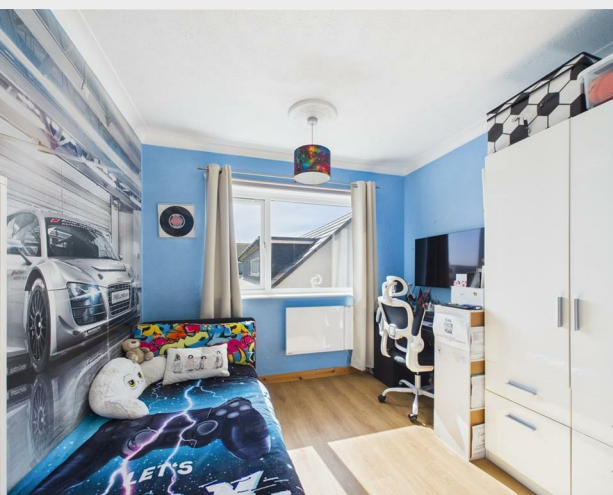


**Tuscan Court, 18 The Esplanade, Telscombe Cliffs,
BN10 7HF
Leasehold - Share of Freehold**



Occupying a sought-after position on the Esplanade in Telscombe Cliffs, this beautifully presented first floor apartment offers spacious, light-filled accommodation just moments from the stunning South Downs coastline and picturesque cliff top walks.

Having been meticulously maintained by its current owners, the property is ready to move straight into and features a welcoming entrance hall, a modern fitted kitchen, a generous lounge offering an excellent space to relax and entertain, and two well-proportioned double bedrooms. A contemporary bathroom completes the internal accommodation.

Further benefits include a garage, residents' parking and the added advantage of a share of the freehold, making this an attractive proposition for first-time buyers, downsizers and those seeking a coastal home.

Situated in a highly desirable location, the apartment enjoys immediate access to the spectacular coastal paths, with nearby amenities, bus routes and excellent road links providing easy access to Brighton, Eastbourne and beyond.



206 South Coast Road
Peacehaven
East Sussex
BN10 8JP
01273 830 987
bnsales@localagent.co.uk

www.openhousebrighton.co.uk

Living Room
15'2" x 13'11" (4.64 x 4.26)

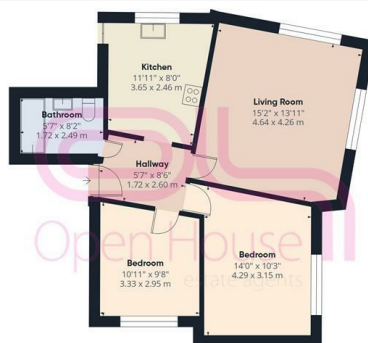
Kitchen
11'11" x 8'0" (3.65 x 2.46)

Bedroom One
14'0" x 10'4" (4.29 x 3.15)

Bedroom Two
10'11" x 9'8" (3.33 x 2.95)

Bathroom
5'7" x 8'2" (1.72 x 2.49)

Garage
8'3" x 16'3" (2.54 x 4.97)



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
780 ft²
72.5 m²

(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.

QIRAFFE360

