

## Fairlight Avenue, Telscombe Cliffs, BN10 7BS

Approximate Gross Internal Area = 139.8 sq m / 1505 sq ft  
 Outbuildings = 15.6 sq m / 168 sq ft  
 Total = 155.4 sq m / 1673 sq ft

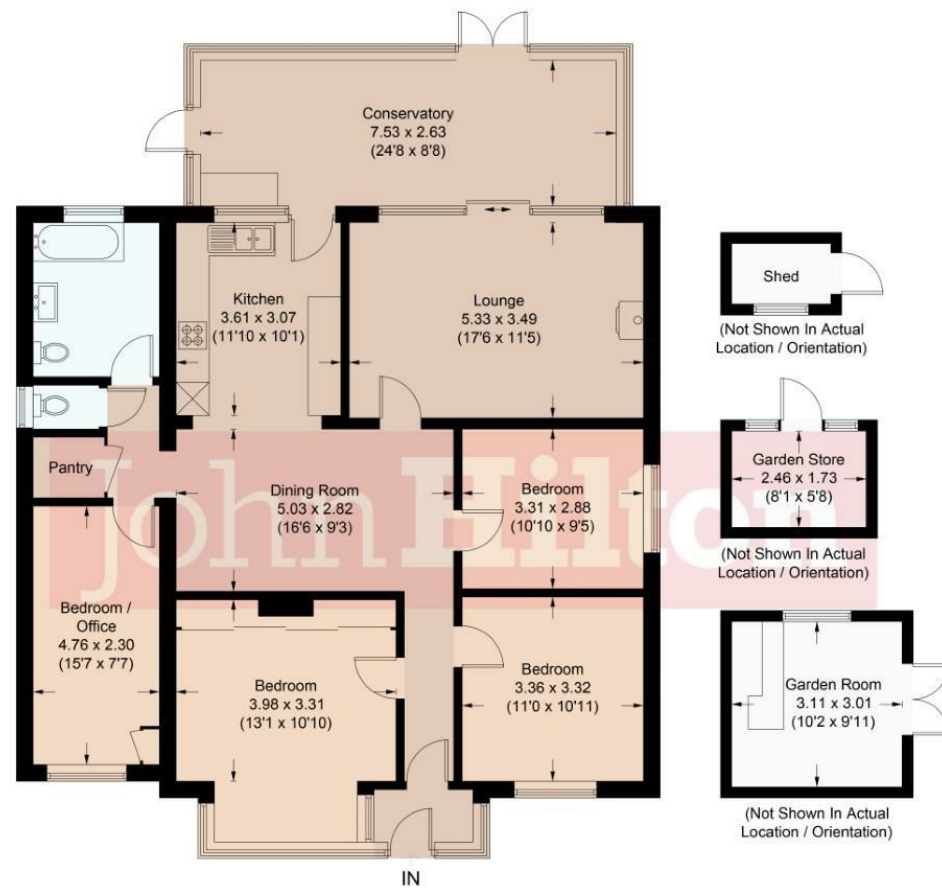


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2026



Total Area Approx 1503.00 sq ft

45 Fairlight Avenue, Telscombe Cliffs, BN10 7BS

To view, contact John Hilton:  
 52 High Street, Rottingdean, BN2 7HF  
 132-135 Lewes Road, Brighton, BN2 3LG  
 01273 608151 or sales@johnhiltons.co.uk

**Guide Price £575,000-£600,000**  
**Freehold**



John Hilton



John Hilton



John Hilton



John Hilton



John Hilton



John Hilton



John Hilton

## 45 Fairlight Avenue Telscombe Cliffs, BN10 7BS

\*\*\* GUIDE PRICE £575,000-£600,000 \*\*\*

An attractive, four double bedroom, detached bungalow situated just off the A259 South Coast Road, within a 6-minute walk of Telscombe Tye.

This spacious bungalow has been updated and is presented in excellent order throughout, with ample off-road parking and an attractive low-maintenance coastal garden to the front. A double-glazed entrance vestibule leads through to a good size hallway which opens to a spacious dining area with direct access into the modern kitchen with white units, four-ring gas hob, double oven, and integrated dishwasher. Additionally, there is a good size pantry which is accessible from the inner hall and has space for a fridge-freezer.

The separate living room has an all-glass vista over the rear garden with freestanding wood burner with log storage beneath and large sliding patio door into a spacious conservatory/garden room which spans the rear of the property and has plumbing for a washing machine and access to the kitchen. From here, French doors open onto the garden and raised entertainment area, and there is also a door to the side.

Of the four double bedrooms, three have a Westerly aspect and the principal bedroom has floor-to-ceiling wardrobes with sliding mirrored doors, while the fourth bedroom has a Southerly aspect.

The modern bathroom suite is finished with white tiling and comprises a panelled bath with glass shower screen and separate thermostatic shower over, an 800mm wash basin inset to a vanity unit with drawers, and a low-level WC. There is also a convenient separate WC next door.

To the rear, the large, lawned garden is fenced and hedged with raised borders and flower beds, well-stocked for year-round interest, and there is a garden room which the current owners have set up as a bar/entertainment area with its own sunny relaxation zone, plus two further garden sheds. Very private and not overlooked, the garden is perfect for sun worshippers or children and pets to run around safely.

Not only is the property positioned well for local bus services into Brighton city centre and mainline station, but it is also in proximity to several pubs and eateries including The Smuggler's Rest and The Tavern at Telscombe. A 12-minute walk takes you past Pets Corner and Texaco petrol station to Central Avenue where you'll find a Post Office, pharmacy, fish & chip shop, and Indian restaurant, and just a quarter of a mile further there is a shopping parade in Peacehaven with a mix of local and national shops including Sainsbury's Local, Co-Op, and Nationwide Building Society.

- Detached Bungalow
- Four Double Bedrooms
- Two Receptions
- Modern Kitchen Plus Pantry
- Conservatory
- Contemporary Bathroom
- Double Glazing Throughout
- Large Rear Garden with Garden Room
- Within a Short Walk of Telscombe Tye & Seafront
- Local Amenities & Eateries Nearby

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	
<b>72</b>	<b>78</b>
England & Wales	
EU Directive 2002/91/EC	

Council Tax Band: **C**