



12 RANELAGH COURT, BEATTY ROAD

TO LET £1150 PCM UNFURNISHED

Accommodation: Second floor apartment, Hallway, Two Bedrooms, Lounge, Kitchen, Bathroom, Double Glazed Windows, Electric heaters, Balcony.

The Exchange Letting & Management are delighted to offer this second floor apartment in good decorative order throughout for let in Langney Point conveniently located for access to the beach and seafront amenities. This home benefits from 15'6" x 10'1" lounge with balcony and views toward the South Downs, two well-proportioned bedrooms and a modern fitted kitchen. Arrange a viewing at your earliest opportunity and call The Exchange Letting & Management today on 01323 489560.

Sorry no pets & Qualifying income criteria applies

Communal entrance with entry phone system, staircase to second floor

Hallway

Cloaks cupboard, recessed spotlights, walk in storage cupboard.

Lounge

4.73m (15'6") x 3.28m (10'9")

Double glazed window to rear & double glazed door to balcony, coved ceiling, recessed spot lights, electric storage heater, dado rail:



Kitchen

2.65m (8'7") x 2.37m (7'9")

Double glazed window to rear, fitted range of base units, cupboards & drawers with laminate worktop space over, inset sink with single drainer, fitted electric oven with inset electric hob with extractor hood, coved ceiling, recessed spotlights, plumbing for washing machine:



Bedroom One

3.46m (11'4) x 3.29m (10'9")

Double glazed window to front, partly coved ceiling, recessed spotlights, electric storage heater, fitted dressing area:



Bedroom Two

3.12m (10'2") x 2.40m (7'10")

Double glazed window to front, coved ceiling, recessed spotlights, electric storage heater, built in wardrobe with cupboard over.



Bathroom

Double glazed window to rear, fitted with panelled bath, wall mounted shower & shower screen, vanity unit with hand basin, concealed cistern low level WC, tiled walls, extractor fan, airing cupboard.



Outside

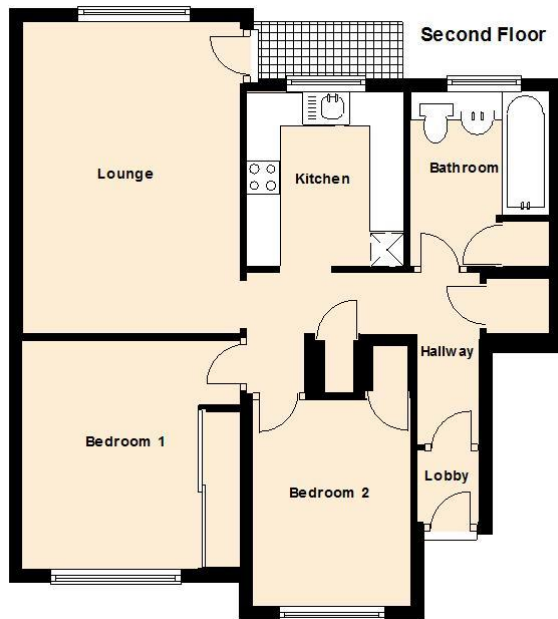
Communal Gardens, Communal Parking area:



Front of Property



View from Rear & Balcony



Energy performance certificate (EPC)

Flat 12
Ranelagh Court
28 Beatty Road
EASTBOURNE
BN23 6DP

Energy rating

D

Valid until: 9 October 2031

Certificate number: 9340-2313-0100-2209-1075

Property type

Top-floor flat

Total floor area

63 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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 the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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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