John Hilton

John Hilton

Est 1972

Highview Road, Telscombe Cliffs, BN10 7AZ

Approximate Gross Internal Area = 79.4 sq m / 855 sq ft
Garage= 12.8 sq m / 138 sq ft
Total = 92.2 sq m / 993 sq ft

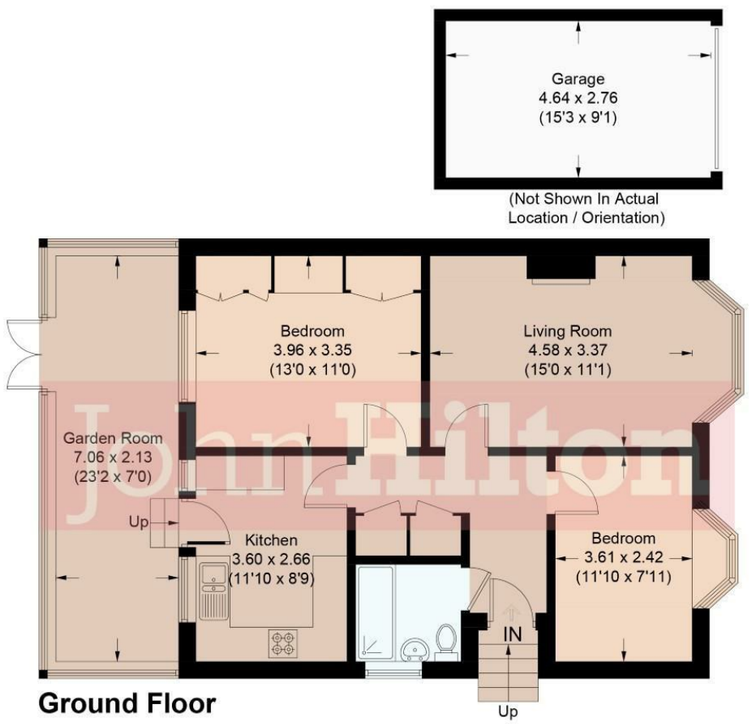


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 855.00 sq ft

32 Highview Road, Telscombe Cliffs, BN10 7AZ

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

£335,000 Freehold

view all our properties at:
www.johnhiltons.co.uk

National Association of Estate Agents LICENSED MEMBER NAEA

The Property Ombudsman

Zoopla OnTheMarket.com rightmove.co.uk The UK's number one property website PrimeLocation.com









32 Highview Road
Telscombe Cliffs
BN10 7AZ

SEMI-DETACHED, TWO-BEDROOM, TWO-RECEPTION BUNGALOW WITH WEST-FACING REAR GARDEN

The property is approached via a stepped, covered entrance with a UPVC double-glazed panelled door opening into an L-shaped entrance hall. The hallway provides access to the loft space, a storage cupboard with shelving and hanging space, and an airing cupboard housing a pre-lagged immersion tank.

The bright, bay-fronted living room overlooks the attractive lawned front garden and has a pine fire surround with a recessed fireplace, currently fitted with an electric flame-effect fire, and neutral carpeting which runs throughout the property.

There is a separate kitchen fitted with an array of solid oak base and wall units with oak-edged work surface, integrated four-ring gas hob and double eye-level oven. There is space for a fridge-freezer along with an inset one-and-a-half-bowl stainless steel sink and drainer. Windows and a glazed door lead into the garden room which has UPVC double-glazed windows and French doors opening onto the westerly-facing rear garden. This room also benefits from plumbing for a washing machine, a tiled floor and a radiator.

The main bedroom enjoys a westerly aspect, with a window overlooking the garden room and views across the rear garden. It also benefits from a built-in range of wardrobes including drawer unit and dressing table. The second bedroom has a double-glazed bay window to the front, offering oblique sea views.

The family bathroom has been refitted with a modern suite comprising a walk-in double shower with Triton power shower, low-level WC and vanity unit with inset wash basin, with concrete-effect Aquaboard wall panels for low maintenance, a chrome towel rail, and a UPVC obscure double-glazed window to the side.

Outside, there is a driveway with off-road parking leading to a good-sized single garage with an up-and-over door.

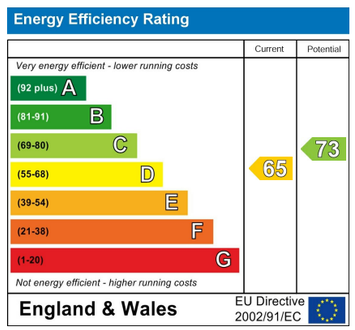
The sunny westerly-facing rear garden extends to in excess of 50 feet and is mainly laid to lawn with mature shrub and flower borders, along with two patio seating areas.

The property lies just a short walk from Telscombe Tye, situated within the South Downs National Park, and bus routes into Brighton city centre and mainline train services to Gatwick, London and beyond. The location offers easy access to clifftop pubs, everyday convenience stores, parks, and leisure facilities, primarily centered along the South Coast Road (A259) and nearby Chatsworth Park.









Council Tax Band: **C**

- Semi-Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Modern Shower Room
- Separate Kitchen
- West-Facing Rear Garden
- Garage & Off-Road Parking
- Easy Access to Walks on Telscombe Tye
- Short Walk to Seafront
- Local Amenities & Bus Services Nearby

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton