31 Central Avenue, Telscombe Cliffs, BN10 7LY

£700,000

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31 Central Avenue

Telscombe Cliffs

Located in the sought-after area of Telscombe Cliffs, this superbly presented and thoughtfully extended four-bedroom detached property offers generous accommodation throughout, ideal for families seeking both space and modern comfort. Upon entering, you are welcomed by a spacious hallway that leads seamlessly into the heart of the home - a truly impressive open plan living room measuring approximately 33 feet by 23 feet. This expansive space is bathed in natural light and boasts a contemporary design, providing ample room for both formal entertaining and relaxed family gatherings. The living room flows effortlessly towards the garden, creating an inviting and versatile environment that blends indoor and outdoor living. Adjacent to the main living area is a second reception room, perfectly positioned to enjoy tranquil views over the rear garden and offering a peaceful retreat for reading, working, or simply unwinding. The property also features a large, modern fitted kitchen, complete with a comprehensive range of sleek cabinetry, and generous countertop space, making it a delight for keen cooks and entertainers alike. A separate utility room adds further practicality, providing space for laundry appliances and additional storage. The ground floor is completed by two well-proportioned double bedrooms, each offering flexibility for use as guest accommodation, home office, or playroom, and a stylishly appointed shower room with contemporary fixtures and fittings.

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31 Central Avenue

Telscombe Cliffs

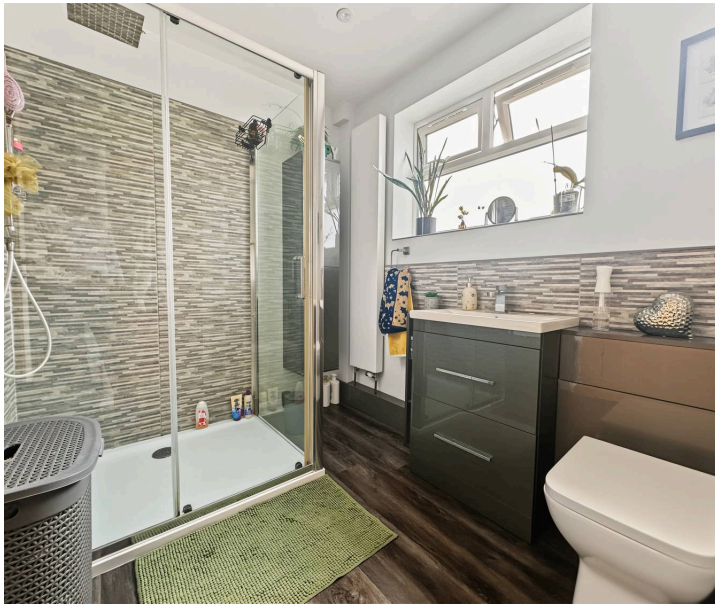
Ascending to the first floor, you will find two further spacious double bedrooms, both enjoying pleasant outlooks and ample built-in storage, as well as a second modern shower room, ensuring comfort and convenience for all family members.

The rear garden is a particular feature of the property being in excess of 100' and beautifully maintained an designed. There is a large patio area with plenty of space for seating. There is currently a raised ornamental pond which is very established and has a good stock of fish and comes complete with an expensive pumping system, waterfall and fountain. The owners are happy to leave this as is or remove the fish should someone not require the pond. The main garden area laid to lawn and also partially laid with Astroturf keeping it useable in the winter months. There is an abundance of well stock borders with shrubs and trees. There are various seating areas including a deck to the rear of the garden and a further area with a pergola. The garden has been a particular interest for the current owners which shows in its presentation.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



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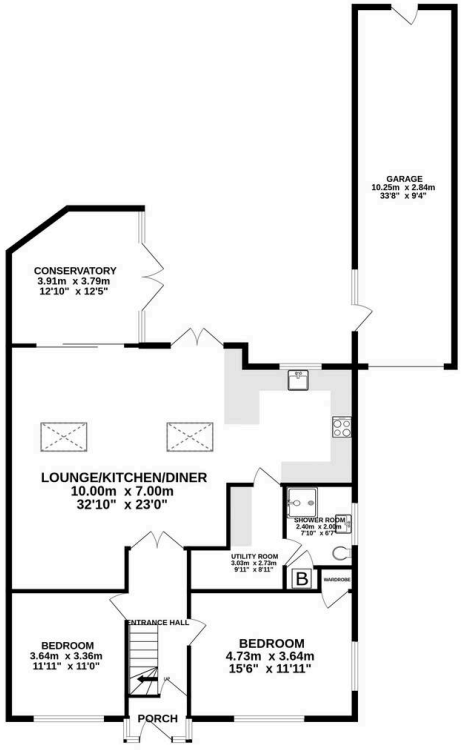
GROUND FLOOR
147.0 sq.m. (1582 sq.ft.) approx.



1ST FLOOR
36.4 sq.m. (392 sq.ft.) approx.

31 CENTRAL AVENUE TELSCOMBE CLIFFS PEACEHAVEN

TOTAL FLOOR AREA : 183.4 sq.m. (1974 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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The Property Ombudsman

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