

Fairlight Avenue, Telscombe Cliffs, Peacehaven, BN10 7BN
Asking Price £795,000



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Council Tax Band: D

This IMPRESSIVE detached family home offers a remarkable blend of space, comfort, and VERSATILITY. With SIX WELL PROPORTIONED bedrooms and with the option for ANNEXE accommodation, this property is perfect for families seeking room to grow. The accommodation is thoughtfully designed to provide ample space for relaxation and entertainment throughout.

Conveniently located close to the South Coast Road, this home is well-connected for travel to Brighton and beyond, making it an ideal choice for commuters and those who enjoy the vibrant city life. This property truly represents a unique opportunity to acquire a spacious family home in a desirable location, offering both comfort and practicality.

The heart of the home is a well-equipped kitchen/dining room, complemented by a convenient utility room, making daily living a breeze. The property boasts four modern bathrooms, ensuring that everyone has their own space. Additionally, the large one-bedroom self-contained annexe offers flexibility, whether for guests, extended family, or as a potential rental opportunity.

For those who appreciate outdoor living, the property includes generous under house storage area, a large workshop, jacuzzi and even an above ground pool, perfect for unwinding after a long day. The private off-street parking accommodates up to five vehicles and features an electric vehicle charging point, catering to modern needs.

First Floor Living Room

27'1 x 13'5 (8.26m x 4.09m)

Kitchen/Dining Room

23'6 x 11' (7.16m x 3.35m)

Utility Room

8'10 x 5'2 (2.69m x 1.57m)

Bedroom One

16'3 x 11'5 (4.95m x 3.48m)

En Suite

8'4 x 6'3 (2.54m x 1.91m)

Ground Floor Bedroom

12'5 x 9'5 (3.78m x 2.87m)

Annexe Living Room

15'4 x 10'9 (4.67m x 3.28m)

Annexe Kitchen

11'10 x 8'9 (3.61m x 2.67m)

Annexe Bedroom

12'2 x 10'4 (3.71m x 3.15m)

Bedroom

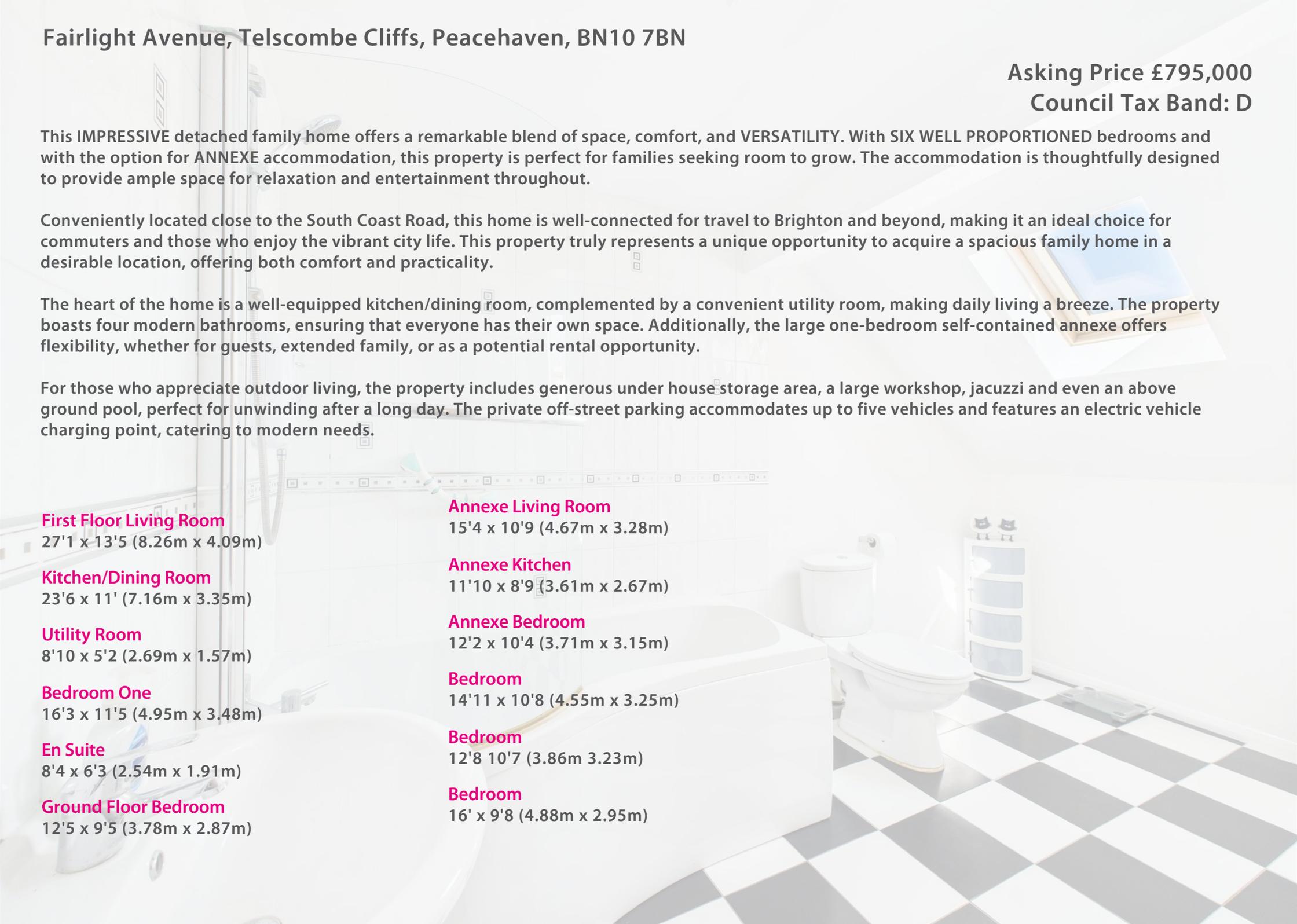
14'11 x 10'8 (4.55m x 3.25m)

