



FLAT 2, 16 GRASSINGTON ROAD

£180,000

LEASEHOLD WITH SHARE OF FREEHOLD

Accommodation: First Floor Apartment, 1 Bedroom, Lounge, Kitchen, Shower Room, Double Glazed Windows, Gas Central Heating.

Situated in the desirable Lower Meads area within half a mile of Eastbourne Seafront and Town Centre amenities, this modernised apartment could be your new home. This property has been improved throughout and benefits from a 15'0" x 13'0" lounge with a character feature fireplace and wood burner to enjoy during the winter, a modern shower room with a double cubicle and water fall style shower plus a modern kitchen with integrated appliances. Don't delay, call The Exchange Property Services today on 01323 489560 to arrange your appointment to view.

Communal entrance door with stairs to:

FIRST FLOOR

Hallway

Entry phone, Double glazed window to side, laminate flooring, inset LED wall lighting, airing cupboard with wall mounted concealed gas boiler, cloaks cupboard, radiator:



Lounge

4.02m (13'0") max x 4.58m (15'00")

Double glazed windows to side, feature fireplace with inset wood burner, laminate flooring, radiator, coved ceiling, picture rail:



Kitchen

2.75 (9'0") x 2.36 (7'1")

Fitted with a range of base and eye level units, wooden worktops, 1 & ½ bowl inset sink & drainer, integrated washer/dryer, integrated fridge/freezer & integrated slimline dishwasher, fitted electric oven, integrated microwave, built-in electric hob with extractor hood over, double glazed window to front, double glazed window to side, recessed spot lighting, plinth lighting, laminate flooring, radiator:



Bedroom

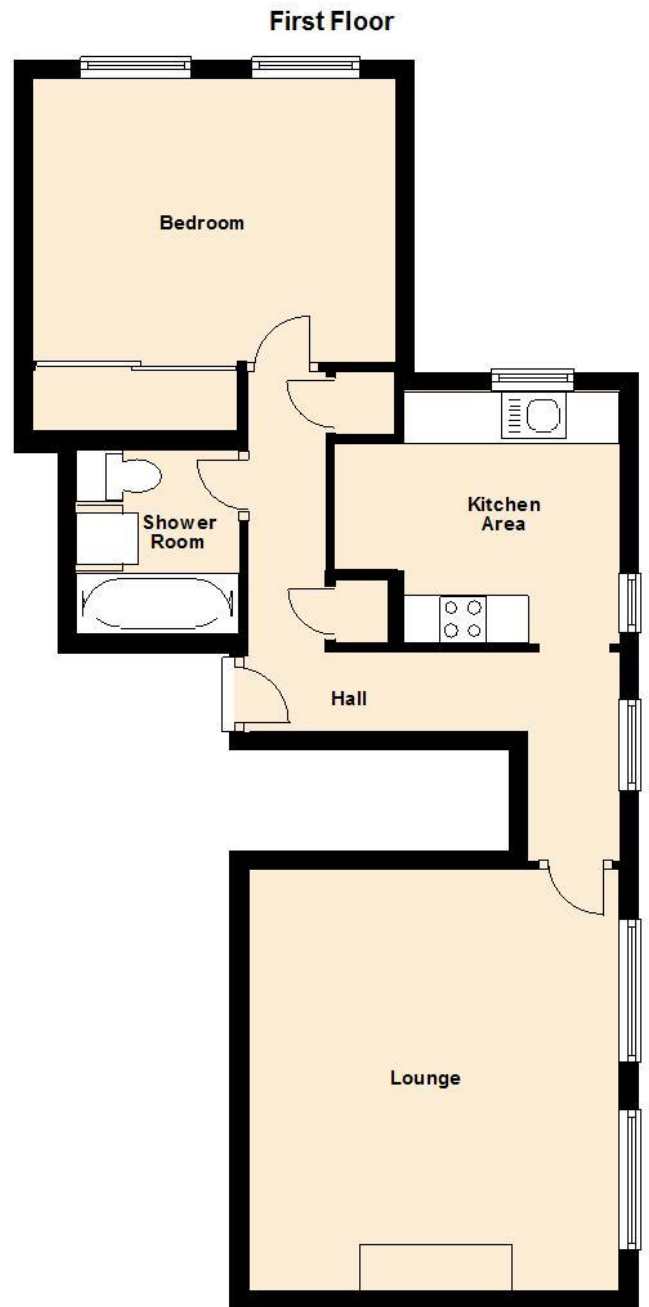
3.23m (10'1") x 3.93m (12'10") to fitted wardrobes.

