



11a Ambleside Court Ambleside Avenue, Telscombe Cliffs
£165,000

CarruthersandLuck
SalesandLettings



11a Ambleside Court Ambleside Avenue

Telscombe Cliffs, Peacehaven

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.



CarruthersandLuck
SalesandLettings

11a Ambleside Court Ambleside Avenue

Telscombe Cliffs, Peacehaven

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)

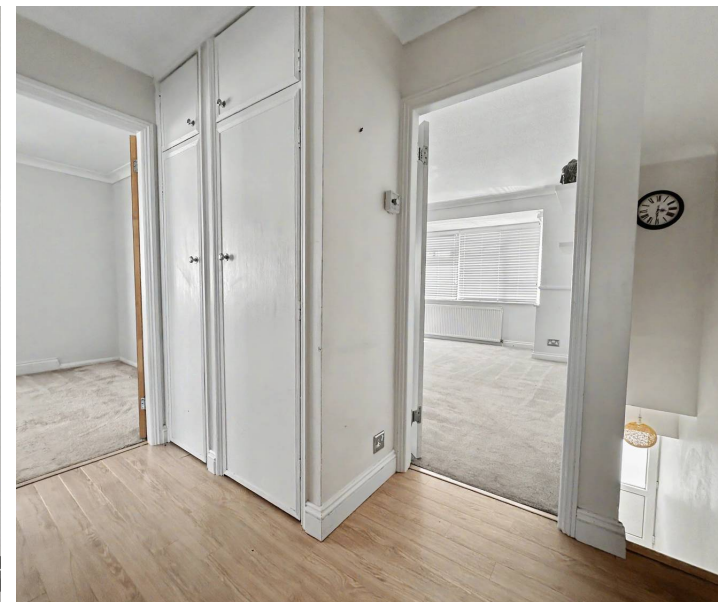
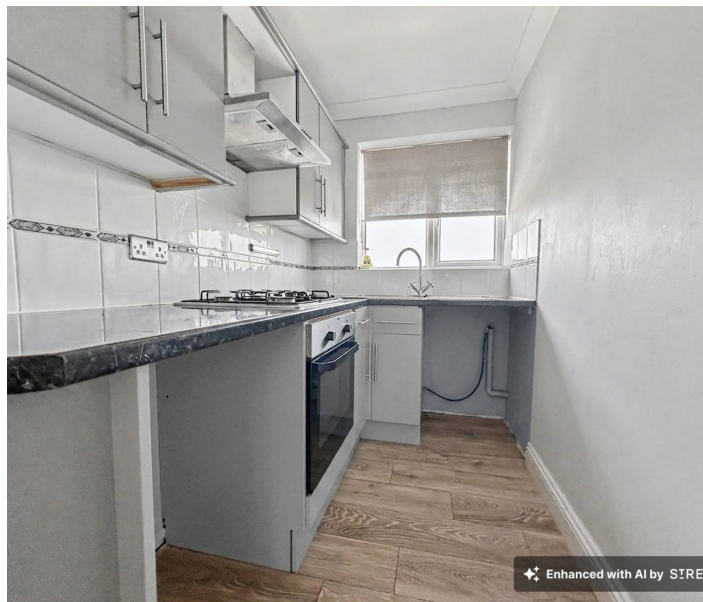
BEDROOM 13' x 11'7" (3.96m x 3.53m)

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

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D





Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings