



## **35 FIRLE ROAD, EASTBOURNE**

### **TO LET £1000 PCM UNFURNISHED**

**Accommodation:** Terraced House, 3 Bedrooms, Through Lounge/Diner, Kitchen/Diner, Sun Lounge, Rear Lobby, Landing, Bathroom, Separate WC, Courtyard Rear Garden, Electric Heating.

This attractive terraced home offers generous accommodation including a through lounge/diner with bay window to the front plus a 16'4" x 11'3" kitchen/diner with a further sun lounge opening onto a small courtyard rear garden. The property may require some redecoration throughout to suit individual needs but the landlord is happy for long term tenants to make their own mark cosmetically. Situated close to Seaside amenities, call The Exchange Letting & Management on 01323 489560 to arrange an appointment to view.

**Qualifying income criteria applies:**

## GROUND FLOOR

---

### Entrance Lobby:

Wooden door with single glazed panel, coved ceiling, wooden panelling, part glazed door to hall.

### Hallway:

Wood panelling, coved ceiling, under stairs cupboard, electric heating.

### Lounge/ Diner:

8.19m (26'10) x 3.93m (12'10") max. reducing to 2.91m (9'6"):

Double glazed bay window to front, double glazed window to utility room, brick feature fireplace, part dado rail, coved ceiling, wall lights, tv point, skirting board, electric heating.



### Kitchen:

4.99m (16'4") x 3.42m (11'3"):

Double glazed window to utility lobby, Part tiling to walls, double drainer with single twin bowl, inset sink, range of base units and drawers, plumbed for washing machine, cooker point, telephone point, coved ceiling, double glazed door to utility room and sun lounge.



### Sun Lounge:

2.67m (8'9") x 2.98m (9'9"):

Double glazed windows to side and rear, tiled floor, double glazed door to rear garden.



**Rear Lobby:**

4.68m (16'4") x 3.34m (11'3"):

Light, outside tap, storage cupboard.



---

**FIRST FLOOR**

---

**Landing:**

Wood panelling, coved ceiling, loft access

**Bedroom 1:**

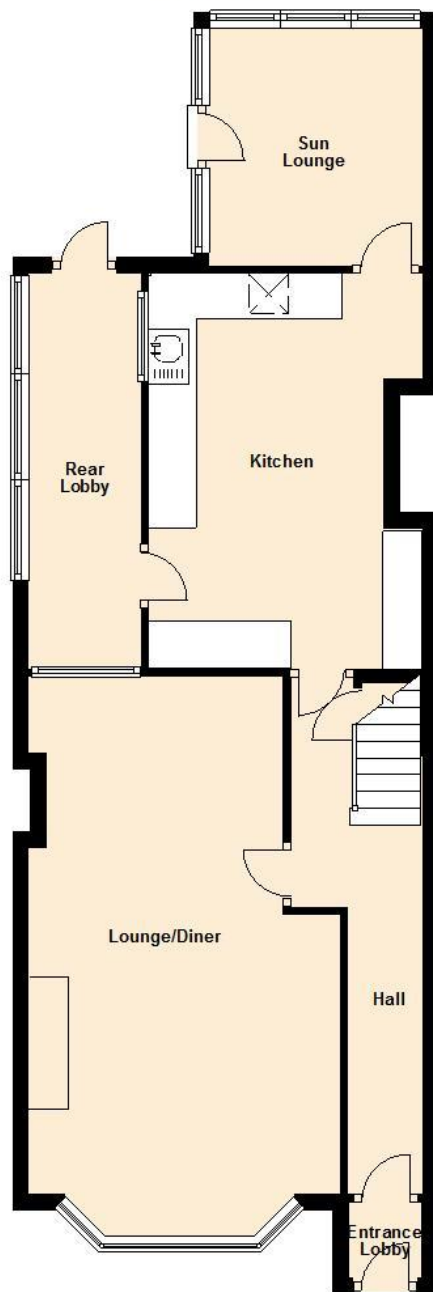
4.30m (14'1") max. reducing to 3.52m (11'6") x 3.88m (12'8"):

Double glazed bay window to front, double glazed window to front, built in wardrobes, coved ceiling, electric heating.

**Bedroom 2:**

3.12m (10'2") max. reducing to 2.61m (8'6") x 3.79m (12'5"):

Double glazed window to rear, built in wardrobe, coved ceiling, electric heating.

**Ground Floor**



**Bedroom 3:**

3.17m (10'4") x 2.52m (8'3") plus door recess:

Double glazed window to rear, cupboard, electric heating.

**Bathroom:**

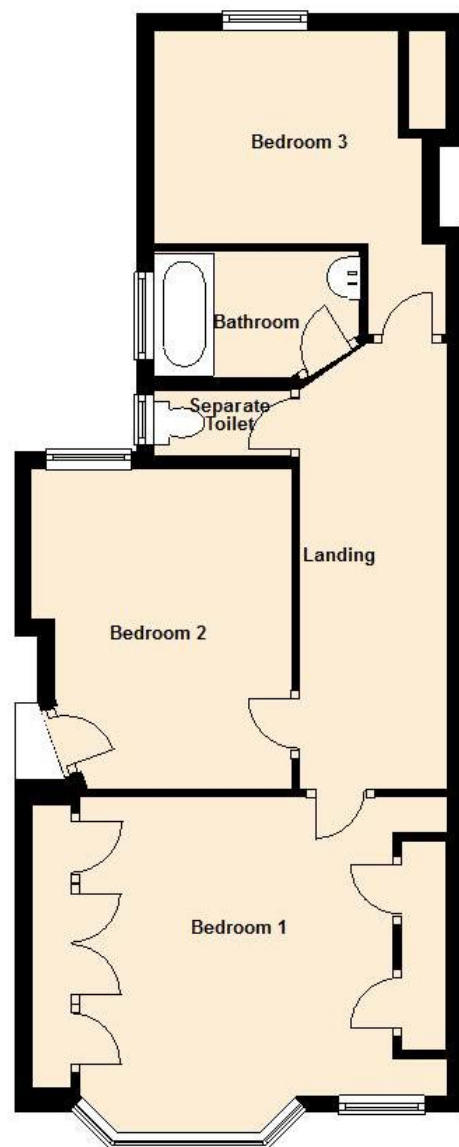
Double glazed window to side, panelled bath, wall mounted shower, pedestal hand basin, tiled walls, coved ceiling.

**Separate WC:**

Double glazed window to side, low level WC, tiled walls.



First Floor



OUTSIDE

**Courtyard Rear Garden**

Irregular shape, flower beds, rear access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

**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:**



Like 'The Exchange Property Services' on Facebook



Follow 'The Exchange Property Services' on Instagram



Follow 'The Exchange Property Services' on Twitter



Subscribe to 'The Exchange' to watch our video tours

# The Exchange

Property Services  
Mortgage Services  
Letting & Management Services

[www.theexchangeonline.co.uk](http://www.theexchangeonline.co.uk)

Tel: 01323 489560

Email: [info@exchangegrouponline.co.uk](mailto:info@exchangegrouponline.co.uk)