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37 WORDSWORTH DRIVE, EASTBOURNE

GUIDE PRICE £135,000 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.

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 also benefits 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

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:



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:



Bedroom

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

Double glazed window to rear, radiator:



Bathroom

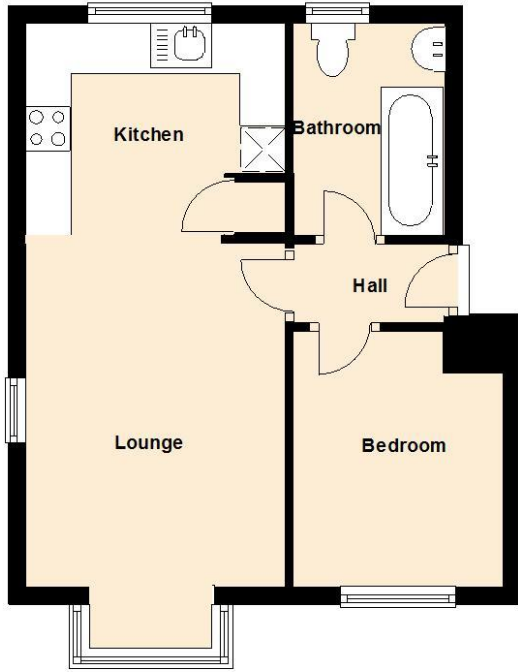
Double glazed window to front, fitted with panelled bath and wall mounted shower and shower screen, pedestal wash hand basin, low-level WC, radiator, part tiled walls:



Outside

Front Garden, lawn, allocated parking space:

First Floor



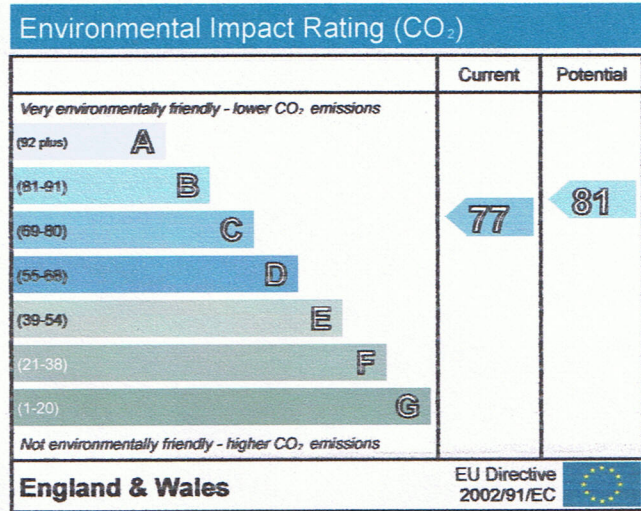
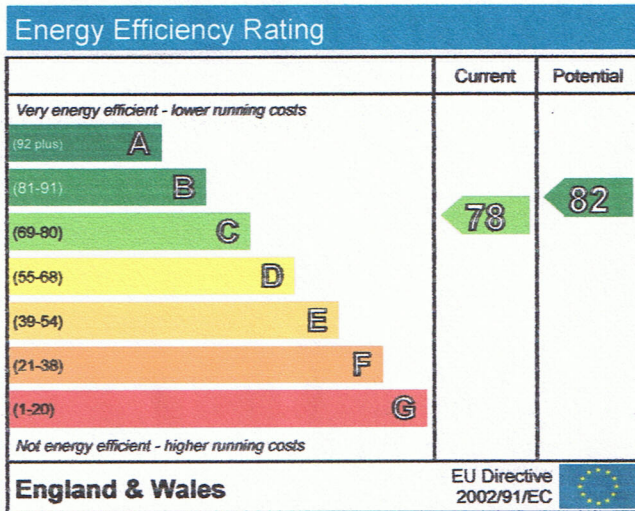
Energy Performance Certificate



37 Wordsworth Drive
EASTBOURNE
East Sussex
BN23 7SW

Dwelling type: Top-floor flat
Date of assessment: 21 May 2009
Date of certificate: 22 May 2009
Reference number: 2898-3023-6215-6721-2074
Total floor area: 33 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	251 kWh/m ² per year	205 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.1 tonnes per year
Lighting	£30 per year	£17 per year
Heating	£225 per year	£198 per year
Hot water	£66 per year	£62 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

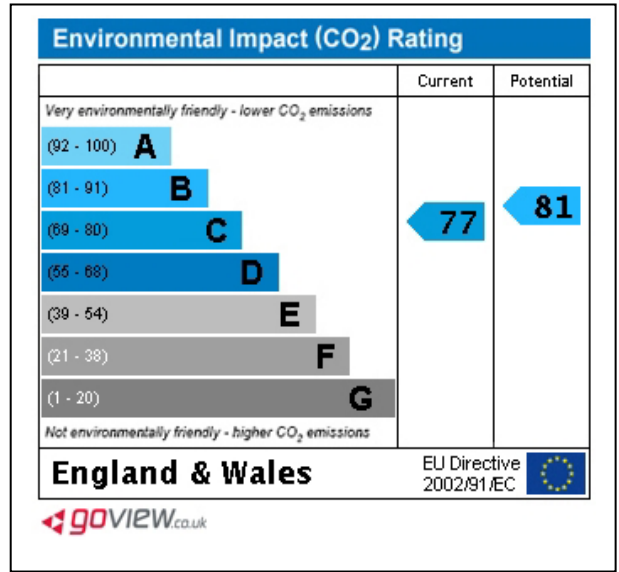
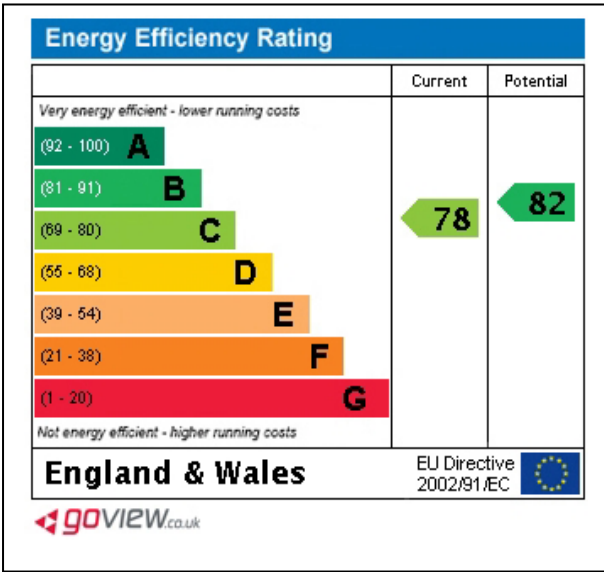
To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

ENERGY PERFORMANCE



IMPORTANT INFORMATION: In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

The	Exchange	Property Services Mortgage Services Letting & Management Services Conveyancing Services
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