



22 THE LAWNS, ROSELANDS AVENUE EASTBOURNE

£200,000 LEASEHOLD

Accommodation: Second & Third Floor Split Level Maisonette, Entrance Lobby, Hallway, Lounge, Kitchen, Landing, Bathroom, Separate WC, Two Bedrooms, Gas Central Heating, Communal Gardens:

Conveniently located in a residential area off Seaside with its shopping facilities and bus routes plus within 100 meters of Roselands Park this purpose-built maisonette set within the communal gardens also benefits from views towards the South Downs from the lounge and Master bedroom. The split-level living accommodation including 15'5" x 11'11" lounge and bedrooms arranged over 2 floors without a communal entrance really makes this home stand out from other flats. So, call The Exchange Property Services on 01323 489560 to book a viewing today.

Exterior staircase to second floor, part glazed door to entrance lobby:

Entrance Lobby

Built in storage cupboard, light:

Hallway

Staircase to property first floor, coved ceiling, radiator, cupboard under stairs:

Lounge

4.71m (15'5") max x 3.64m (11'11") max
Double glazed window to rear, coved ceiling, Tv aerial and phone point, radiator, views towards South Downs:



Kitchen

4.41m (14'5") x 1.88m (6'2") plus alcove
Fitted with a range of base units, cupboards & drawers with laminate worktop space over, stainless steel sink with single drainer, double glazed window to front, gas point, radiator, partly tiled walls, plumbing for washing machine:



Landing

Built in airing cupboard, coved ceiling:

Bedroom One

3.65m (11'11") x 3.43m (11'2")
Double glazed window to rear, coved ceiling, radiator, views towards South Downs:



Bedroom Two

3.65 (11'11") max x 2.78 (9'1") max
Double glazed window to front, radiator, coved ceiling, built in cupboard with wall mounted boiler:



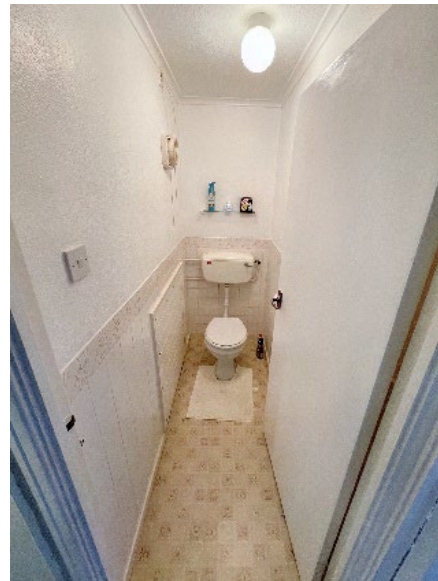
Bathroom

Panelled bath with mixer spray unit & over bath shower, wall mounted hand basin, radiator, coved ceiling, extractor fan, wall mounted electric heater, partly tiled walls:



Separate WC

Low level WC, partly tiled walls, extractor fan:

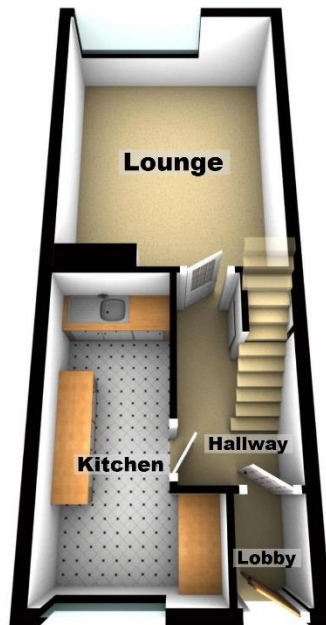


Outside

Communal Garden, lawn, outside storage cupboard:



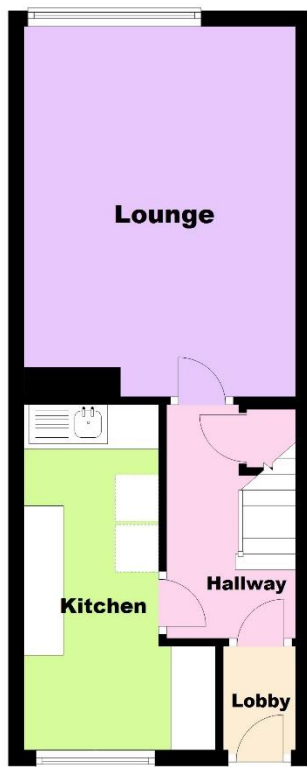
Second Floor



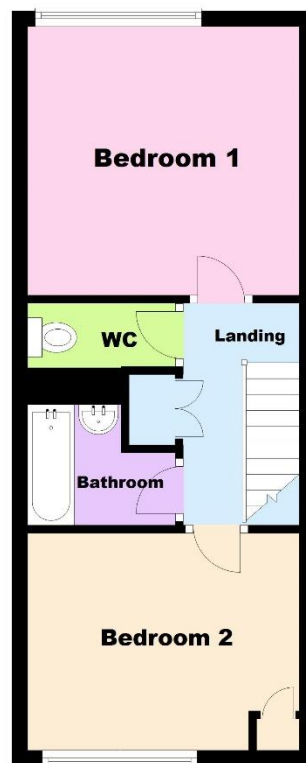
Third Floor



Second Floor



Third Floor



Energy performance certificate (EPC)

22, The Lawns
14a, Roselands Avenue
Eastbourne
BN22 8NT

Energy rating

D

Valid until: **14 March 2031**

Certificate number: **0330-2315-8070-2799-2165**

Property type

Top-floor maisonette

Total floor area

67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: (VISIT OUR WEBSITE FOR MORE INFORMATION) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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