



10 Fairhurst 400 South Coast Road, Telscombe Cliffs, BN10 7AB  
£230,000

CarruthersandLuck  
SalesandLettings



## 10 Fairhurst

400 South Coast Road, Telscombe Cliffs

This 2 bedroom top floor flat with beautiful Sea and Tye views. One of the many benefits of this property is the location, with its bus services to Brighton City Centre and Eastbourne Town Centre close by. The property also benefits from being close to the Cliff Top Promenade, schools, shops, restaurants and much more.

Into the spacious hallway where you will find a double storage cupboard to keep those coats and shoes out of the way. Onto the dual aspect lounge, this is a fantastic size and offers a great amount of space to entertain family and friends. There is also a door onto the balcony which has views to the sea and to the Telscombe Tye, perfect for watching the evening sun set. Through to the kitchen, again a lovely size with a breakfast bar. Fitted into the kitchen is a range of base cupboards and matching drawers. There is also a built-in oven and hob, with more space for appliances.



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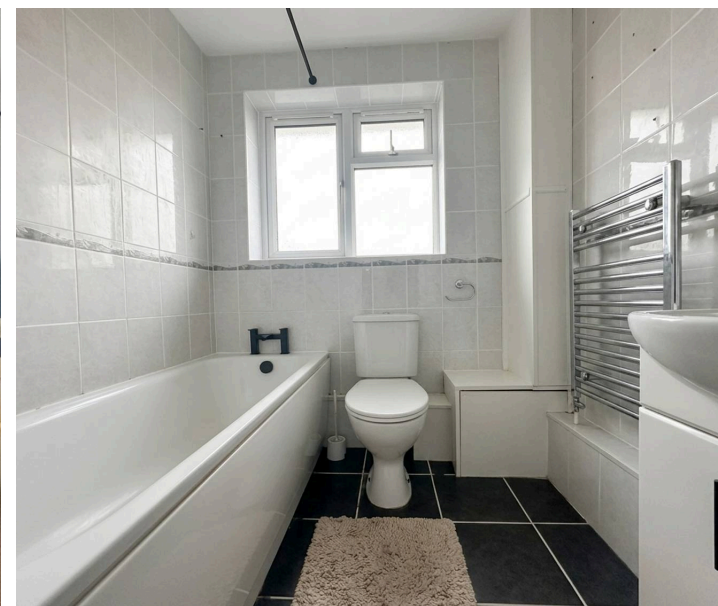
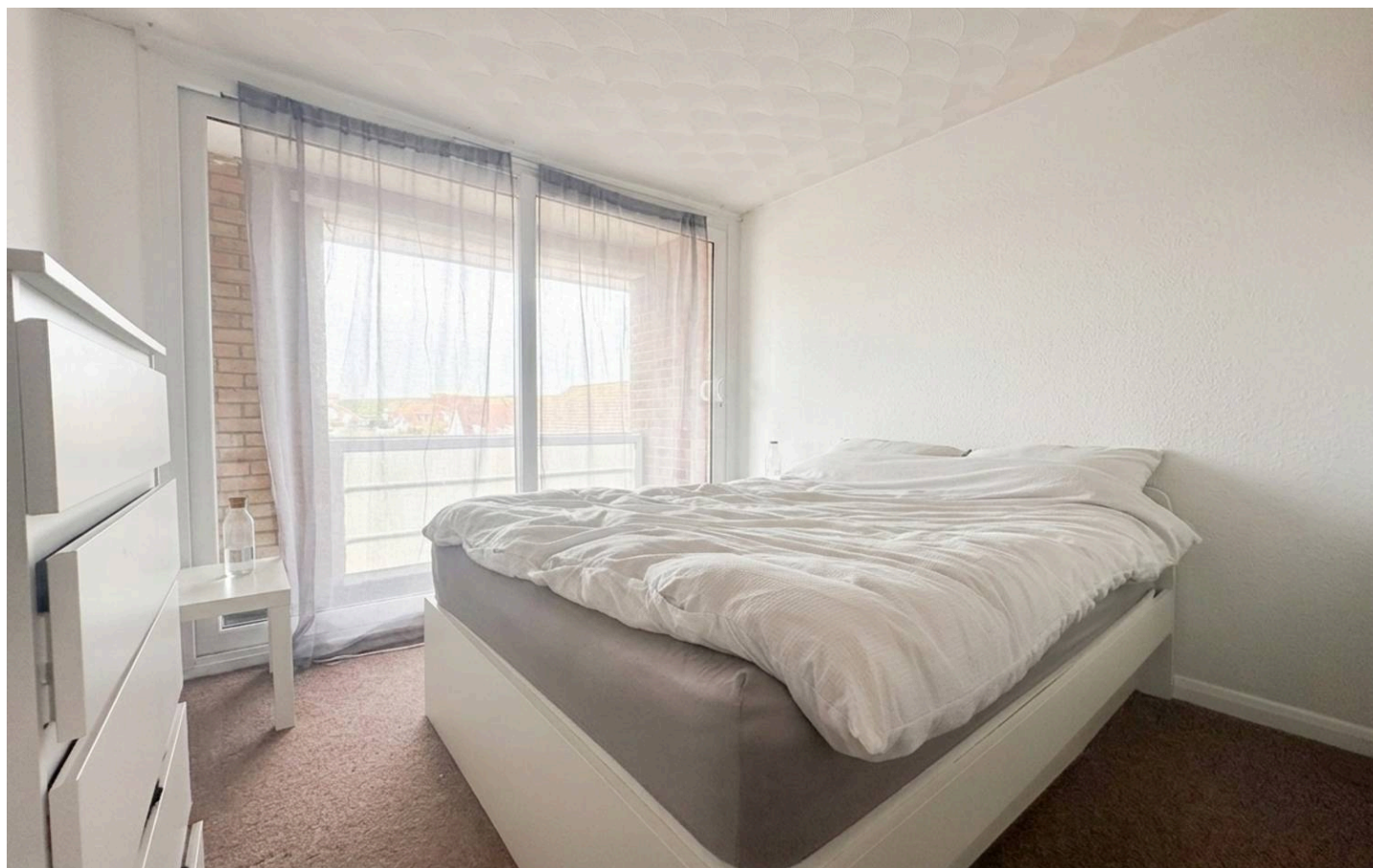
There are two double bedrooms, the first has plenty of space for all necessary furniture and the second has a sliding door onto the balcony. As you may notice in the front photo, some flats have enclosed their balcony meaning you have the option to do so. A family bathroom comprises of fully tiled walls, vanity unit with wash basin, panelled bath with shower over and a WC. Surrounding the block you will find some communal gardens and a garage.

