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# Fabulous Family home, Convenient Location

1, Canada Close, Telscombe Cliffs, BN10 7JH



Offers Over £385,000

Freehold

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# 1 Canada Close, BN10 7JH

Approximate Gross Internal Floor Area = 82.96 sq m / 893 sq ft

Garage Area = 12.07 sq m / 130 sq ft

Total Area = 95.03 sq m / 1023 sq ft

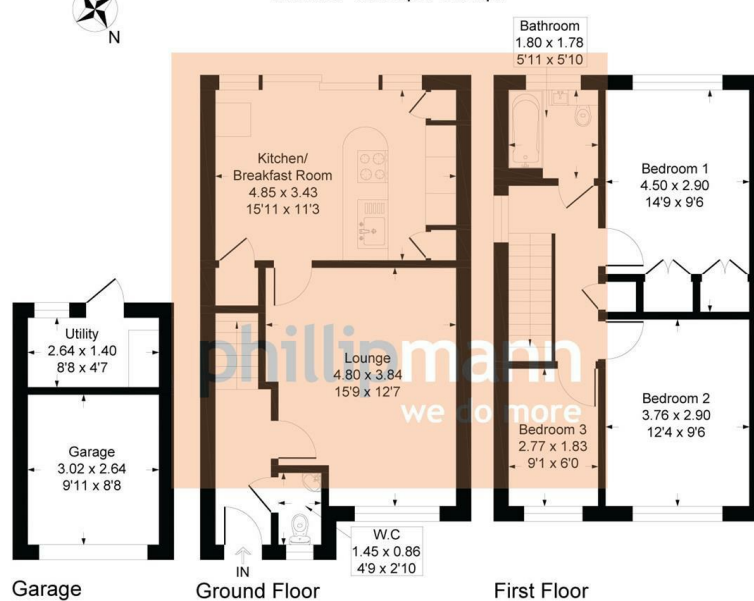


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

This superb detached family home offers an outstanding opportunity to acquire a beautifully presented property in the highly desirable Telscombe Cliffs area. Thoughtfully modernised and redecorated throughout in recent years, the home features a stunning refitted kitchen/dining room and a contemporary family bathroom.

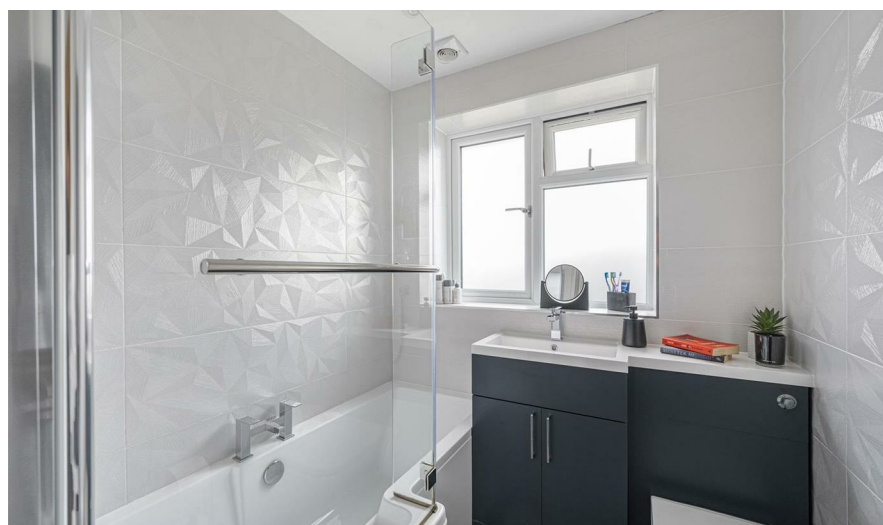
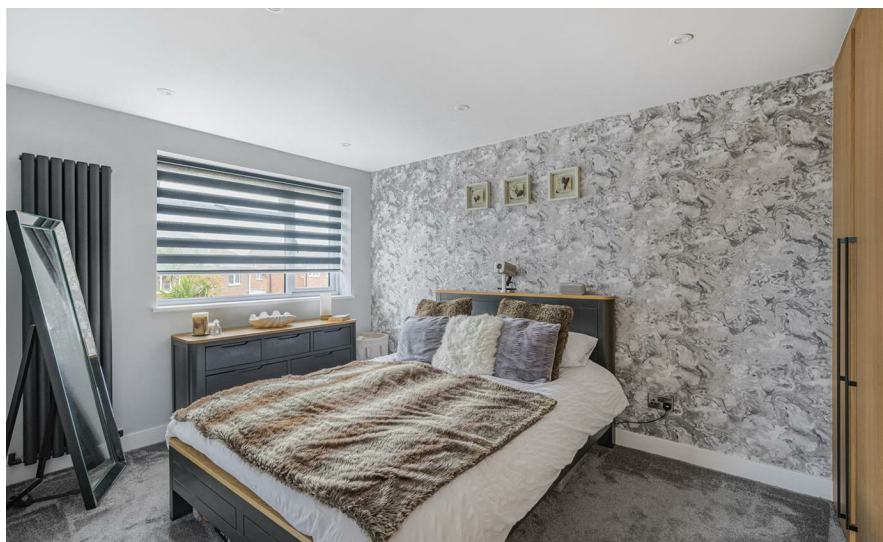
Ideally positioned, the property is within easy walking distance of local bus routes providing access to Brighton, well-regarded schools, a convenience store, and Chatsworth Park. Open countryside and scenic walking and cycling routes are also close by, making it perfect for families who enjoy outdoor living.

Upon entering, the excellent condition of the home is immediately apparent. The welcoming lounge is situated at the front of the property and provides a comfortable space for relaxation, with ample room for sofas and furnishings and a pleasant outlook over the front garden.

To the rear, the impressive kitchen/dining room serves as the heart of the home. Recently redesigned, it offers an excellent range of fitted units, contrasting work surfaces, integrated appliances, and a stylish breakfast bar ideal for casual dining or enjoying a morning coffee. A convenient ground-floor cloakroom completes the accommodation on this level.

The first floor comprises three well-proportioned bedrooms, with the third bedroom currently utilised as a home office. These are served by a modern family bathroom featuring a 'P' shaped shower/bath with shower over, wash basin, and WC.

Externally, the property benefits from a low-maintenance front garden, off-road parking, and access to a garage. The garage provides excellent storage space, while the rear section has been converted into a practical utility room. The rear garden enjoys a sunny aspect and is predominantly laid to patio and lawn, offering an attractive and easy-to-maintain outdoor space.



EPC Rating - C  
Council Tax Band - D

moreinfo...



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