



37 WORDSWORTH DRIVE, EASTBOURNE

GUIDE PRICE £130,000 TO £140,000

LEASEHOLD WITH OPTION TO BUY FREEHOLD

Accommodation: First Floor Flat, Bedroom, Open Plan Lounge/ Kitchen Diner, Bathroom, Front Garden, Double Glazed Windows, Gas Central Heating, Allocated Parking Space.

Recently refurbished throughout this flat includes a new modern bathroom and kitchen which has been made open plan to the living area creating in our opinion a sense of space and light. If you're looking for a flat but don't like large blocks, this pleasant first floor home may prove to be the ideal property for either a first home or investment prospect along with an opportunity to secure the building freehold which is also being sold. Situated on Eastbourne's outskirts in the popular residential Poets area of Langney, with access to local bus routes in Wordsworth Drive and shopping facilities at Langney shopping centre within 1 mile. Plus, front garden and allocated parking. A viewing is essential to fully appreciate this home at your earliest opportunity and call The Exchange Property Services today on 01323 489560.

FIRST FLOOR

Communal entrance, storage cupboard, staircase to first floor, door to:

Hall

Loft access, laminate flooring:

Lounge with open plan kitchen

6.38m (20'11") reducing to 3.88m (12'8") x 2.94m (9'7")

Double glazed box bay window to rear, double glazed window to side, radiators, laminate flooring:



Kitchen Area

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, double glazed window to front, part tiling to walls, wall mounted gas boiler, fitted electric oven with inset gas hob & extractor hood, cooker point, plumbed for washing machine:



Bedroom

2.90m (9'6") x 2.36m (7'8")

Double glazed window to rear, radiator:



Bathroom

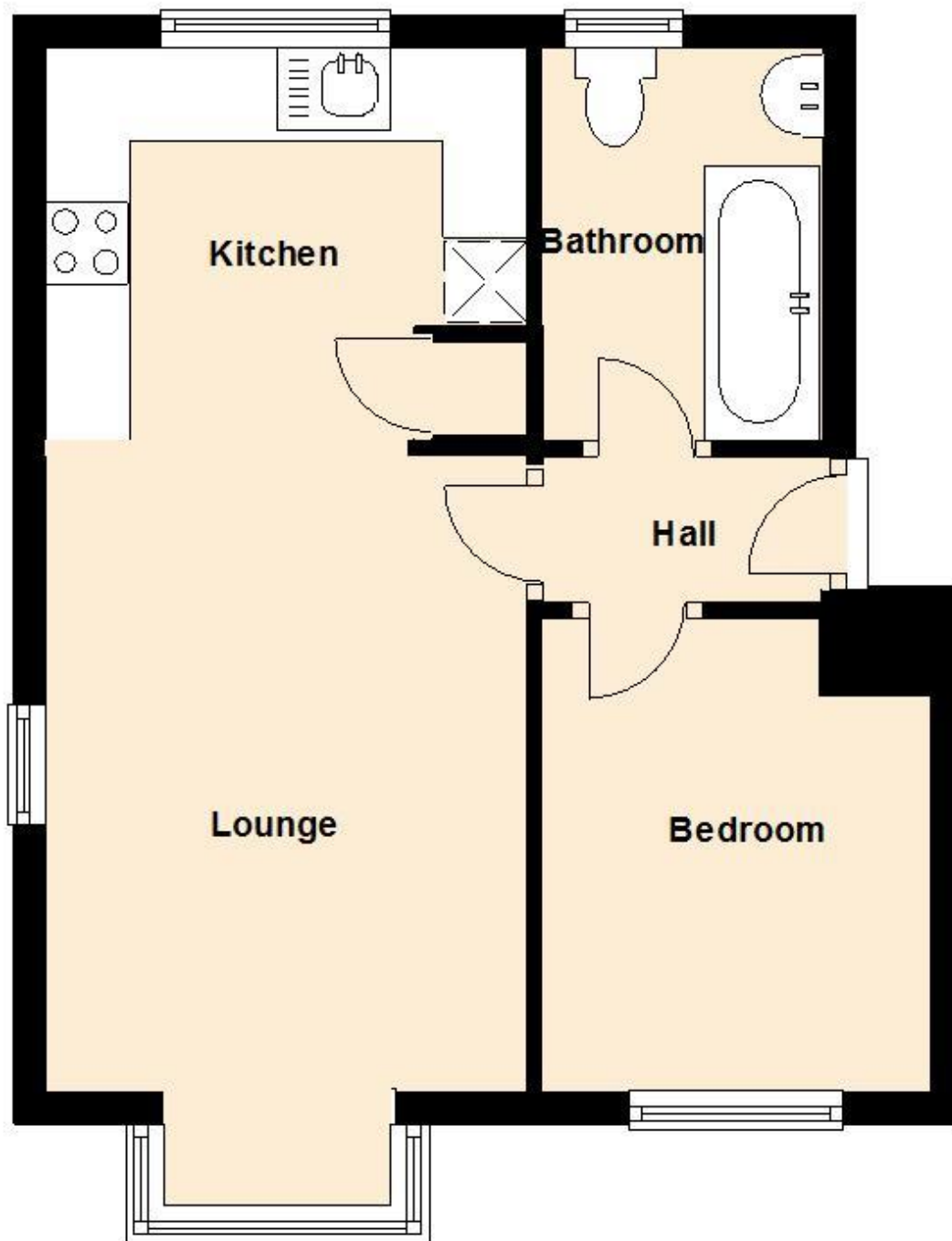
Double glazed window to front, fitted with panelled bath, wall mounted shower and shower screen, pedestal wash hand basin, low-level WC, radiator, partly tiled walls:



Outside

Front Garden, lawn, allocated parking space:

First Floor



Energy Performance Certificate



37, Wordsworth Drive, EASTBOURNE, BN23 7SW

Dwelling type: Top-floor flat
Date of assessment: 01 July 2020
Date of certificate: 01 July 2020

Reference number: 0367-2829-6231-2200-0355
Type of assessment: RdSAP, existing dwelling
Total floor area: 36 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 954

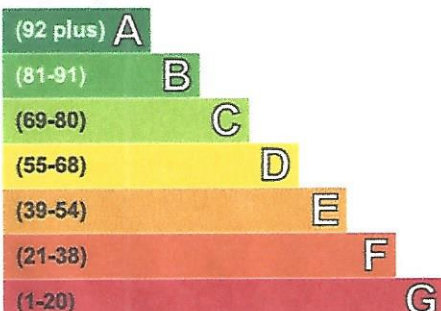
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	Not applicable
Heating	£ 624 over 3 years	£ 624 over 3 years	
Hot Water	£ 222 over 3 years	£ 222 over 3 years	
Totals	£ 954	£ 954	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
77	77

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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.

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