



## **1 THE QUADRANT, UPPERTON, EASTBOURNE TO LET £2100 PCM UNFURNISHED**

**Accommodation:** Semi-Detached Town House, 4 Bedrooms, Lounge, Kitchen/Diner, Bathroom, En-Suite Shower Room to Master Bedroom, Garage converted to storage Room, Off Road Parking, Rear Gardens, Double Glazed Windows and Gas Central heating.

Available for immediate let this family home is situated in the highly desirable residential Upperton area of Eastbourne with the rear bedrooms enjoying views towards the South Downs. In addition to 15'7 x 15'4" Kitchen/Diner and Lounge 16'6" x 15'6" each of the four bedrooms have fitted wardrobes plus master bedroom with a modern En-Suite shower room. Although the garage has been converted for useful storage space, off road parking is still available on the front driveway. Call The Exchange Letting & Management today on 01323 489560 to arrange an appointment to view.

## GROUND FLOOR

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UPVC Part Double Glazed door to:

### Entrance Lobby

Laminate Flooring, coved ceiling, radiator:

### Entrance Hall

Staircase to first floor with cupboards under, coved ceiling, radiator, laminate flooring, double glazed window to side:

### Cloakroom

Wall mounted wash hand basin, low-level WC, radiator, double glazed window to side, partly tiled walls, laminate flooring:

### Kitchen/Diner

4.75m (15'7") reducing to 2.63m (8'7") x 4.69m (15'4") reducing to 3.73m (12'2") into bay window

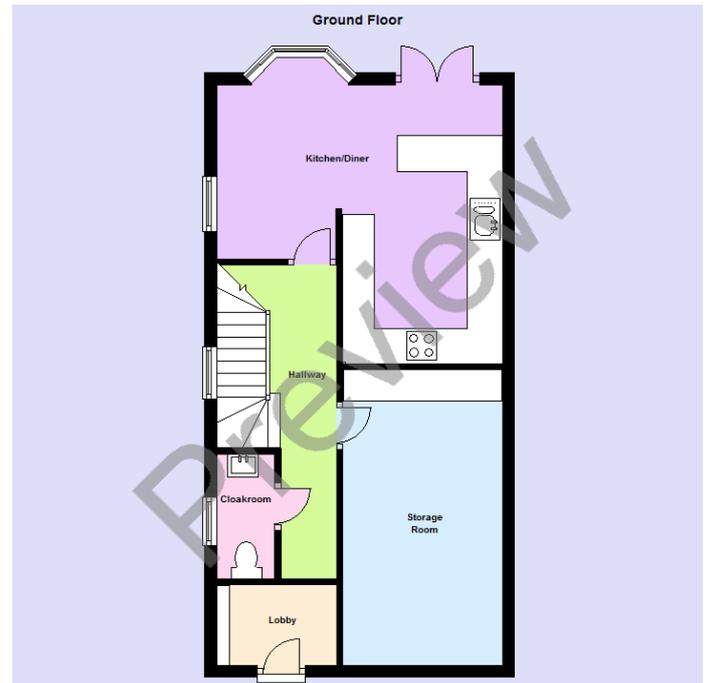
Range of base unit's cupboards and drawers with wooden work surface over, partly tiled walls, inset electric hob with extractor hood, built in electric oven, fridge/freezer, dishwasher, radiator, single bowl sink & drainer, double glazed bay window to rear, double glazed window to side, double glazed french doors opening onto rear garden:



### Garage converted into storage room

4.95m (16'3") x 2.48m (8'1")

Plumbing for washing machine, laminate work surface, power points, lighting, coved ceiling:



## FIRST FLOOR

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### Landing

Radiator, stairs to second floor, double glazed window to side, built in cupboard:

### Master Bedroom

4.16m (13'7") max x 3.25m (10'7") max  
Radiator, coved ceiling, double glazed windows to rear, views of South Downs, fitted wardrobes:



