



**2 Berry Close, Telscombe Cliffs, BN10 7DW**  
**£299,950**

**CarruthersandLuck**  
SalesandLettings



## 2 Berry Close

Telscombe Cliffs

This delightful two-bedroom semi-detached house offers an excellent blend of modern comfort and family-friendly living. Set on a quiet close, with convenient off-road parking for several cars, the property welcomes you into a bright and airy interior. The ground floor features a generously proportioned living room, enhanced by an arch through to the kitchen, allowing the south facing sun to flood through the home. The kitchen impresses with an integrated oven and hob, tile flooring, and ample storage, making it very functional. The property also benefits from a bright conservatory, offering a versatile area for relaxation, dining, or exercise. Double doors from the conservatory open directly onto the rear garden, creating an effortless indoor-outdoor flow and filling the space with sunlight. Upstairs, you will find two spacious bedrooms, each benefitting from large windows and neutral décor. The main bedroom is of ample size for versatile furniture layouts, while the second bedroom overlooks the rear garden. The family bathroom is finished with a bath-tub and shower over, wash basin and WC. The standout feature of this home is its south facing rear garden, thoughtfully designed with a patio for outdoor entertaining.



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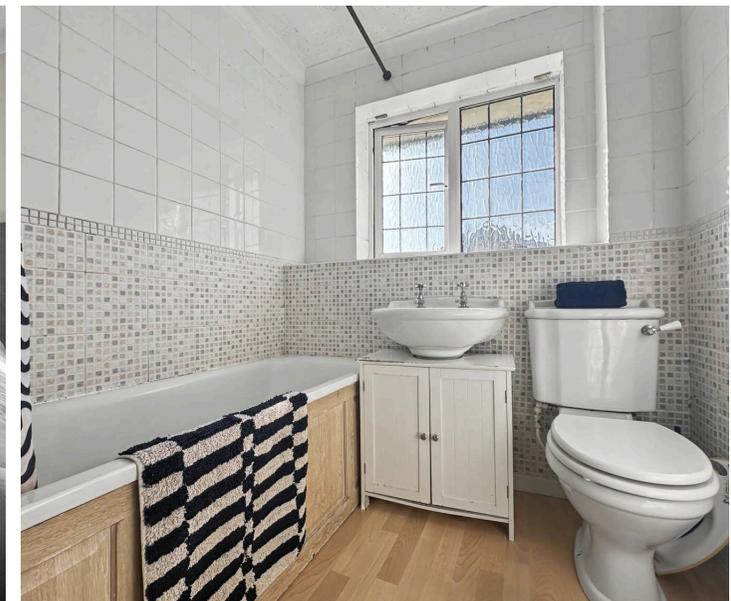
Telscombe Cliffs

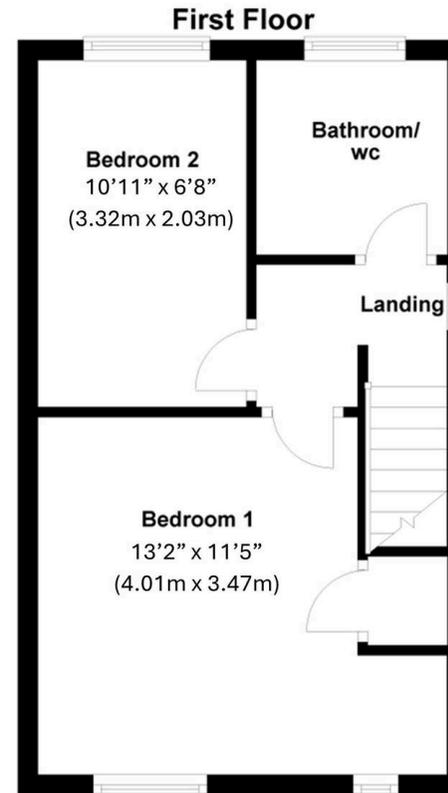
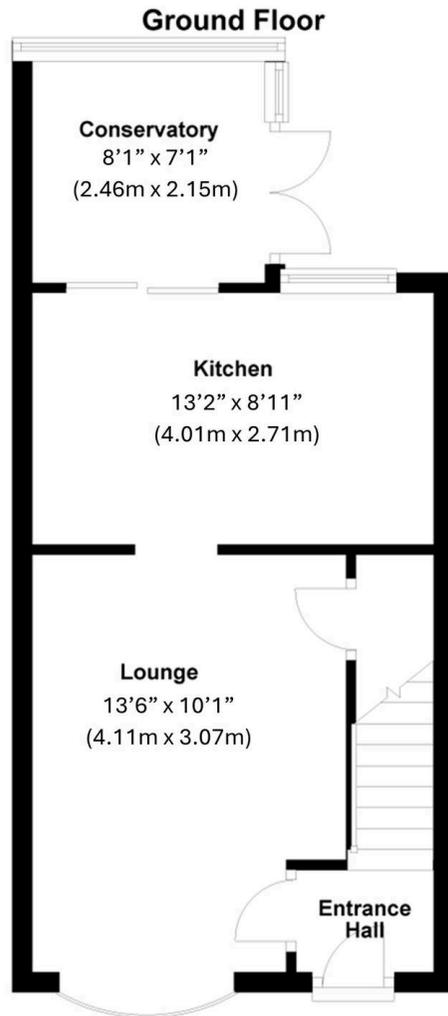
The local area certainly does not disappoint, with Chatsworth park over the road and a Tesco Express also close by. Bus services are also close by with services to Brighton City Centre. Perfectly suited to families or professionals seeking a comfortable, well-appointed home. With its flexible living spaces and excellent indoor-outdoor connectivity, it offers a relaxed lifestyle in a welcoming residential setting.

Council Tax band: C

Tenure: Freehold

EPC: C





# Carruthers and Luck Sales and Lettings

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Directors: Paul Carruthers Stephen Luck



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