



## **FLAT 2A AVONDALE, 8 CHESTERFIELD ROAD MEADS**

### **TO LET £1275 PCM PART FURNISHED**

**Accommodation:** Converted First floor Apartment, Hallway, 2 Bedrooms, Lounge, Kitchen, Bath/Shower Room, Allocated Parking Space, Gas Central heating.

The Exchange Letting & Management are delighted to offer this first floor apartment which offers character features throughout and is situated in a highly desirable Meads location within 400 meters of Eastbourne Seafront and amenities. The property includes a well proportioned lounge with feature brick fireplace, modern fitted kitchen and bath/shower room with a roll top bath, separate shower cubicle and a waterfall style shower. Arrange a viewing at your earliest opportunity and call The Exchange Letting & Management today on 01323 489560.

Qualifying income criteria applies:

Communal front door, stair case to:

## FIRST FLOOR

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### Hallway

Entry phone, radiator, picture rail, partly coved ceiling, wall lights:

### Lounge

5.53m (18'1") into bay window x 4.09m (13'4") max

Bay window to front, radiator, coved ceiling, picture rail, wall lights, feature brick fireplace:



### Kitchen

2.20m (7'2") x 2.68m (8'9")

Fitted with a matching range of base units cupboards & drawers with wood worktop space over, fitted electric oven with inset electric hob, cooker hood, window to front, wall mounted concealed gas boiler, plumbed for washing machine, recessed spot lighting, laminate flooring:



### Bedroom 1

4.86m (15'11") max reducing to 3.81m (12'06") x 3.45m (11'3") max reducing to 2.63m (8'07")

Windows to front, window to side, radiator, picture rail, partly coved ceiling.



### Bedroom 2

3.75m (12'3") x 2.75m (9'0")

Window to side, radiator, partly coved ceiling, picture rail:

### Bathroom

Window to side, window to front, roll top bath with mix spray unit, tiled shower cubicle with wall mounted water fall style shower, low level WC with concealed cistern, extractor fan, laminate flooring, radiator, recessed spot lighting.



### Outside

Allocated Parking Space



# Energy performance certificate (EPC)

Flat 2a  
Avondale  
8 Chesterfield Road  
EASTBOURNE  
BN20 7NU

Energy rating

**D**

Valid until: **28 September 2032**

Certificate number: **2014-3020-4201-7182-7204**

Property type

Ground-floor flat

Total floor area

71 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)

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## 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		71   <b>C</b>
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.

#### **FOLLOW THE EXCHANGE ON SOCIAL MEDIA:**



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Mortgage Services  
Letting & Management Services

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