



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£500,000**

**Freehold**

3x  1x  1x 

**The Esplanade,  
Telscombe Cliffs,  
Peacehaven, East  
Sussex, BN10**

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully presented open-plan living space
- Stunning panoramic coastline view to the front with raised terrace, accessed from lounge/diner
- Balcony servicing 2 of the bedrooms, which share the sea view
- Garage & off-road parking
- Offered with no onward chain

## Accommodation

### GROUND FLOOR

Porch

Hallway

Lounge/Diner: 20'0 x 12'5 (6.10m x 3.79m) narrowing to 17'0 x 5'3 (5.19m x 1.60m)

Kitchen/Breakfast Room: 18'9 x 10'8 (5.72m x 3.25m)

Rear Porch

Cloakroom

### FIRST FLOOR

Landing

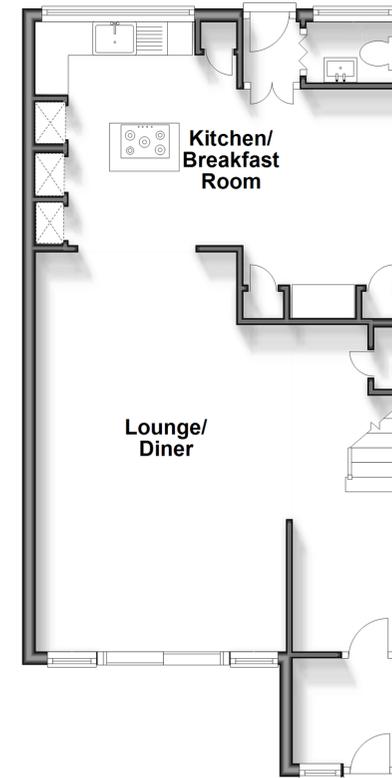
Bedroom 1: 15'2 x 10'5 (4.63m x 3.18m)

Bedroom 3: 13'3 x 8'10 (4.04m x 2.69m)

Balcony

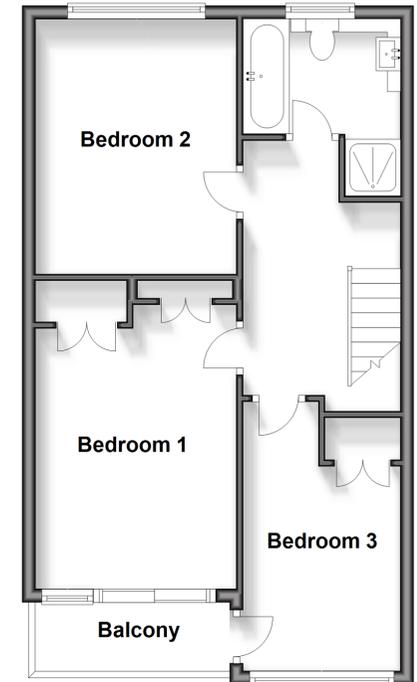
### Ground Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



### First Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



Call Peacehaven - 01273 584511 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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