

Gorham Way, Telscombe Cliffs, BN10 7BA

Approximate Gross Internal Area = 114.6 sq m / 1233 sq ft
 Outbuildings = 26.4 sq m / 284 sq ft
 Total = 141.0 sq m / 1517 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2024



Total Area Approx 1517.00 sq ft

3 Gorham Way, Telscombe Cliffs, BN10 7BA

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£500,000 Freehold



3 Gorham Way Telscombe Cliffs, BN10 7BA

Approach
Block paved driveway with parking for multiple vehicles, access to garage.

Vestibule
Tiled floor, inner door to:

Entrance Hall
L-shaped with Karndeian LVT flooring, built-in shoe and coat cupboards.

Lounge
4.57m x 3.33m (14'11" x 10'11")
Bay window to front with sea views, Karndeian LVT flooring, attractive fireplace with gas feed, recessed built-in cupboards with shelving above.

Open-Plan Kitchen/Dining Room:
7.04m x 4.67m (23'1" x 15'3")

Kitchen
Range of fitted units at eye and base level, worktops with acrylic splashbacks, central island with breakfast bar overhang. Space for range cooker with canopy extractor hood over, stainless steel sink with mixer tap and drainer, integrated dishwasher and washing machine. Patio doors lead to garden.

Dining Room
Karndeian LVT flooring, window to rear.

Study
3.61m x 2.46m (11'10" x 8'0")
Window to front with sea views, Karndeian LVT flooring, stairs to first floor.

Shower Room
Corner shower enclosure with mains shower, hand-held shower attachment on riser, tiled splashbacks, floating round frosted glass basin with freestanding mixer tap, low-level WC, heated towel rail, tiled floor.

First Floor Landing
Fitted carpet.

Bedroom
3.93m x 3.48m (12'10" x 11'5")
Fitted carpet, window to rear, fitted bedroom furniture incorporating wardrobes and overhead cupboards.

Bedroom
3.80m x 2.96m (12'5" x 9'8")
Fitted carpet, window to rear, recessed built-in wardrobes.

Bedroom
3.38m x 2.30m (11'1" x 7'6")
Fitted carpet, Velux windows with sea views.

Bathroom
Fully tiled with Velux window, bath with shower mixer tap, shower enclosure with raised shower head plus hand-held shower on riser, wash basin incorporating storage drawers under, heated towel rail, low-level WC with concealed cistern.

Rear Garden
Mostly laid to lawn, raised planters stocked with various shrubs, raised sun terrace incorporating built-in gas barbecue with adjoining storage cupboards and pergola over, summer house measuring 4.10m x 1.88m with windows.

Garage
5.71m x 3.23m (18'8" x 10'7")
With up-and-over door, combi boiler, skylight, power and lights, window and door to rear garden.



A stylish semi-detached chalet bungalow positioned next to the open space of Telscombe Tye, set back from the coast road. The property is very well presented and immaculately kept with Karndeian floors and finished in modern neutral tones, generously sized for family living. The well laid-out accommodation comprises three bedrooms plus family bathroom with walk-in shower upstairs. The ground floor consists of a sizeable, sociable, open-plan kitchen/dining area with central island and breakfast bar, separate lounge with attractive fireplace, study which is currently used as a home office plus a modern shower room. Externally, the front is block paved with off-road parking for multiple cars and an adjoining garage with access to the rear garden. The rear garden is a great space for entertaining with a level lawn and raised sun terrace incorporating a BBQ area with pergola and summer house. A quiet location by the sea with direct access to steps to Telscombe beach and frequent buses running directly into Brighton. With Telscombe Tye practically on your doorstep, this property is ideal for those with dogs or who enjoy scenic walks.

- Stylish Chalet Bungalow
- Well Presented & Immaculately Kept
- Three Upstairs Bedrooms
- Study
- Two Bath/Shower Rooms
- Family Sized Kitchen/Dining Room
- Ideal Garden for Entertaining
- Off-Road Parking Plus Garage
- Adjacent to Telscombe Tye with Sea Views
- Easy Access into Central Brighton

Energy Efficiency Rating	
Current	Potential
74	85

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Council Tax
Band: **D**