



## **13 MELBOURNE ROAD, EASTBOURNE**

### **TO LET £1150 PCM UNFURNISHED**

**Accommodation:** Terraced House, 2 Bedrooms, Through Lounge/Diner area open plan to Kitchen, Utility Lobby, Bathroom/Shower Room, Courtyard Rear Garden, Double Glazed Windows and Gas Central heating.

Available for immediate let and conveniently situated within half mile of Eastbourne Town Centre, bus routes, mainline train station & shopping facilities. This terraced home has been recently refurbished including a modern fitted kitchen open plan onto the through lounge diner increasing the sense of space. The bathroom also benefits from a panelled bath in addition to a separate shower cubicle. This property is considered to be in good decorative order so don't be disappointed call The Exchange Letting & Management today on 01323 489560 to arrange an appointment to view.

**Qualifying Income Criteria Applies:**

## GROUND FLOOR

Part glazed door:

### Hall:

Staircase, coved ceiling, radiator, cloaks cupboard, meter cupboard:

### Through Lounge/Diner

### Dining Area:

3.48m (11'5") max x 2.98m (9'9") max  
Double glazed window to rear, coved ceiling, radiator, wall lights:



### Lounge Area

3.47m (11'4") x 2.99m (9'9") extending to 3.64m (11'11")  
Double glazed window to front, coved ceiling, radiator, wall lights, TV aerial:



### Open plan Kitchen

2.48m (8'1") x 1.92m (6'3")

Double glazed window to rear, Range of base units, cupboards & drawers, laminate worktops, stainless steel inset sink & single drainer, inset gas hob with extractor hood, fitted electric oven, tiled flooring, part tiling to walls, recessed spot lighting, wall mounted gas boiler:



### Utility Lobby

Part glazed door to garden, double glazed window to rear garden, cupboard, laminate worktop, plumbing for washing machine, radiator, tiled flooring, recessed spot lighting:



## **FIRST FLOOR**

### **Bedroom 1**

4.41m (14'5") reducing to 3.35m (10'11")  
x 3.33m (10'10") max  
2 x Double glazed windows to front, 2 x  
built in wardrobes with cupboards over,  
built in over stairs cupboard, coved  
ceiling, radiator:



### **Landing**

Coved ceiling, loft access:

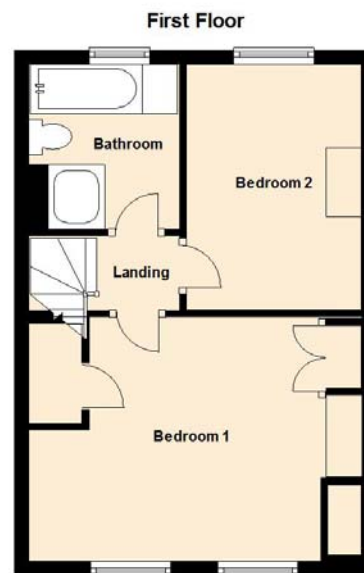
### **Bedroom 2**

3.63m (11'11") x 2.47m (8'1")  
Double glazed window to rear, feature  
fireplace, coved ceiling, radiator:



### **Bathroom/Shower Room**

Double glazed window to rear, panelled  
bath, shower cubicle with wall mounted  
shower, low level WC, pedestal wash  
hand basin, radiator, tiled flooring, coved  
ceiling, recessed spot lighting:



## **Outside**

### **Courtyard Rear Garden**

Fencing to sides & rear, Gated rear access:



# Energy performance certificate (EPC)

13 MELBOURNE ROAD  
EASTBOURNE  
BN22 8BD

Energy rating

D

Valid until: 7 April 2031

Certificate number: 0582-3005-1204-6289-3204

Property type Mid-terrace house

Total floor area 69 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 rating and score

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

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

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**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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