

South Coast Road, Telscombe Cliffs, Peacehaven, BN10 7HR

Asking Price £349,950

Council Tax Band: C



Located along the desirable South Coast Road in Telscombe Cliffs, Peacehaven, this charming bungalow presents an exceptional opportunity for those seeking a comfortable and convenient lifestyle. With two reception rooms, two well-proportioned bedrooms, and a modern bathroom, this property is ideal for families or couples alike.

Upon entering, you are greeted by a spacious entrance hall that provides access to all principal rooms. The heart of the home is the inviting living room, which boasts a working open fireplace and ample space for your soft furnishings, creating a warm and welcoming atmosphere. Adjacent to the living room is a large sun room, perfect for enjoying evening meals or hosting family gatherings.

The well-equipped kitchen features a wealth of matching units, generous work surfaces, and ample appliance space, making it a delight for any home cook. The two bedrooms are positioned at the front of the property, with the main bedroom showcasing a lovely bay window that draws in plenty of light, while the second bedroom is also a generous double, ensuring comfort for all.

Completing the interior is a modern family shower room, designed for convenience and style. The outdoor space is equally impressive, with a south-facing rear garden that offers a large lawn and mature shrub borders, perfect for enjoying sunny days. The front of the property is arranged to allow off-road parking for two vehicles, and a garage is also included, providing additional storage or a secure space for your family car.

With unrivalled access to Brighton and beyond, this bungalow is perfect for those that work in the city, or just need to be well connected.



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**Ground Floor Building 1**

- Sunroom: 20'6" x 8'11" (6.25 x 2.73 m)
- Living Room: 11'11" x 15'3" (3.63 x 4.67 m)
- Bedroom: 11'11" x 14'9" (3.64 x 4.51 m)
- Kitchen: 11'9" x 8'8" (3.58 x 2.66 m)
- Bedroom Two: 11'6" x 8'9" (3.53 x 2.68 m)
- Bathroom: 6'5" x 5'7" (1.97 x 1.71 m)

**Ground Floor Building 2**

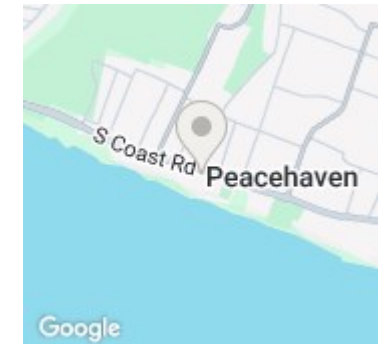
- Garage: 8'4" x 15'6" (2.54 x 4.75 m)

Approximate total area<sup>(1)</sup>  
999 ft<sup>2</sup>  
92.8 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>		
(69-80) <b>C</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	