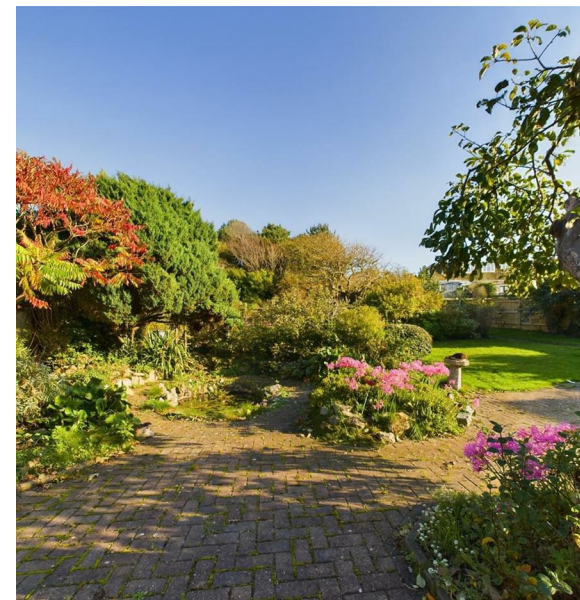


**Central Avenue, Telscombe Cliffs, Peacehaven, BN10 7NB**  
**Asking Price £510,000**



## Central Avenue, Telscombe Cliffs, Peacehaven, BN10 7NB

Asking Price £510,000

Council Tax Band: D

We are delighted to bring to the market this older style, spacious, detached bungalow which offers masses of potential. The functional layout complemented by the location makes this home ideal for families seeking a practical home. Furthermore, there is still plenty of space on this extremely large plot to further extend and increase the footprint if the need arises. The location is terrific, just a short stroll will take you to the South Coast Road with its regular bus services between Brighton and Eastbourne. Local primary and secondary schools, the meridian shopping centre and other amenities are also close by. The front door opens into the entrance lobby and a further door accesses the spacious hallway. From here access is gained into all of the principle rooms. The westerly aspect lounge features a fireplace that takes centre stage alongside a large circular bay window which overlooks the front garden. A door from here accesses the spacious sun room/office which offers plenty of space for furniture. The refitted kitchen lies nearby and offers a range of units alongside contrasting work surfaces and appliance space too. A window and door access the rear loggia and then into the tremendous garden. The master bedroom suite lies nearby and offers a spacious bedroom with built in storage and a nearby shower room/wc. This could be reconfigured to create annexe style accommodation should the need arise. There are two further double bedrooms, one to the front with fitted storage and the other to the rear. These are complimented by a shower room/wc which consists of a shower, wc and basin. The front garden is well presented, and a private drive leads to the oversized garage. Lastly the rear garden is a gardeners delight. It offers plenty of lawn space for the children to play and areas for the adults to relax in and enjoy the sunny aspect. There are numerous beds, borders and trees within this private and secluded space.

### Living Room

13'7 x 11'10 (4.14m x 3.61m)

### Sunroom

17'11 x 8 (5.46m x 2.44m)

### Kitchen

11'4 x 8'7 (3.45m x 2.62m)

### Bedroom One

13'7 x 11'11 (4.14m x 3.63m)

### Bedroom Two

11'8 x 9'1 (3.56m x 2.77m)

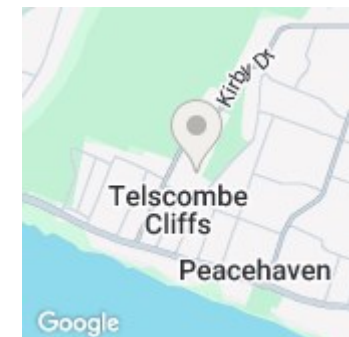
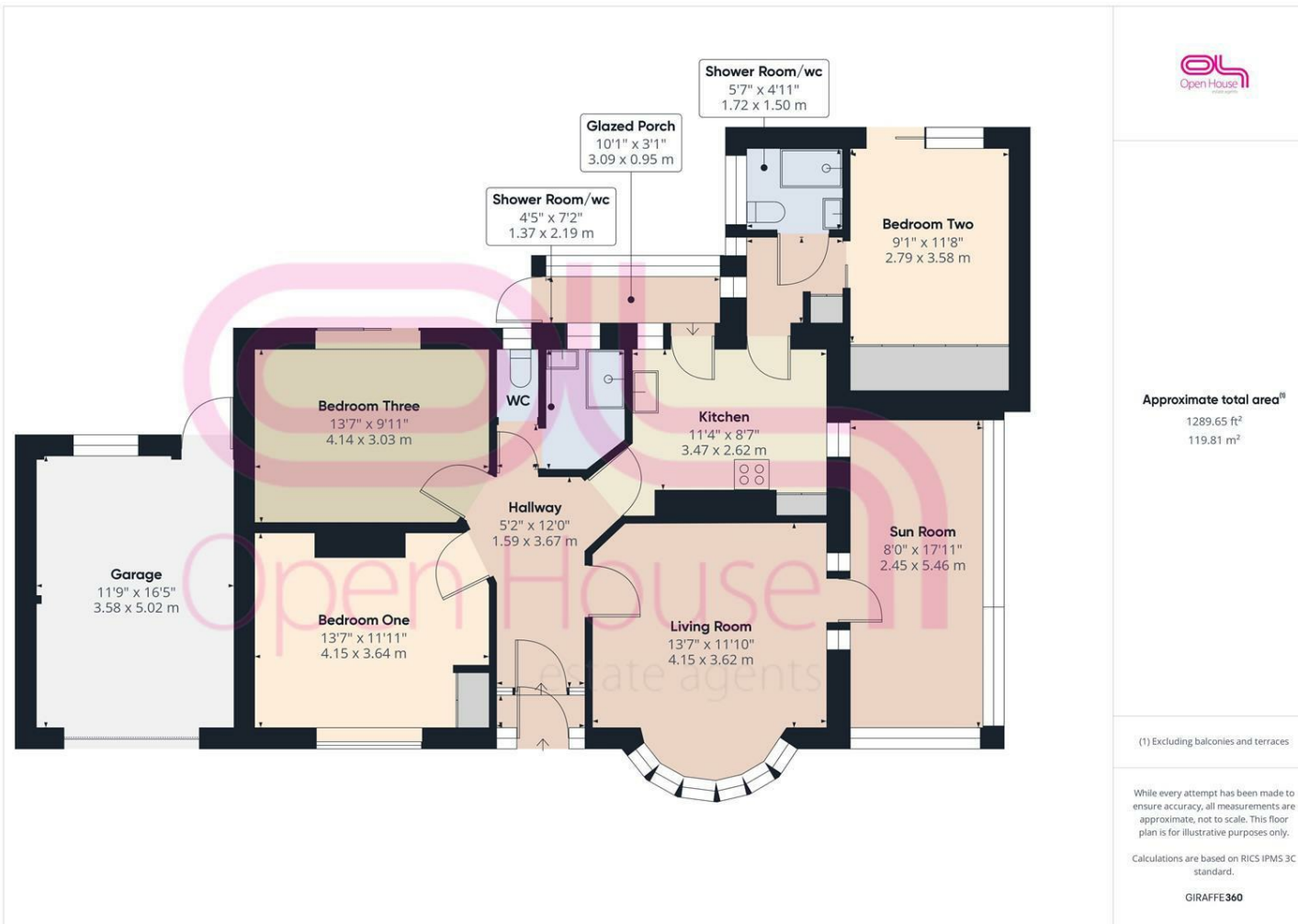
### Bedroom Three

13'7 x 9'11 (4.14m x 3.02m)





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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            | <b>67</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 |           |