



**Price**  
**£650,000**

**Freehold**

6x  4x  2x 

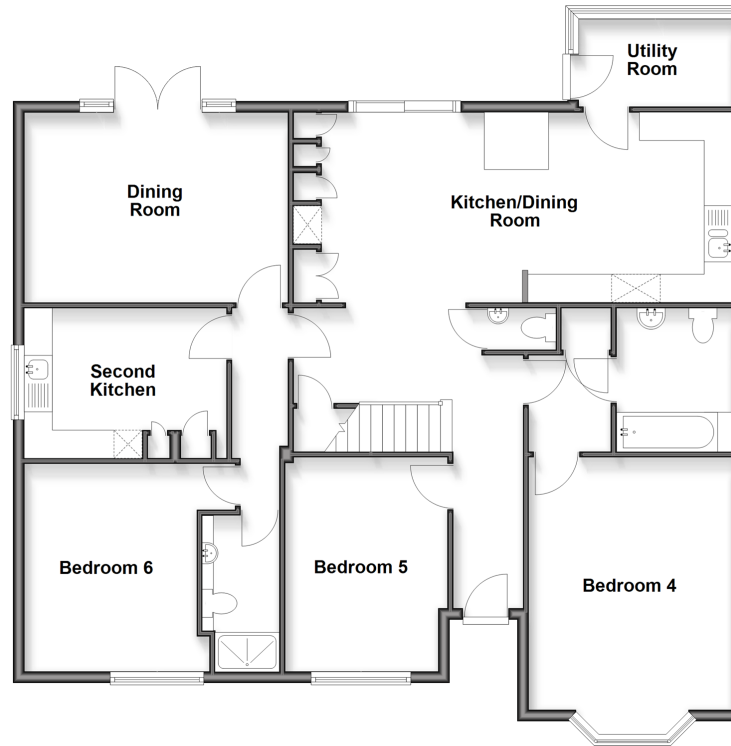
**Fairlight Avenue,  
Telscombe Cliffs, East  
Sussex, BN10**

**OVER 60?**

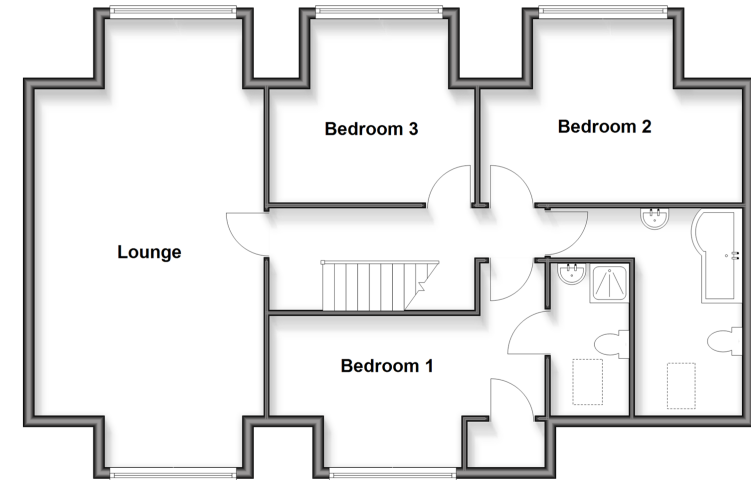
Secure this property  
for up to **59% less!**

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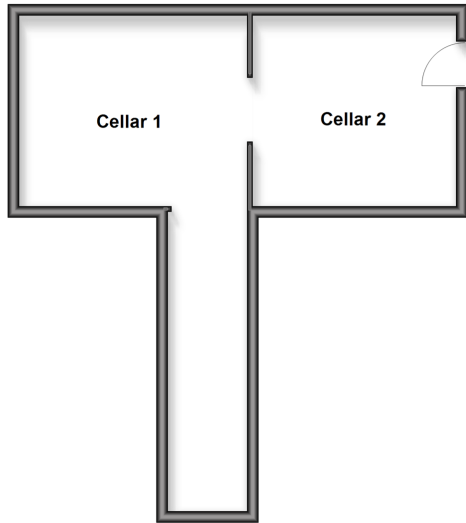
**Ground Floor**  
Approx. 130.5 sq. metres (1404.7 sq. feet)



**First Floor**  
Approx. 88.5 sq. metres (952.8 sq. feet)



**Basement**  
Approx. 34.0 sq. metres (366.1 sq. feet)



## Accommodation

### GROUND FLOOR

- Entrance Hallway
- Kitchen/diner: 23'6 x 11'2 (7.17m x 3.41m)
- Dining Room: 15'3 x 10'8 (4.65m x 3.25m)
- Cloakroom
- Bedroom 5: 12'5 x 9'5 (3.79m x 2.87m)
- Bedroom 4: 16'3 x 11'6 (4.96m x 3.51m)
- Family Bathroom
- Shower Room
- Bedroom 6: 12'3 x 10'4 (3.74m x 3.15m)

### FIRST FLOOR

- Landing
- Lounge: 27'2 x 13'4 (8.29m x 4.07m)
- Bedroom 3: 12'7 x 10'7 (3.84m x 3.23m)
- Bedroom 2: 15'0 x 10'7 (4.58m x 3.23m)
- Bedroom 1: 16'1 x 9'7 (4.91m x 2.92m)
- Bathroom
- Ensuite shower room

### BASEMENT

- Cellar 1: 12'4 x 11'0 (3.76m x 3.36m)
- Cellar 2: 13'2 x 10'2 (4.02m x 3.10m)

### OUT BUILDING

- Cabin: 19'0 x 15'2 (5.80m x 4.63m)

### OUTSIDE

- Rear Garden
- Driveway



## Main features

- Spacious home situated on a substantial plot
- Versatile accommodation, ideal for multi generational living
- Permanent above ground swimming pool and hot tub
- Fully wired, multi purpose cabin
- Benefit of a cellar
- Driveway which can fit five/six standard sized cars on it and has an electric charging point



### Nearest Schools

Primary Schools: Telscombe Cliffs Community Primary 0.4 miles, Hoddern Junior School 0.9 miles, Meridian Community Primary 1.5 miles

Secondary Schools: Peacehaven Community School 1.3

### Transport Information

Train Stations: Newhaven Town 3.8 miles, Newhaven Harbour 4.1 miles, Falmer 5.5 miles

### Address

Fairlight Avenue, Telscombe Cliffs, East Sussex, BN10

### Directions

For directions to this property please contact us.





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Call Peacehaven Branch 01273 584511 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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