



63 SYDNEY ROAD, EASTBOURNE

GUIDE PRICE £325,000 FREEHOLD

Accommodation: End of Terrace House, Three Bedrooms, Lounge, Kitchen/Diner, Utility Room, Cloakroom, Family Bathroom, Master bedroom with En-suite Shower Room, Rear Garden, Double Glazed Windows, Gas Central heating.

Wow! This house won't disappoint and in our opinion is in excellent decorative order throughout having been completely reconfigured to incorporate modern features and benefits. Some of these features include a stunning 16'1" x 11'3" Kitchen/Diner with granite & quartz worksurfaces opening onto the rear garden plus an additional utility room. The ground floor also has under floor heating and cloakroom. Upstairs the master bedroom has a well-proportioned En-suite wet room including a double sink vanity unit. Conveniently located in a residential area within half mile of Eastbourne Town Centre and Beach/Seafront amenities. Don't delay this home really need to be seen to fully appreciate the quality of the renovation so call The Exchange Property Services today on 01323 489560 to arrange an appointment to view.

Partially enclosed entrance with UPVC door with double glazed fanlight to:

GROUND FLOOR

Hallway:

Staircase to first floor with cupboard under, ceramic flooring with under floor heating, cloaks cupboard, recessed spot lighting:



Cloakroom:

Low Level concealed cistern WC, vanity unit wash hand basin, recessed spotlight, extractor fan, ceramic tiled flooring with under floor heating:

Lounge:

3.52 (11'6") x 3.41m (11'2")

Double glazed window to front, under floor heating:



Kitchen/Dining Room:

4.91m (16'1") x 3.45m (11'3"):

Double glazed window to side, double glazed French doors opening onto rear garden, partly tiled walls, ceramic flooring with under floor heating, recessed spot lighting & plinth lighting, 1½ bowl inset sink & integral drainer, range of base units, cupboards and drawers with granite & quartz worktops & peninsular unit, inset Hotpoint electric induction hob, extractor fan, fitted Hotpoint double electric oven/microwave, Integral drinks fridge & AEG integral dishwasher:



Utility Room:

2.03m (6'7") x 1.78m (5'10"):

Granite & quartz worktops with inset wash handbasin, plumbing for washing machine, vented for tumble dryer, ceramic flooring with under floor heating, range of base and wall units, partly tiled walls, extractor fan, recessed spot lighting:



FIRST FLOOR

Split Level Landing

Recessed spot lighting, Loft Access with drop down ladder:

Master Bedroom

3.79m (12'5") reducing to 2.83m (9'3") x 3.09m (10'1") reducing to 2.15m (7'0")

Double glazed window to side, vertical radiator:



En-suite Wet Room

Double glazed window to rear, water fall style shower plus wall mounted shower, vanity unit with double wash hand basin, concealed cistern low level WC, heated towel rail, extractor fan, tiled walls, ceramic tiled flooring:



Bedroom Two

3.41m (11'2") x 2.83m (9'3")

Double glazed window to front, vertical radiator:



Bedroom Three

3.45m (11'3") reducing to 2.44m (8'0") x 2.48m (8'1") reducing to 1.50m (4'11")

Double glazed window to front, radiator:



Family Bathroom:

Double glazed window to rear, panelled bath with mixer spray unit & over bath water fall style shower, shower screen, vanity unit with inset wash hand basin, concealed cistern low level WC, tiled walls, extractor fan, ceramic tiled flooring, heated towel rail, recessed spot lighting:



Outside
Front Garden

Rear Garden:

6.77m (22'0") x 4.17m (13'8")

Gated side access, fencing to sides, wall to rear, patio, canopied arbour with outside heater, exterior light, power points including hard wiring point for a hot tub, outside tap:



Energy performance certificate (EPC)

63, Sydney Road
EASTBOURNE
BN22 8BJ

Energy rating

C

Valid until: 20 March 2026

Certificate number: 0240-2869-6371-9626-7611

Property type

end-terrace house

Total floor area

92 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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 WYNDHAM 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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