



FLAT 13, PRIORY COURT (LOWER MEADS)

OFFERS IN THE REGION OF £300,000

LEASEHOLD WITH SHARE OF FREEHOLD

Accommodation: First Floor Apartment, 3 Bedrooms, Lounge, Open Plan Kitchen/Diner, Bathroom, Separate Cloakroom, Double Glazed Windows, Gas Central Heating.

This modernised luxury and spacious apartment has been improved throughout offering generous accommodation which in our opinion has been completed to a high standard. Benefits include a 19'9" x 11'10" Lounge opening onto a balcony plus the main feature is a striking 21'9" x 11'10" max open plan kitchen/dining room with integrated appliances, wooden worktops and breakfast bar. Priory Court is situated within two hundred yards of the Saffrons Sports Ground the town centre and railway station are less than a half mile level walking distance, whilst the seafront is just a little further. A home to fall in love with and therefore a viewing is essential. Call The Exchange Property Services today on 01323 489560 to arrange your appointment.

Communal entrance door with stairs or Lift to:

FIRST FLOOR

Hallway

Entry phone:



Lounge

6.03m (19'9") max x 3.63m (11'10") plus door recess.

Double glazed window to front, double glazed French doors opening onto front balcony, radiator, coved ceiling:



Kitchen/Diner

6.63m (21'9") x 3.62m (11'10") reducing to 2.84m (9'6")

Fitted with a range of base and eye level units, wooden worktops & breakfast bar, single bowl sink & drainer, integrated washer/dryer, integrated fridge./freezer & dishwasher, fitted electric oven, built-in electric hob with extractor hood over, wall mounted concealed gas boiler, double glazed window to rear, recessed spot lighting, 3 built in storage cupboards, telephone point:



Bedroom 1

3.40m (11'1") x 3.34m (10'11") to fitted wardrobes.

Double glazed window to front, radiator, fitted double wardrobes:



Bedroom 3

3.10m (10'2") x 2.54m (8'4")

Double glazed window to side, radiator, built in wardrobe with cupboard over:



Bedroom 2

3.49m (11'5") x 3.15m (10'3")

Double glazed window to side, radiator, built in double wardrobes:



Bathroom

Comprising panelled bath with glass screen & wall mounted waterfall style shower, vanity unit with wash hand basin, low-level concealed cistern WC, heated towel rail, partly tiled walls, double glazed window to side, recessed spot lighting:

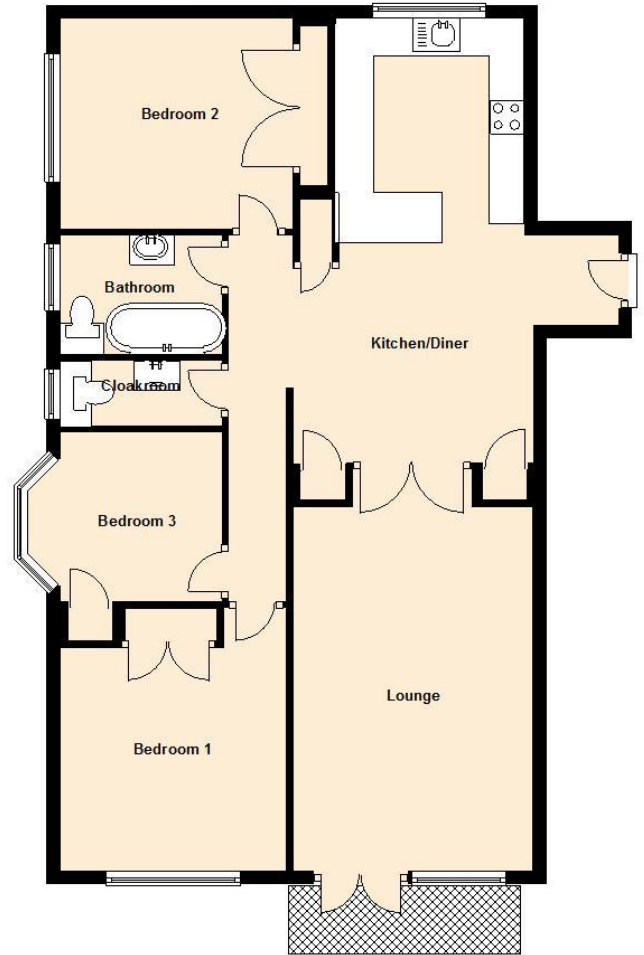


Separate Cloakroom

Double glazed window to side, vanity unit with wash hand basin, low-level concealed cistern WC, recessed spot lighting:



First Floor



Outside

Communal Gardens

Lawn & Shrubs:

Energy Performance Certificate



Flat 13 Priory Court, Granville Road, EASTBOURNE, BN20 7ED

Dwelling type:	Mid-floor flat	Reference number:	9628-7009-7236-1188-6934
Date of assessment:	12 June 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	27 June 2018	Total floor area:	94 m ²

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

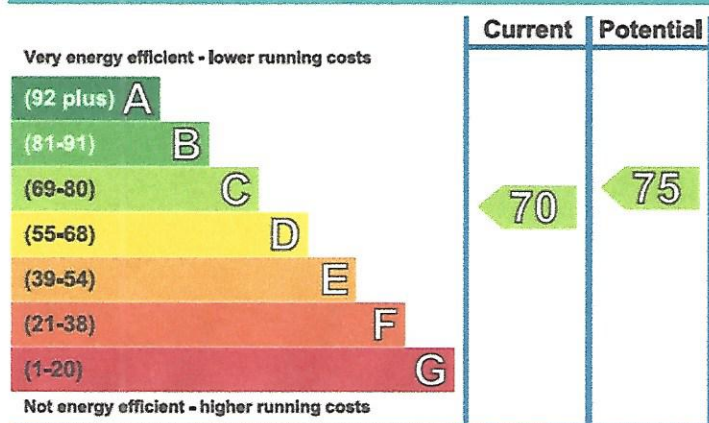
Estimated energy costs of dwelling for 3 years:	£ 2,499
Over 3 years you could save	£ 462

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	
Heating	£ 1,038 over 3 years	£ 1,017 over 3 years	
Hot Water	£ 1,239 over 3 years	£ 798 over 3 years	
Totals	£ 2,499	£ 2,037	

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



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).

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 87
2 Increase hot water cylinder insulation	£15 - £30	£ 225
3 Heat recovery system for mixer showers	£585 - £725	£ 147

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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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