



22 BARBUDA QUAY, SOUTH HARBOUR, EASTBOURNE TO LET £1750 PCM (UNFURNISHED)

Accommodation: 4 Storey Town House, 4/5 Bedrooms, 2/3 Reception Rooms, Cloakroom, Shower Room, Family Bathroom, En-suite Bathroom & Master Bedroom with Third Floor Balcony & Dressing area, Rear Garden, Utility Room, Store Room, Off Road Parking, Double Glazed Windows and Gas Central heating.

Situated within the exclusive South Harbour development with views of "San Juan Court" inner courtyard plus partial views from the third floor balcony of the water feature and the South Downs in the distance, this large family sized Town House must be viewed. The property offers generous accommodation along with attractive ornate internal doors and Master bedroom with En-suite Bathroom and dressing area plus French doors opening onto the rear balcony. In our opinion a viewing essential to fully appreciate the accommodation and location so call The Exchange Letting & Management to arrange an appointment to view 01323 489560.

Qualifying Income Criteria Applies:

GROUND FLOOR

Enclosed entrance with outside light & door with security viewer to:

Entrance Hall

Staircase to first floor with built in double cloaks cupboard, walk in storage cupboard, coved ceiling, radiator, door to garage, tiled flooring, recessed spot lighting:

Reception 3/Bedroom 5

4.50m (14'9") reducing to 3.45m (11'4") x 2.53m (8'3") reducing to 1.75m (5'8")
Double glazed window to rear, double glazed french doors to rear garden, radiator, coved ceiling, phone point:



Ground Floor Shower Room

Recessed tiled shower cubicle with wall mounted shower, pedestal wash hand basin, low-level WC, partly tiled walls, radiator, extractor fan, recessed spot lighting, light with shaver point, coved ceiling:



Utility Room

2.33m (7'7") x 2.15m (7'0")

Range of base units & cupboards with laminate work surface over, partly tiled walls, tiled floor, stainless steel sink with single drainer, plumbing for a washing machine, coved ceiling:

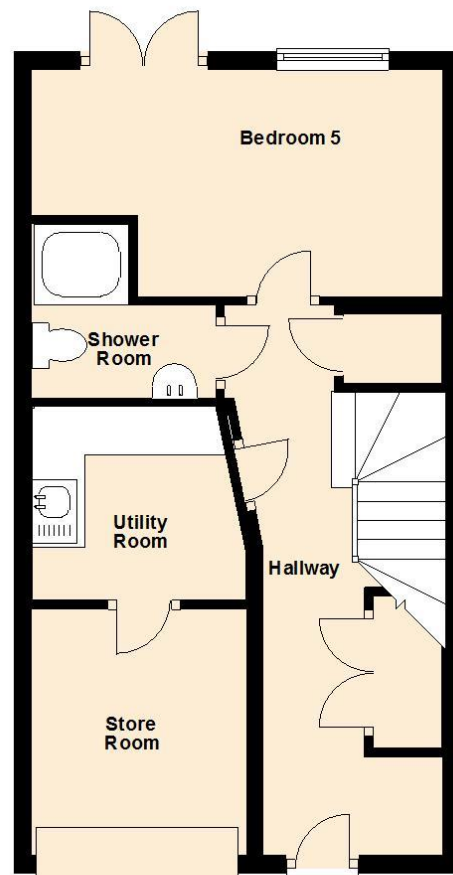


Storeroom

3.35m (11'0") x 2.41m (7'11")

Up and over electrically operated door, lighting, tap:

Ground Floor



FIRST FLOOR

Landing

Radiator, stairs to second floor, coved ceiling:

First Floor Cloakroom

Pedestal wash hand basin, low-level WC, radiator, extractor fan, recessed spot lighting, partly tiled walls, tiled flooring:

Open Plan Lounge

(L Shaped) 5.19m (17'0") reducing to 3.54m (11'7") x 4.49m (14'8") reducing to 3.5m (11'5")

Double glazed french doors to juliet rear balcony, double glazed window to rear, two radiators, coved ceiling, feature fireplace, TV aerial point, telephone point, laminate flooring:



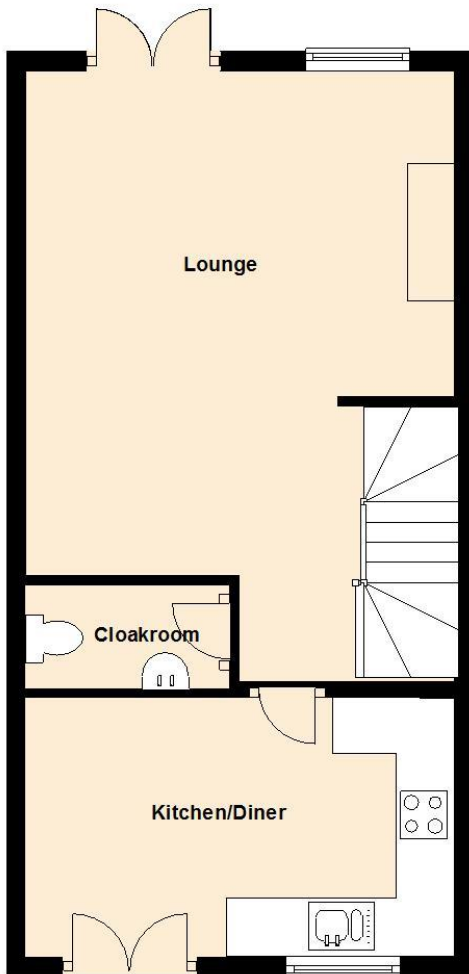
Kitchen

4.48m (14'8") x 2.95m (9'8")

Range of base units cupboards and drawers with laminate work surface over, under unit lighting, breakfast bar, recessed spot lighting, inset gas hob with extractor hood, built in electric oven, integrated fridge & freezer, dishwasher, wall mounted concealed gas boiler, radiator, stainless steel 1 ½ bowl sink & drainer, double glazed window to front, recessed spot lighting, tiled flooring, double glazed french doors opening onto Juliet balcony to the front:



First Floor



Bedroom 3

4.51m (14'9") x 2.90m (9'6")

Two double glazed windows to front, radiator, covered ceiling, laminate flooring:



Family Bathroom

Comprising panelled bath with mixer spray unit & over bath shower, pedestal wash hand basin, low-level WC, radiator, part tiled walls, light with shaver point, extractor fan, recessed spot lighting, tiled flooring:



SECOND FLOOR

Second Floor Landing

Airing cupboard, covered ceiling, stairs to Third Floor, laminate flooring:

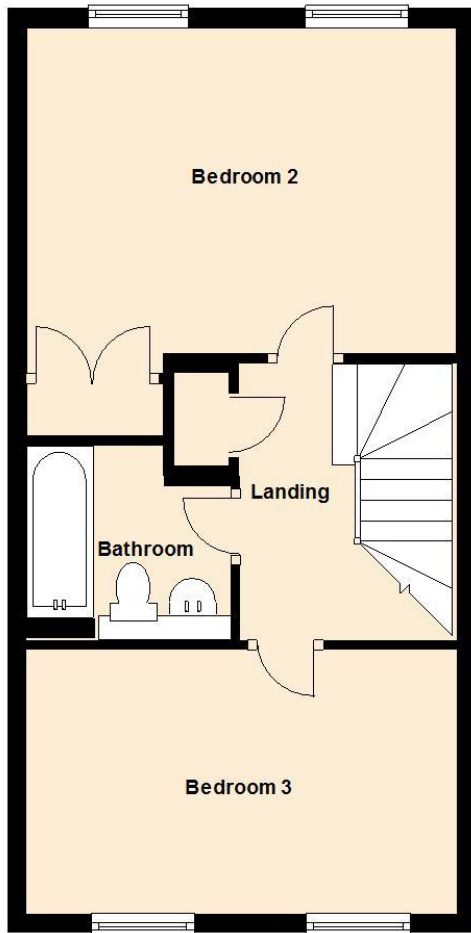
Bedroom 2

4.51m (14'9") x 3.53m (11'6")

Two double glazed windows to rear, built in double wardrobe, radiator, covered ceiling, phone point, laminate flooring:

