



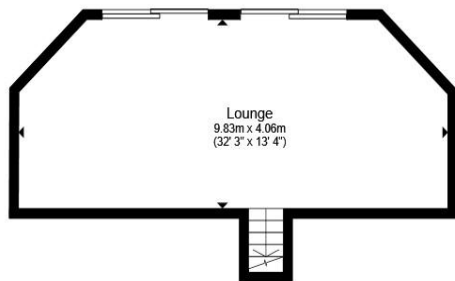
Central Avenue, Telscombe Cliffs Peacehaven BN10 7LY

welcome to

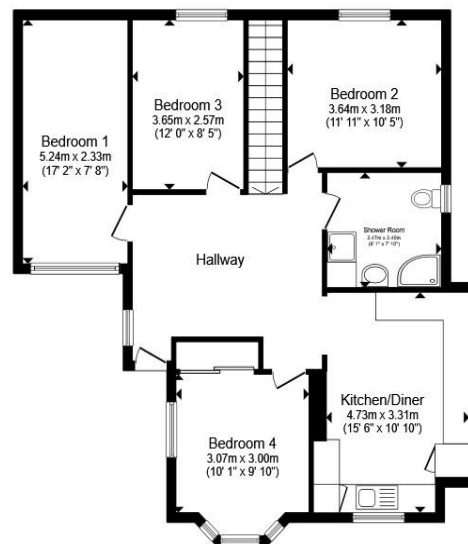
Central Avenue, Telscombe Cliffs Peacehaven

A beautifully presented four-bedroom detached bungalow offering spacious, versatile living. Features include a grand entrance hall, generous lounge opening to a westerly garden, modern shower room, off-road parking and useful outbuildings. A rare, well-kept home in a sought-after location.

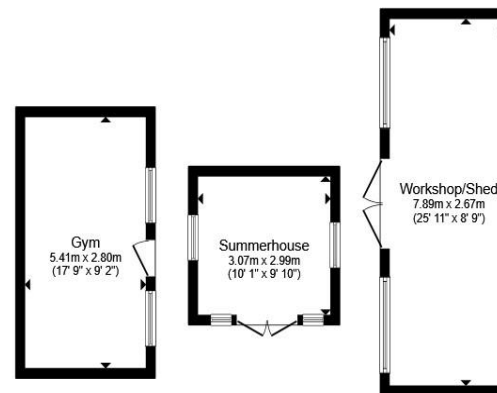




Lower Ground Floor



Ground Floor



Outbuilding

Total floor area 172.7 m² (1,859 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Agent Note

Please note an AML is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Lower Ground Floor

Lounge

32' 3" x 13' 4" (9.83m x 4.06m)

Ground Floor

Kitchen/Diner

15' 6" x 10' 10" (4.72m x 3.30m)

Bedroom One

17' 2" x 7' 8" (5.23m x 2.34m)

Bedroom Two

11' 11" x 10' 5" (3.63m x 3.17m)

Bedroom Three

12' x 10' 1" (3.66m x 3.07m)

Bedroom Four

10' 1" x 9' 10" (3.07m x 3.00m)

Shower Room

8' 1" x 7' 10" (2.46m x 2.39m)

Outbuildings

Gym

17' 9" x 9' 2" (5.41m x 2.79m)

Summerhouse

10' 1" x 9' 10" (3.07m x 3.00m)

Workshop/Shed

25' 11" x 8' 9" (7.90m x 2.67m)

Driveway

welcome to

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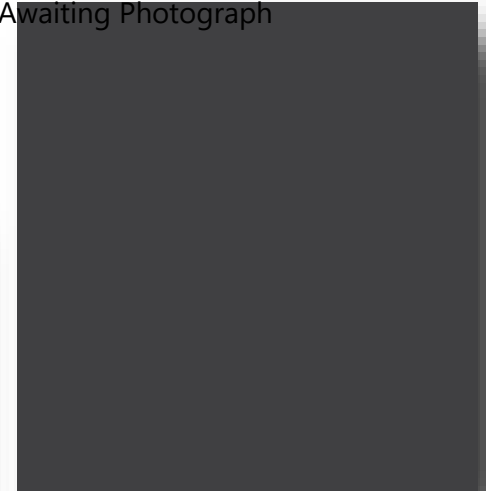
- Extended Detached Bungalow
- Four Bedrooms
- Modern Kitchen & Shower Room
- Spacious & Versatile Throughout
- Generous Size Lounge/Diner with Direct Access to Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of **£550,000**



Awaiting Photograph



view this property online fox-and-sons.co.uk/Property/PEA108136

Please note the marker reflects the
postcode not the actual property



Property Ref:
PEA108136 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01273 587222



Peacehaven@fox-and-sons.co.uk



233 South Coast Road, PEACEHAVEN, East
Sussex, BN10 8LD



fox-and-sons.co.uk