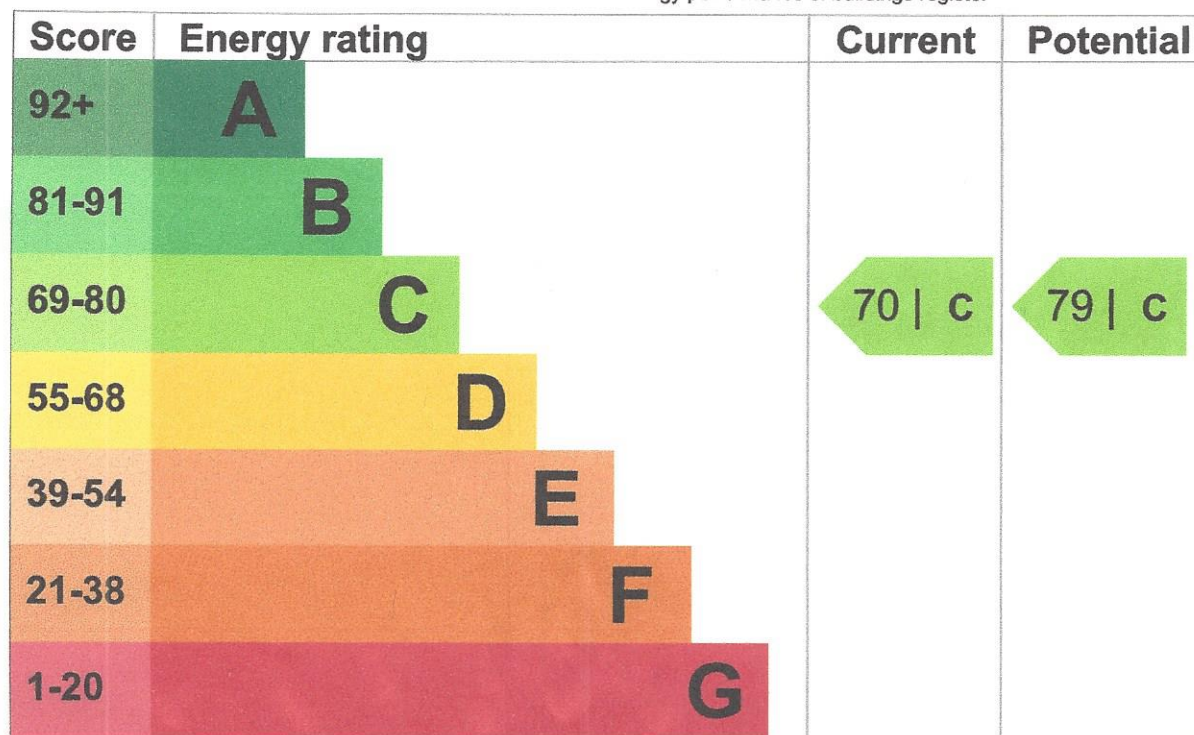
Double glazed windows to front, radiator, built double wardrobes, wall lights, coved ceiling, picture rail:



Shower Room

Comprising double shower cubicle with glass screen & wall mounted waterfall style shower, vanity unit with wash hand basin with movement sensor lighting, low-level concealed cistern WC, heated towel rail, tiled walls, tiled flooring with underfloor heating, extractor fan, recessed spot lighting:





The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Window	Single glazed	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good

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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