



37a Telscombe Road, Peacehaven, BN10 7UA  
£500,000

CarruthersandLuck  
SalesandLettings



## 37a Telscombe Road

### Peacehaven

Situated in a highly sought-after location with picturesque countryside walks just opposite, this extremely spacious detached bungalow offers an ideal blend of comfort and convenience, perfect for those seeking a peaceful yet well-connected home. The property boasts three generous double bedrooms making them suitable for family living or accommodating guests.

On entering the bungalow you will be impressed by the size of the entrance hall. A huge 35' in length and having 3 cupboards providing plenty of storage, the hall really gives the property a feeling of space. The heart of the home is a large, south-facing lounge that fills with natural light throughout the day, seamlessly connecting to an equally expansive conservatory, which creates an inviting space for relaxation or entertaining. The spacious kitchen is thoughtfully laid out, offering extensive worktop areas and room for a full range of appliances. The property benefits from 3 double bedrooms together with a well-appointed bathroom as well as an en-suite shower room to the principal bedroom, ensuring comfort and privacy for residents and visitors. The flexible layout allows for versatile use of the reception spaces.



# 37a Telscombe Road

## Peacehaven

Located on a convenient bus route, the property provides straightforward access to Brighton and surrounding areas, making commuting or leisure trips effortless. With the added advantage of a garage and a block-paved driveway, there is ample parking for multiple vehicles, further enhancing the practicality of this home. Offered to the market with no onward chain, this bungalow represents a rare opportunity to secure a spacious property in a desirable setting, combining rural charm with excellent transport links and proximity to all essential amenities, including shops, schools, and healthcare facilities.

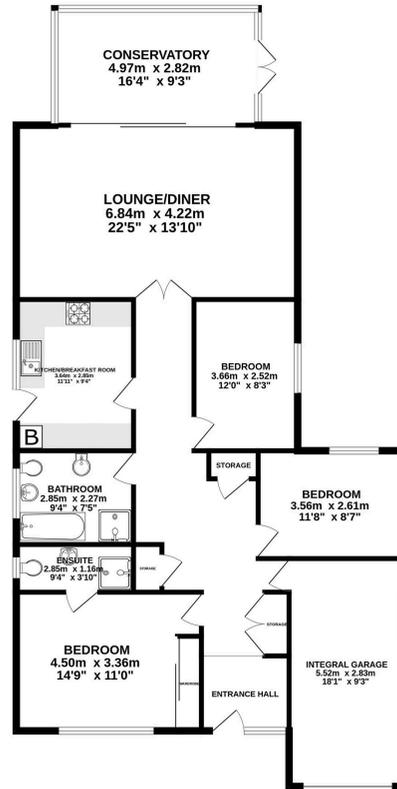
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR  
135.7 sq.m. (1460 sq.ft.) approx.



37A TELSCOMBE ROAD PEACEHAVEN

TOTAL FLOOR AREA: 135.7 sq.m. (1460 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Carruthers and Luck Sales and Lettings

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