

**10 Telscombe Grange, South Coast Road, Telscombe Cliffs,  
Peacehaven, BN10 7AF  
Asking Price £315,000**





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Council Tax Band: B

RARELY AVAILABLE, this attractive CHAIN FREE freehold end-of-terrace townhouse occupies an enviable CLIFF-TOP position directly south of the A259, offering SPECTACULAR and far-reaching views across the English Channel towards Brighton Marina. Offered with no onward chain and ready to move into, the property is an excellent opportunity for buyers seeking a genuinely outstanding coastal home.

The west-facing lounge captures stunning late afternoon light and those unforgettable Channel sunsets, while the east-facing kitchen-diner floods with morning sun and has its own private entrance directly from the paved pathway. An ornamental fireplace adds character to the spacious lounge, which enjoys panoramic sea views extending to Brighton Marina and beyond.

Upstairs, the principal double bedroom shares the same impressive sea outlook towards Brighton Marina, while the second double bedroom looks out over the open expanse of Telscombe Tye. A boarded and insulated loft with electric light offers excellent storage, with potential for conversion subject to the necessary consents.

Outside, a private patio provides a sheltered seating area, while residents enjoy access to extensive communal lawns leading directly to the cliff edge - one of the property's most exceptional assets. A private garage and driveway complete the picture, along with communal parking for residents and visitors.

The property sits directly on the Brighton-Eastbourne bus route, with the city centre reachable in approximately 15 - 20 minutes. The Badger's Watch pub and local convenience stores are within easy walking distance, and the scenic undercliff walk from nearby Saltdean connects the cliff top all the way into Brighton - perfect for walking and cycling. The service charge of just £15 per month covers upkeep of the communal garden, driveway and lighting, owned equally by all Telscombe Grange householders.

## Inner Hallway

Gives access to both the lounge and kitchen-diner, with stairs rising to the first floor and useful under-stairs storage. Also houses the telephone and broadband hub, with fibre available in the area.

## Living/Dining Room

16' x 10'10 (4.88m x 3.30m)

A spacious, light-filled west-facing room with double-aspect uPVC double glazed windows framing wide panoramic sea views across the Channel towards Brighton Marina. Features an ornamental marble mantelpiece, television and satellite aerial points, and two radiators. The perfect room to watch the sun go down over the water.

## Kitchen/Dining Room

15'1 x 8'7 (4.60m x 2.62m)

This bright east-facing room benefits from beautiful morning light. Fitted with a range of matching wall cupboards and base units with attractive wood-effect worktops, with space for all main appliances

including cooker, fridge and washing machine. The combination boiler is neatly housed here. A generous dining area comfortably suits a family table and chairs, with large windows overlooking both the communal courtyard and the coast beyond. Venetian blinds included.

## First Floor Landing

Large linen cupboard and hatch to loft space.

## Bedroom One

15'1 x 10'10 (4.60m x 3.30m)

A generous double bedroom with uPVC double glazed window enjoying sea views towards Brighton Marina. Built-in double wardrobe with overhead storage cupboards. Radiator.

## Bedroom Two

15'2 x 8'6 (4.62m x 2.59m)

A further well-proportioned double bedroom with uPVC double glazed window enjoying views towards the landscape of Telscombe Tye. Radiator.

## Bathroom

7'3 x 5'3 (2.21m x 1.60m)

Modern white suite comprising bath with overhead shower, built-in wash basin with vanity unit, WC, part-tiled walls, extractor fan and heated towel rail.

## Loft

Boarded and insulated with electric light. Potential for conversion into additional accommodation subject to planning consent.

## Garage

Private garage accessed via the communal driveway.

## Outside

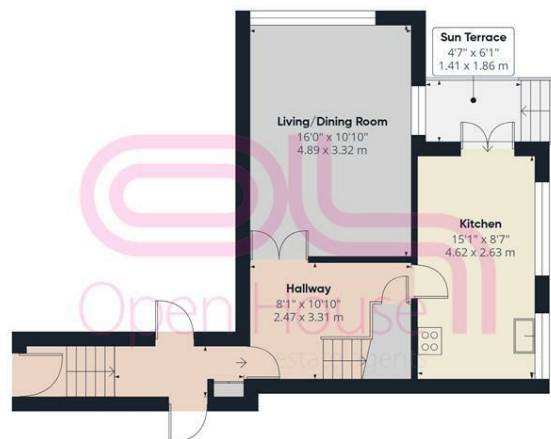
Private paved patio to the front, accessed directly from the kitchen-diner. Communal lawned gardens to the rear with direct private access to the cliff-top — offering some of the most spectacular coastal views in the area, stretching along the white cliffs towards Brighton. Communal residents and visitor parking.

SERVICE CHARGE: £15 per month (communal garden, driveway and lighting)





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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

974 ft<sup>2</sup>  
90.4 m<sup>2</sup>

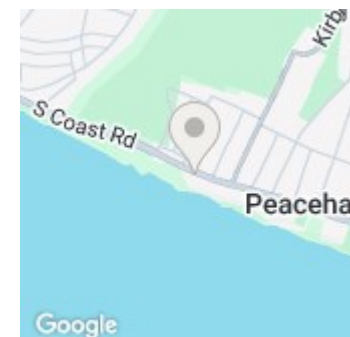
Balconies and terraces

43 ft<sup>2</sup>  
4 m<sup>2</sup>

(1) Excluding balconies and terraces

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            | <b>69</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |