



13 DEN HILL, EASTBOURNE

TO LET £1450 PCM UNFURNISHED

Accommodation: Semi Detached House, 3 bedrooms, Hallway, Lounge, Dining Room, Kitchen/Breakfast Room, Cloakroom, Bathroom, Front & Rear Garden, Double Glazed Windows, Gas Central Heating, Off Road Parking.

Backing onto the South Downs with spectacular views across Eastbourne towards Hastings this family size home has recently been refurbished throughout and benefits from a 16'9" modern fitted kitchen/breakfast room in addition to a lounge and separate dining room. Both bedroom one and bedroom two have built in double wardrobes and in addition to the off-road parking the property has a garage currently set up for useful storage rather than vehicle access. Arrange a viewing by calling The Exchange Letting & Management today on 01323 489560.

Qualifying income criteria applies.

GROUND FLOOR

Hallway:

UPVC double glazed door, radiator, cloaks cupboard, coved ceiling:

Cloakroom

Double glazed window to side, low level concealed cistern WC, wall mounted hand basin, heated towel rail, coved ceiling:

Lounge:

5.13m (16'9") x 3.56m (11'8") max.

Double glazed window to front, coved ceiling, radiator, phone point, french doors opening onto dining room, stairs to first floor:



Dining Room:

3.42 (11'2") x 2.20 (7'2")

Double glazed window to rear, double glazed french doors to rear garden, radiator, coved ceiling:



Kitchen/Breakfast Room:

5.11m (16'9") x 2.63m (8'7") max.

Double glazed window to rear, double glazed window to side, double glazed door to side, built in cupboard, fitted with a matching range of wall units, cupboards & drawers with laminate worktop space over, breakfast bar, electric oven, extractor fan, stainless steel inset sink & single drainer, plumbing & space for washing machine, wall mounted gas boiler, radiator, recess spotlights, coved ceiling, space from fridge/freezer, phone point:



FIRST FLOOR

Landing:

Double glazed window to rear:

Bedroom 1:

3.14m (10'3") x 3.10m (10'2")

Double glazed window to front, radiator, coved ceiling, loft hatch, built in double wardrobe:



Bedroom 2:

3.12m (10'3") x 2.66m (8'8")

Double glazed window to front, radiator, coved ceiling, built in double wardrobe:

**Bedroom 3:**

2.07m (6'9") x 1.93m (6'4"):

Double glazed window to rear, radiator, coved ceiling:

**Front Garden:**

Driveway, Lawn:

Rear Garden:

9.69m (31'9") x 9.84m (32'3")

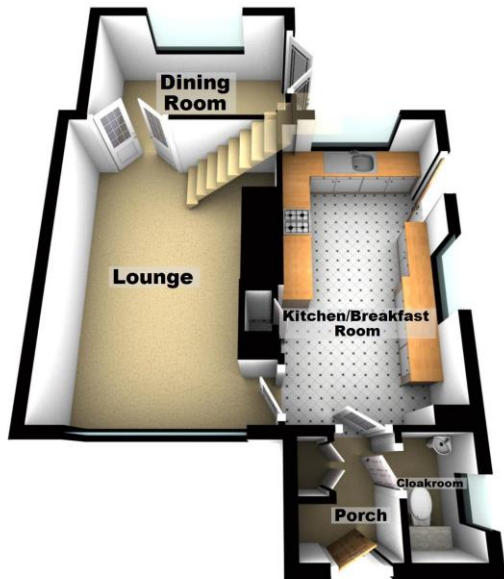
Tiered rear garden, fences to side and rear, gates to rear and side, patio, outside light, Garage with up & over door & window to side for storage only:

**Bathroom:**

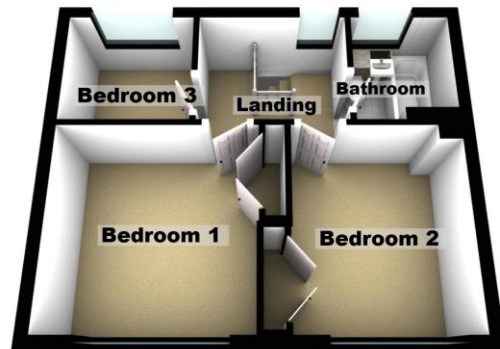
Double glazed window to rear, panelled bath with over bath waterfall shower, part tiling to walls, vanity unit with inset wash hand basin, low level concealed cistern WC, extractor fan, heated towel rail:



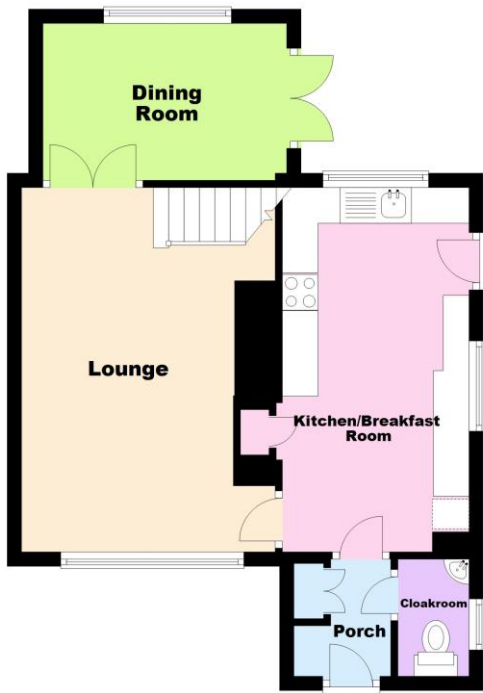
Ground Floor



First Floor



Ground Floor



First Floor



Energy efficiency rating for this property

This property’s current energy rating is B. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	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 WYNNDHAM 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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www.theexchangeonline.co.uk

Tel: 01323 489560

Email: info@exchangegrouponline.co.uk