

**Telscombe Grange, Peacehaven, BN10 7AF**

**Offers Over £320,000**

**Council Tax Band: C**





This INDIVIDUAL and quite UNIQUE home offers BREATHTAKING VIEWS across the cliff top and The ENGLISH CHANNEL beyond. Situated south of the main coastal road this home forms part of an older development designed to take advantage of the dramatic coastal views which are offered. The front door opens into a conservatory, here you will be taken aback by the most beautiful of sea views. Double doors from here open onto the patio garden which is the perfect spot to admire evening sunsets. Close by you will find the west facing lounge/dining room which will easily accommodate your soft furnishings and again offers superb coast line views. A modern kitchen completes the ground floor and comprises of various matching units, work surfaces and appliance space too. Moving upstairs you will find three bedrooms, both bedrooms one and two also boast uninterrupted sea views. Concluding the interior is a modern family bathroom/wc. Lastly, the property also offers communal gardens and its own garage too.



206 South Coast Road, Peacehaven, East  
 Sussex, BN10 8JP  
 01273 830 987  
 bnsales@localagent.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	