

Highview Road, Telscombe Cliffs, Peacehaven, BN10 7AY
Offers Over £330,000



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Council Tax Band: C

Welcome to this charming property located on Highview Road in the sought-after area of Telscombe Cliffs, Peacehaven. Situated in a prime location, you'll enjoy the convenience of being close to the picturesque Telscombe Tye, perfect for leisurely strolls and enjoying the outdoors. Additionally, the property offers stunning views over Peacehaven towards the sea, providing a tranquil and scenic backdrop to everyday life.

Although some reconfiguring and modernisation are needed, this property presents a fantastic opportunity to create your dream home. The spacious layout allows for flexibility in design, giving you the chance to tailor the space to your liking.

Originally built as a two bedroom single level property, the layout was remodelled in the early 1970's to suit the needs of the current owner. The living room was increased in size by incorporating bedroom two, this could easily be converted back to its original form if preferred. Furthermore, stairs from the living room ascend to the loft room which was used as a master bedroom. Here you will find plenty of built in storage and breathtaking views across the town toward the English Channel.

Moving back to the ground floor you will find the fitted kitchen which offers a number of storage units, work surfaces and appliance space too. A door from here offers access into the conservatory. This is the perfect spot to admire the rear garden. Completing the interior is the family bathroom/wc. Lastly, parking will be of no concern as the property offers a long private drive which leads to the garage.

Don't miss out on the chance to own a property with great potential in such a desirable location. Contact us today to arrange a viewing and envision the possibilities that this home has to offer.

Living Room

16'9 x 9'7 (5.11m x 2.92m)

Dining Room (Previously Bedroom Two)

12'2 x 7'10 (3.71m x 2.39m)

Kitchen

11'9 x 8'8 (3.58m x 2.64m)

Ground Floor Bedroom

12'9 x 10'9 (3.89m x 3.28m)

Sunroom

15' x 6'2 (4.57m x 1.88m)

Loft Room (Previously used as a Bedroom)

13'11 x 9'6 (4.24m x 2.90m)

Bathroom

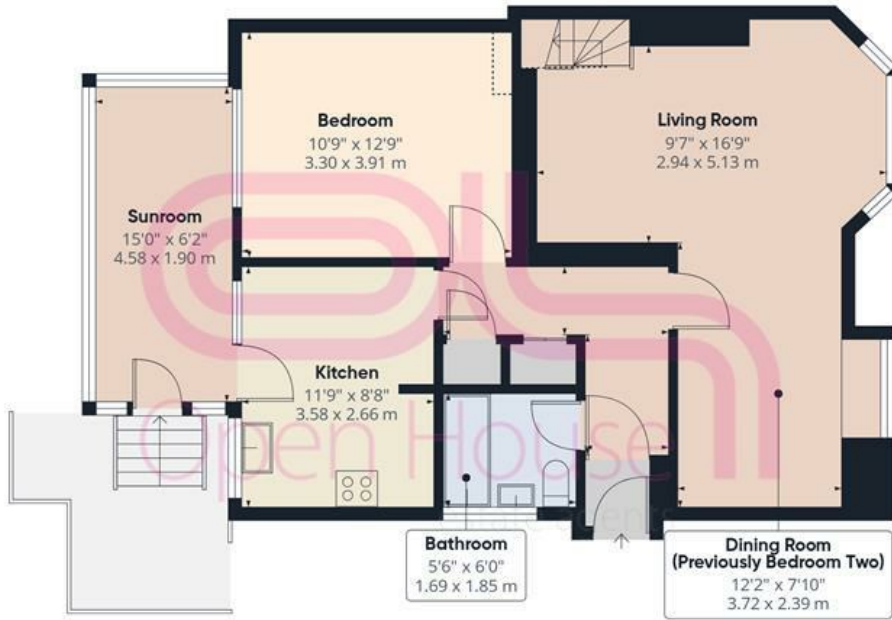
6' x 5'6 (1.83m x 1.68m)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1036 ft²

96.3 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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