



HW

ESTATE AGENTS

21 Ambleside Avenue, Telscombe Cliffs

£700,000



## 21 Ambleside Avenue

Telscombe Cliffs, Peacehaven

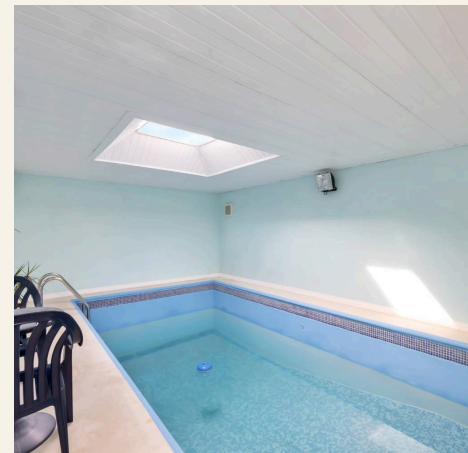
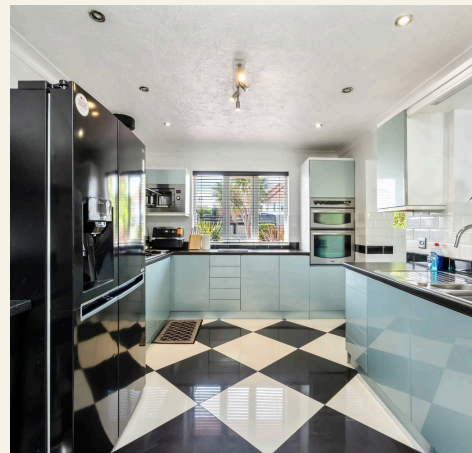
Luxurious six-bed, four-bath detached home with indoor pool, gym, landscaped gardens, sea views, open plan living, modern kitchen, ample parking, and prime coastal location near beaches and amenities.

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Indoor swimming pool
- Off-road parking (driveway and gated entrance)
- Spacious landscaped gardens
- Modern kitchen with integrated appliances
- Conservatory with garden access
- Private balconies with panoramic sea views
- Outdoor seating and entertaining areas



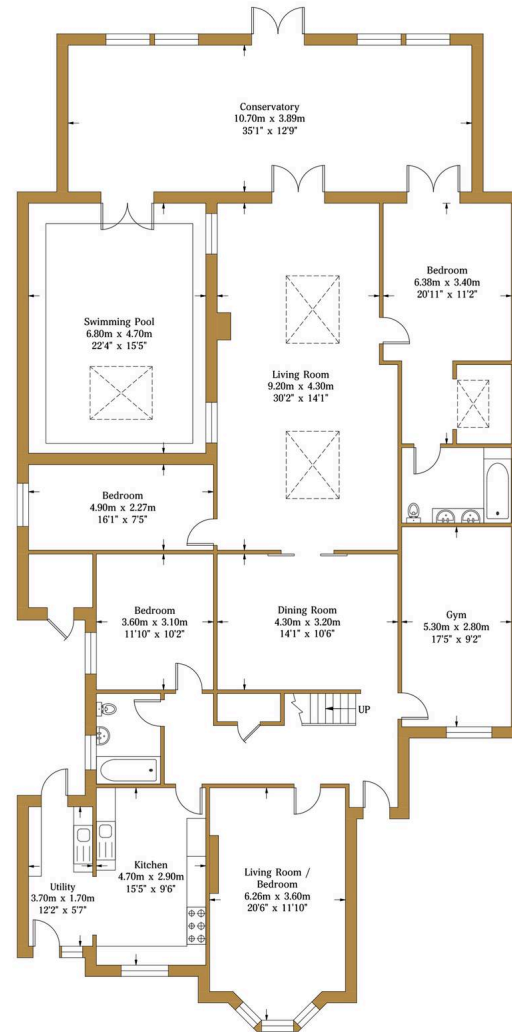


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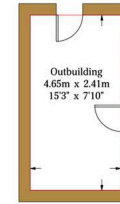
Approx. Gross Internal Area (Excluding Outbuilding):- 314.35 sq.m. 3383.62 sq.ft.

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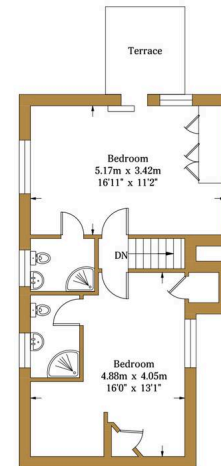
HAWKINS WATTS WINNARD



Ground Floor  
Approximate Floor Area  
2926.70 sq ft  
(271.90 sq m)



Outbuilding  
Approximate Floor Area  
120.66 sq ft  
(11.21 sq m)



First Floor  
Approximate Floor Area  
456.92 sq ft  
(42.45 sq m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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## HW Estate Agents

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