

3 The Martins, Telscombe Cliffs, Peacehaven, BN10 7JL

Freehold

Asking Price £450,000





Welcome to this charming property located on Kirby Drive in the picturesque area of Telscombe Cliffs. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With five bedrooms on offer, this property provides ample space for a growing family or those in need of extra room for guests or hobbies. Currently, three of the bedrooms are arranged as bedrooms, while the other two are set up as dressing rooms, offering flexibility to suit your needs.

The property features two bathrooms, including an en suite to the master bedroom, ensuring convenience and privacy for the occupants. Additionally, the integral garage provides secure parking or extra storage space.

Outside, you'll find a good-sized garden, ideal for enjoying the outdoors during the warmer months or for those with green fingers looking to create their own oasis.

Don't miss the opportunity to make this house your home and enjoy the comfort and space it has to offer. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Kirby Drive.



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### Entrance Hallway

17'11" x 3'9" (5.48 x 1.15)

### Cloakroom

5'11" x 2'6" (1.82 x 0.78)

### Living Room

18'1" x 11'7" (5.53 x 3.55)

### Dining Room

13'0" x 8'5" (3.98 x 2.59)

### Kitchen

9'11" x 8'0" (3.04 x 2.46)

### Bedroom Three

12'10" x 10'4" (3.92 x 3.15)

### Stairs to First Floor

### Bedroom One

11'7" x 11'8" (3.55 x 3.56)

### En Suite Shower Room

3'2" x 8'1" (0.99 x 2.47)

### Bedroom Five ( Currently a Dressing Room )

8'5" x 6'7" (2.57 x 2.03)

### Bedroom Two

8'3" x 10'4" (2.53 x 3.16)

### Bedroom Four ( Currently a Dressing Room )

9'7" x 7'10" (2.93 x 2.39)

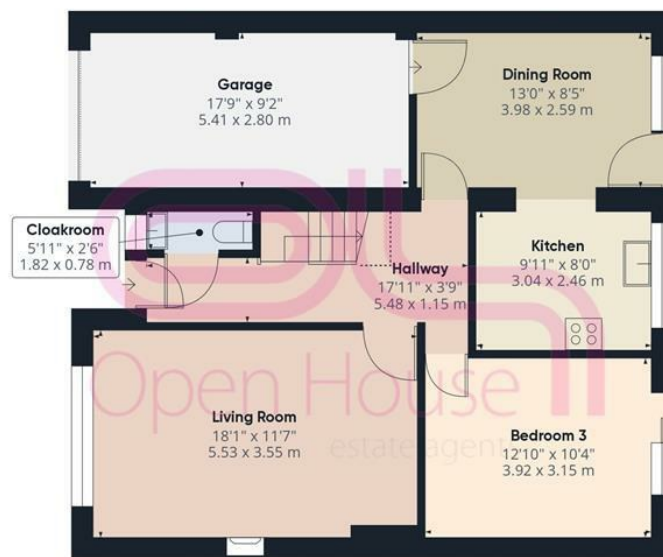
### Family Bathroom

7'1" x 6'10" (2.16 x 2.10)

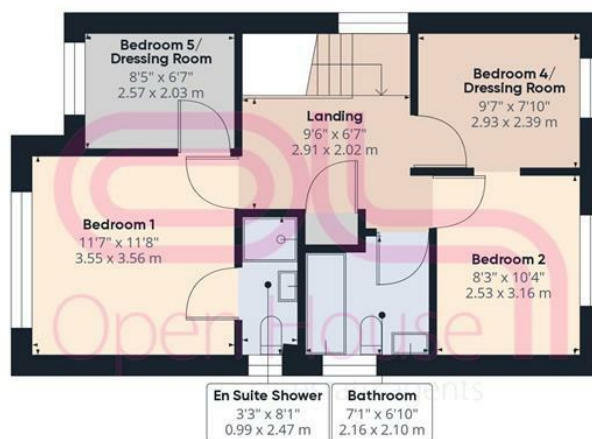
### Garden

### Garage

17'8" x 9'2" (5.41 x 2.80)



Ground Floor



Floor 1

Energy Efficiency Rating	
Current	Potential
72	82
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	