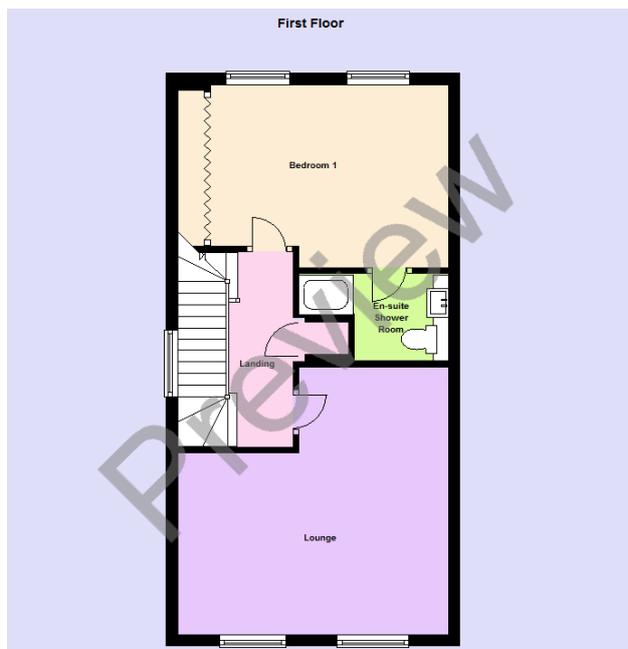
### En-suite Shower Room

Comprising shower cubical with wall mounted shower, vanity unit with inset wash hand basin, low-level WC, radiator, tiled walls, shaver point, extractor fan, tiled flooring:



### Lounge

(L Shaped) 5.03m (16'6") reducing to 3.52m (11'6") x 4.73m (15'6") reducing to 2.48m (8'1")  
Double glazed windows to front, radiator, coved ceiling, TV aerial point, telephone point:



## SECOND FLOOR

### Second Floor Landing

Airing cupboard with wall mounted gas boiler, loft access:

### Bedroom 2

4.75m (15'7") max x 2.87m (9'5") max  
Two double glazed velux style windows to rear, fitted wardrobes, radiator, coved ceiling:



### Bathroom

Comprising panelled bath with mixer spray unit & over bath shower, pedestal wash hand basin, low-level WC, radiator, tiled walls, extractor fan:



### Bedroom 4

3.15m (10'4") x 2.14m (7'0")

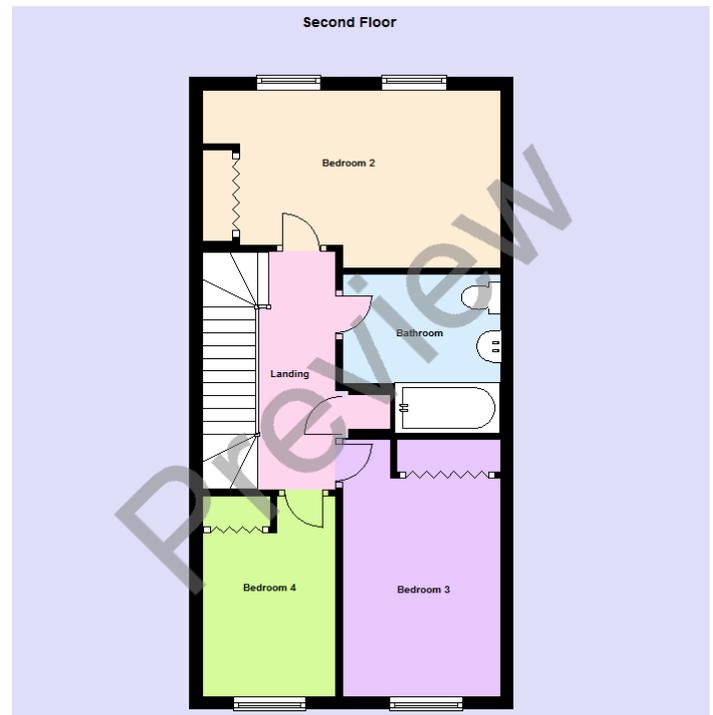
Double glazed window to front, radiator, coved ceiling, fitted wardrobe:



### Bedroom 3

4.14m (13'6") x 2.52m (8'3")

Double glazed window to front, radiator, coved ceiling, fitted wardrobes:



## Outside

### Front Garden

Off road parking hard stand

### Rear Garden

10.45m (34'3") x 6.39m (20'11")

Fencing to sides & rear, block paved patio, lawn, outside light, tap:



**REAR OF PROPERTY**

**AWAITING EPC**

**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.

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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.

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*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.*

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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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