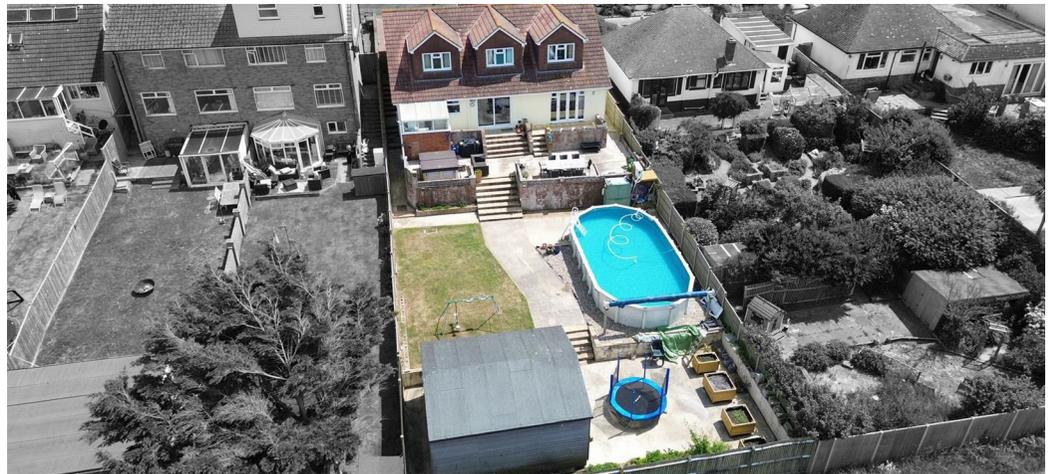
Bedroom

12'8 10'7 (3.86m 3.23m)

Bedroom

16' x 9'8 (4.88m x 2.95m)





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Approximate total area⁽¹⁾

2563 ft²
238.2 m²

Balconies and terraces

878 ft²
81.6 m²

Reduced headroom

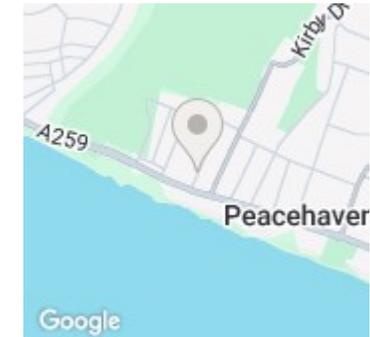
69 ft²
6.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	