombe Cliffs, Peacehaven, BN10

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



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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