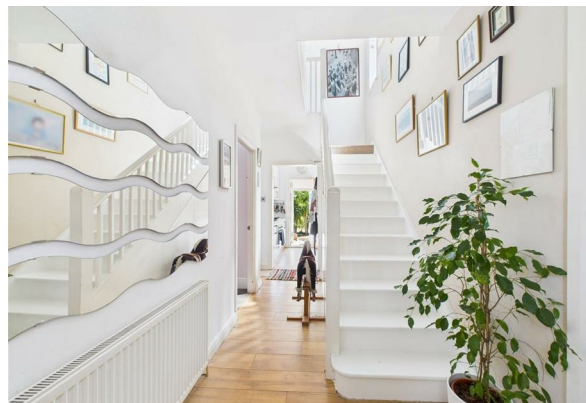


**Broomfield Avenue, Telscombe Cliffs, Peacehaven, BN10 7AL**  
**Asking Price £450,000**



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**Asking Price £450,000**  
**Council Tax Band: C**

This charming older-style end of terrace house on Broomfield Avenue offers a wonderful opportunity for families and investors alike. With four spacious bedrooms and two reception rooms, this property is designed to accommodate modern living while retaining its character.

Upon entering, you are greeted by a delightful through lounge and dining room, featuring a bay window that bathes the space in natural light. This inviting area seamlessly connects to the rear garden, making it perfect for entertaining or enjoying quiet family moments. The functional galley kitchen, while in need of some improvement, provides access to a small utility room and further leads to the garden, enhancing convenience for daily tasks.

The ground floor boasts a large double bedroom complete with an ensuite WC, ideal for guests or as a master suite. Ascending to the first floor, you will find three additional bedrooms, each offering ample space and comfort, alongside a family bathroom that caters to the needs of the household.

The mature rear garden is a true highlight, providing a tranquil outdoor space for relaxation and play. There is also potential for an additional property to be developed on the side, subject to the necessary consents, making this an exciting prospect for those looking to expand their investment.

With parking available for two vehicles, this property combines practicality with charm in a sought-after location. Whether you are looking to make it your family home or seeking a promising investment, this house on Broomfield Avenue is not to be missed.

### **Living Room**

16'1 12'4 (4.90m x 3.76m)

### **Dining Room**

10'11 x 10'6 (3.33m x 3.20m)

### **Kitchen**

7'10 x 7'4 (2.39m x 2.24m)

### **Ground Floor Bedroom**

13'1 x 13' (3.99m x 3.96m)

### **Bedroom One**

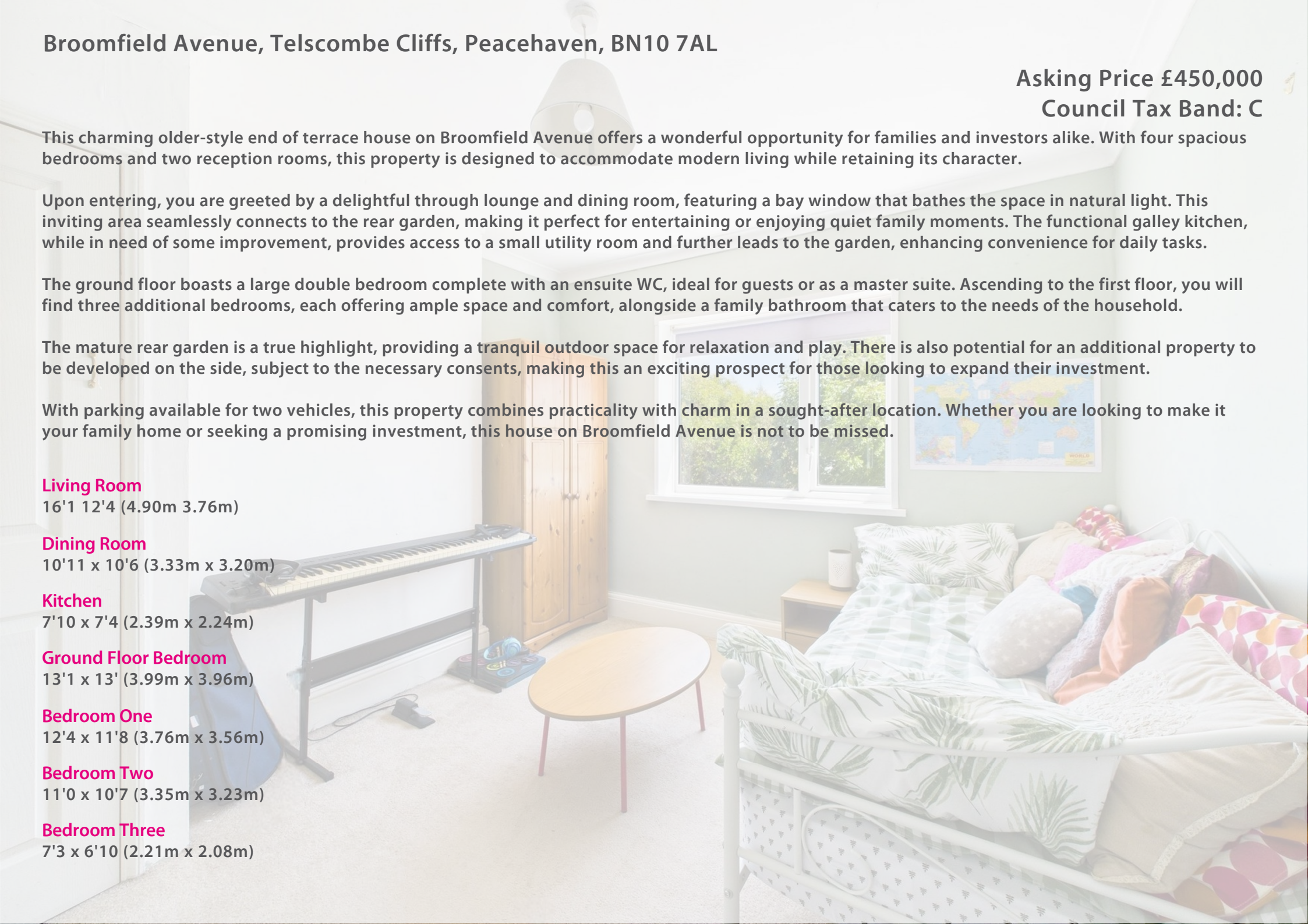
12'4 x 11'8 (3.76m x 3.56m)

### **Bedroom Two**

11'0 x 10'7 (3.35m x 3.23m)

### **Bedroom Three**

7'3 x 6'10 (2.21m x 2.08m)







Floor 1



Approximate total area<sup>(1)</sup>

1115 ft<sup>2</sup>  
103.6 m<sup>2</sup>

Balconies and terraces

143 ft<sup>2</sup>  
13.3 m<sup>2</sup>

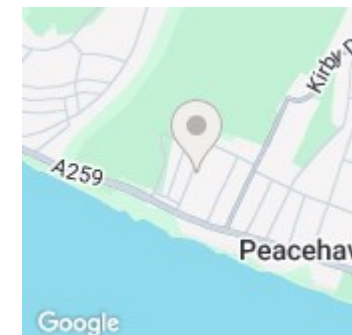
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		
England & Wales		EU Directive 2002/91/EC