



11a Ambleside Court, Ambleside Avenue, Telscombe Cliffs, BN10 7LT

£175,000

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Ambleside Avenue, Telscombe Cliffs

Situated in a highly sought-after location just moments from the seafront and the picturesque cliff top promenade, this bright and spacious one-bedroom flat presents an exceptional opportunity for first-time buyers, investors, or those seeking a stylish coastal retreat. The property is ideally positioned for convenience, with a range of local shops, cafes, and supermarkets within easy walking distance, as well as excellent bus links providing swift access to Brighton city Centre and the wider area.

Internally, the flat boasts a welcoming entrance hall leading to a generously proportioned living and dining area, bathed in natural light through large windows that enhance the sense of space and airiness. The modern kitchen is thoughtfully designed with base cupboards and drawers, matching wall units and space for appliances. The double bedroom is well-sized with a feature bay window. The bathroom is modern and has a panelled bath, wash basin and low level WC.



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With no onward chain, this flat is ready for immediate occupation, offering a seamless move-in experience. Its superb location ensures you are never far from the vibrant amenities of the seafront, the leisure opportunities of the promenade, or the cultural attractions and nightlife of central Brighton. This is a rare chance to secure a well-presented, low-maintenance home in one of the area's most desirable settings, combining modern comfort with unrivalled convenience. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

ENTRANCE HALL

DUAL ASPECT LOUNGE/DINING ROOM 9'5" into bay x 14'1" into bay (5.91m x 4.29m)

WEST FACING KITCHEN 7'7" x 5' (2.31m x 1.52m)

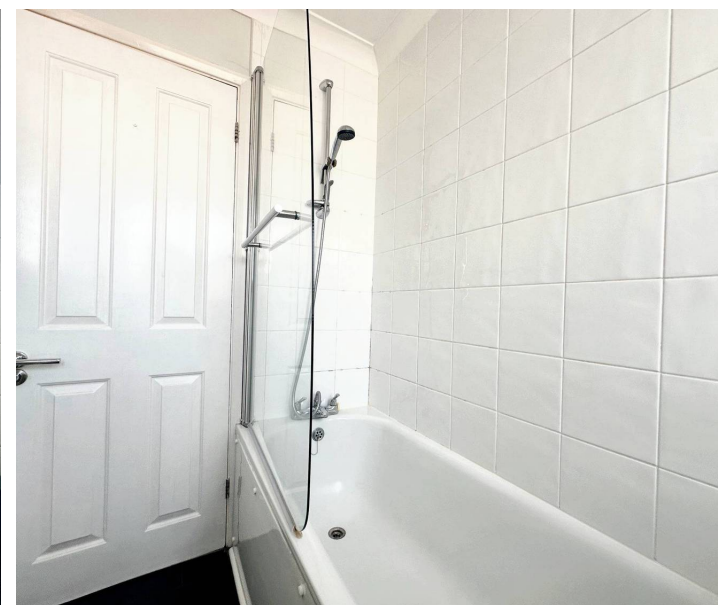
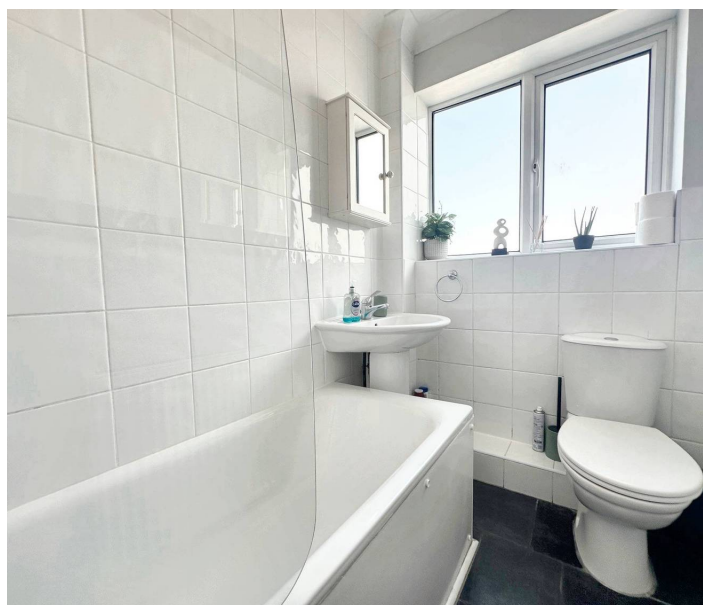
BEDROOM 13' x 11'7" (3.96m x 3.53m)

WEST FACING BATHROOM/WC 7'6" x 4'10" (2.28m x 1.47m)

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D





Carruthers and Luck Sales and Lettings

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