

38 Broomfield Avenue, Telscombe Cliffs, BN10 7AL

Asking Price £365,000

Council Tax Band: D



Nestled just moments away from TELSCOMBE TYE and conveniently close to the A259, this OLDER STYLE bungalow boasts GENEROUS accommodation throughout. This well designed home is now iIN NEED OF REFURBISHMENT and offers a blank canvas to create your perfect home. The front door draws you into the wide and inviting entrance hall, from here all rooms flow. Positioned to the front is the west facing lounge which has a large bay window which helps to draw in the light. Adjacent is the equally spacious kitchen/dining room which also offers a large bay window. Three double bedrooms are present, these are accompanied by the family bathroom/wc alongside an additional separate wc too. Outside you will find a large rear garden which will need some taming whilst the front has been block paved to create lots of off road parking. Finally a long private drive leads to the garage.



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		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	