If you are looking for a 2 bedroom flat with fantastic views then look no further and book an internal viewing today.

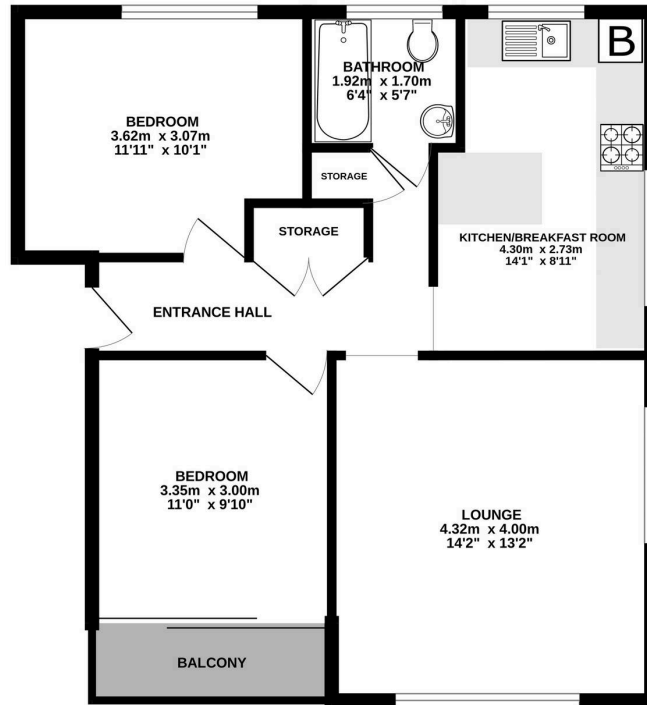
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D



GROUND FLOOR  
60.3 sq.m. (649 sq.ft.) approx.



10 FAIRHURST 400 SOUTH COAST ROAD TELSCOMBE CLIFFS

TOTAL FLOOR AREA : 60.3 sq.m. (649 sq.ft.) approx.

Whilst every attempt 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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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



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