



179 Telscombe Cliffs Way, Telscombe Cliffs, East Sussex

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# 179 Telscombe Cliffs Way Telscombe Cliffs BN10 7DR

A splendid four-bedroom chalet bungalow offering enormous potential with a large garden in Telscombe Cliffs, close to the coast and countryside walks

Peacehaven town centre 1.1 miles, Brighton city centre 6.0 miles, Brighton mainline station 7.5 miles (1 hour 5 minutes to London Bridge/ Victoria), M23 (Jct 11) 26 miles, Gatwick Airport 34 miles

Porch | Sitting room | Library/bedroom 4  
Kitchen/breakfast room | Utility | Cloakroom  
3 Bedrooms, 1 with en suite cloakroom | Family bathroom | Shower room | Attic room | Balcony  
Office/workshop | Double garage | Garden  
EPC rating C

## The property

This light and airy chalet bungalow offers almost 3,000 sq. ft of flexible, accessible accommodation.

On the ground floor, the sitting room has French doors opening onto the rear patio and there is also a library/bedroom 4 with shelving and a large office or studio/workshop space. The kitchen has wooden units at base and wall level, as well as an integrated double oven and gas hob, while there is also space for a breakfast table and French doors opening onto the garden. There are two double bedrooms of similar proportions, as well as a family bathroom and an additional shower room.

Upstairs, the third bedroom has an en suite cloakroom, with Juliette balcony overlooking the rear garden. There is also a large attic room and substantial eaves storage providing the potential for conversion to add an additional bedroom or further living space. There is enormous

potential, including adding more accommodation to the ground floor and potentially creating an annexe for multi-generational living or as an AirBnB.

## Outside

At the front of the property, gates open onto the block-paved driveway, which provides parking for several vehicles and access to the integrated double garage. The front garden is laid to lawn, with borders of established shrubs and hedgerows, while at the rear there is a patio area across the back of the house and large rolling lawns beyond. There are various established trees dotted throughout the garden, including an orchard area, as well as an established hedgerow creating a second area, which houses a timber-framed storage shed. The rear garden also has separate access, and a rear gate that is a striking distance of a local bus stop and Tesco Express.

## Location

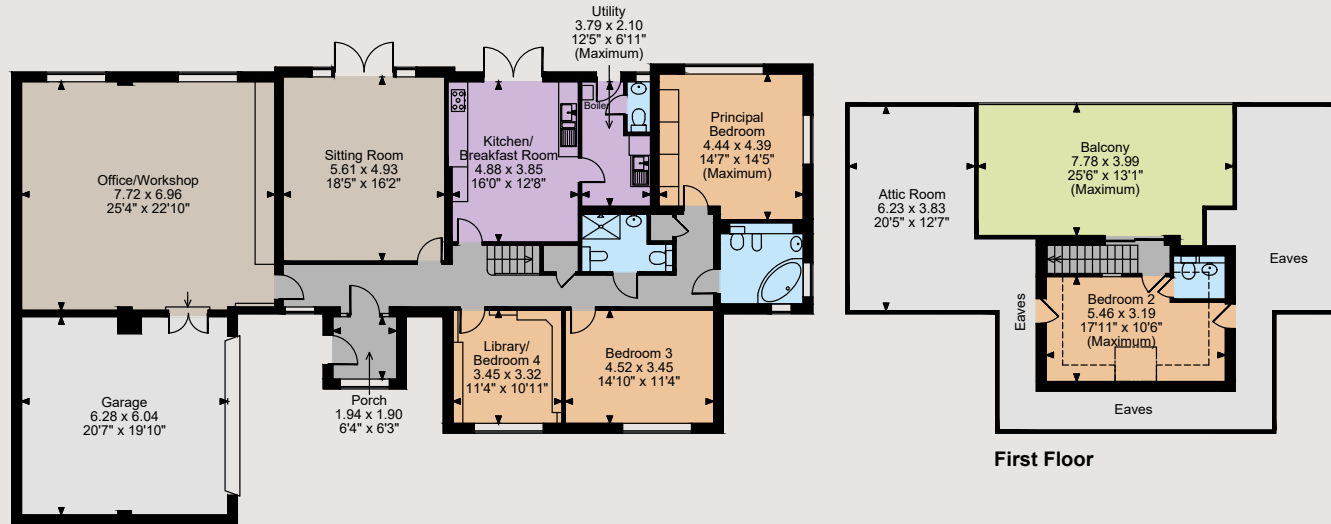
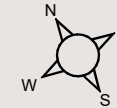
The property is on the doorstep of the Telscombe playing field and the Telscombe Tye, which links to Telscombe Village and Saltdean. It is also on the edge of the beautiful countryside of the South Downs National Park. The town offers various everyday amenities, including local shops, restaurants, and cafés, a leisure centre and both primary and secondary schools. The neighbouring towns of Saltdean and Newhaven provide further everyday facilities, whilst Brighton offers the usual city facilities and mainline station to London.







Floorplans  
 Main House internal area 2,295 sq ft (213 sq m)  
 Garage internal area 408 sq ft (38 sq m)  
 Balcony external area = 328 sq ft (30 sq m)  
 Total internal area 2,703 sq ft (251 sq m)  
 For identification purposes only.



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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### Directions

What3Words: ///sharpness.weaved.lengthen

### General

**Local Authority:** Lewes District Council  
**Services:** Mains electricity, gas, water and drainage.  
**Council Tax:** Band E  
**Tenure:** Freehold  
**Guide Price:** £800,000

### Lewes

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