



## 53 WORDSWORTH DRIVE, EASTBOURNE

**£130,000 LEASEHOLD**

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

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. 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. The flat is being refurbished throughout to benefit from a modern fitted bathroom and open plan lounge / kitchen diner. Plus, front garden and allocated parking. Arrange a viewing at your earliest opportunity and call The Exchange Letting & Management today on 01323 489560.

## FIRST FLOOR

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

### Hall

Loft access:

### Lounge with open plan kitchen

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

Double glazed bay window to rear, double glazed window to side, coved ceiling, radiators:



(Example of Finished Lounge)



(Example of Finished Kitchen Area)

### 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, cooker point, plumbed for washing machine:



(Example of Finished Kitchen)

### Bedroom

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

Double glazed window to rear, radiator:



(Example of Finished Bedroom)

### Bathroom

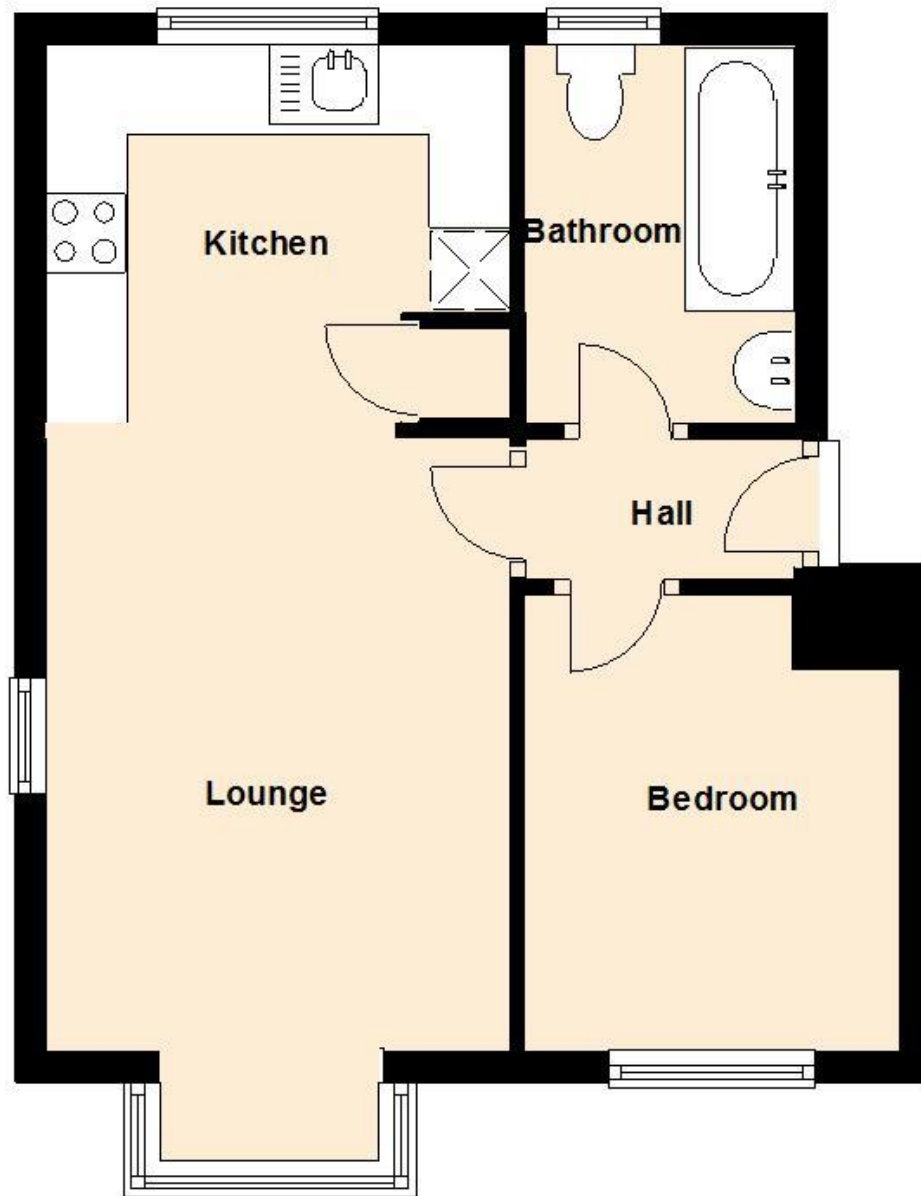
Double glazed window to front, fitted with panelled bath and wall mounted shower and shower screen, pedestal wash hand basin, low-level WC, radiator, part tiled walls:



### Outside

Front Garden, lawn, allocated parking space:

## First Floor



# Energy Performance Certificate



53, Wordsworth Drive, EASTBOURNE, BN23 7SW

Dwelling type: Top-floor flat  
Date of assessment: 28 September 2012  
Date of certificate: 28 September 2012

Reference number: 8500-5080-2229-8827-4123  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 33 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£1,380

Over 3 years you could save

£495

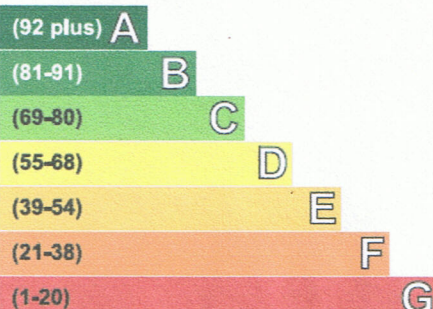
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£105 over 3 years	£63 over 3 years	
Heating	£1,080 over 3 years	£666 over 3 years	
Hot Water	£195 over 3 years	£156 over 3 years	
<b>Totals</b>	<b>£1,380</b>	<b>£885</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
63	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 potential rating shows the effect of undertaking the recommendations on page 3.

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

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£27	✓
2 Cavity wall insulation	£500 - £1,500	£126	✓
3 Low energy lighting for all fixed outlets	£20	£36	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

**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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