

**The Esplanade, Telscombe Cliffs, BN10 7HF**

**Asking Price £279,950**

**Council Tax Band: B**



Situated on the STUNNING SEAFRONT PROMENADE of The Esplanade in Telscombe Cliffs, this charming ground floor apartment offers a delightful coastal lifestyle. The property is presented in EXCELLENT ORDER throughout, ensuring a welcoming atmosphere from the moment you step inside.

The modern kitchen is a standout feature, equipped with fitted appliances that make cooking a pleasure. The spacious lounge boasts a fitted media wall, complete with a built-in television, creating an ideal space for relaxation and entertainment. The contemporary shower room adds a touch of luxury, providing a refreshing retreat.

Generously sized rooms throughout the apartment provide ample space for comfortable living, making it perfect for families or those who enjoy entertaining guests. Additionally, the property includes a garage, offering convenient storage or parking options.

With a share of the freehold, this home not only promises a wonderful living experience but also a sense of community and ownership. Embrace the opportunity to live in this stunning location, where the beauty of the sea is just a stone's throw away. This property is truly a gem, waiting for you to make it your own.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	