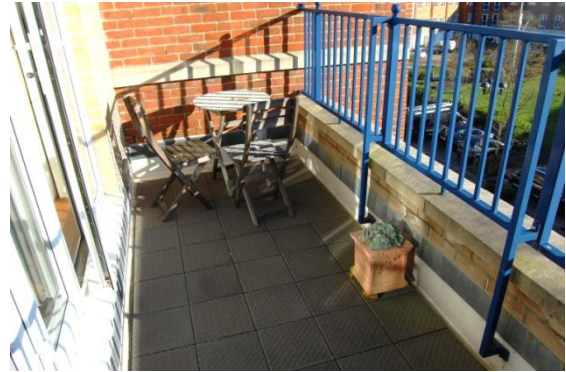


Second Floor



THIRD FLOOR

Balcony



Master Bedroom Dressing area
2 X Built in double wardrobes, covered ceiling:



Third Floor Landing

Loft access, radiator, laminate flooring:

Master Bedroom

4.51m (14'9") max x 3.20m (10'6") max
Radiator, covered ceiling, phone point, laminate flooring, double glazed french doors opening onto third floor rear balcony with views of "San Juan Court" central courtyard:



En-suite Bath Room

Comprising panelled bath with mixer spray unit, pedestal wash hand basin, low-level WC, double glazed window to front, radiator, partly tiled walls, light with shaver point, extractor fan, recessed spot lighting, tiled flooring:



Bedroom 4

2.85m (9'4") x 2.59m (8'6")

Double glazed window to front, radiator, coved ceiling, phone point, laminate flooring:



Rear Garden

10.20m (33'5") x 4.60m (15'1")

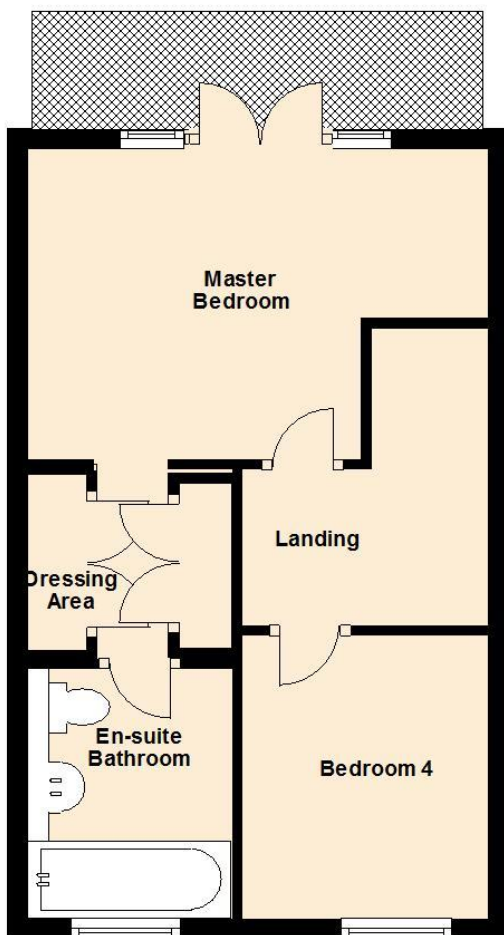
Wall to one side & rear, fencing to one side decking, wooden arbour, shingle, outside light, tap:



Views from Third Floor Balcony



Third Floor



Rear of Property



Outside

Front Garden

Block paved hard stand

Energy performance certificate (EPC)

22 Barbuda Quay
EASTBOURNE
BN23 5TT

Energy rating

C

Valid until: 27 January 2034

Certificate number: 4634-7229-4300-0508-4222

Property type: Mid-terrace house

Total floor area: 161 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 energy rating is C. 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		84 B
69-80	C	76 C	
55-68	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 pleased 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 pleased 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, 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, 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 consider re-mortgaging "The Exchange Mortgage Services" can assist you with Professional Mortgage Advice offering advice and recommendation offering 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.

CONVEYANCING:

If you would like a no obligation conveyancing quotation we can provide you with a fixed fee quote from one of the UK's largest conveyancing firms who offer a competitive no move, no fee service with online case management and evening/weekend opening hours.

FOLLOW THE EXCHANGE ON SOCIAL MEDIA:



Follow us on Twitter
[@The_Exchange_uk](#)



Visit us on
facebook



Visit our
youtube
channel for
Video tours
of all our
properties

The Exchange

Property Services
Mortgage Services
Letting & Management Services
Conveyancing Services

www.theexchangeonline.co.uk

Tel: 01323 489560

Email: info@exchangegrouponline.co.uk