



23 BRIGHTLAND ROAD

£335,000 FREEHOLD

Situated in the highly sought after area of Old Town bordering Gildredge Park and Summerdown, ideally located for popular local schools and shops, and bus routes to Central Eastbourne and Brighton. A real feature of this home is the well-proportioned modern kitchen opening onto both a separate dining room and lounge offering good living space. Arranged over three floors the house includes two double bedrooms, modern bathroom and a valuable third bedroom which is a real bonus in this price bracket. So don't delay contact The Exchange Property Services today on 01323 489560 to arrange your appointment to view.

Accommodation: Period Town House, 3 Bedrooms, Lounge, Dining Room, Kitchen, Bathroom, Rear Courtyard Garden, Double Glazed Windows and Gas Central heating.

UPVC door with double glazed panels and fanlight to:

GROUND FLOOR

Lounge

3.62m (11'10") x 3.25m (10'7") max

Feature fireplace with inset gas fire, radiator, double glazed window to front, picture rail:



Hallway

Stairs to first floor with walk in cupboard under:

Kitchen

3.65m (11'11") x 3.0m (9'10")

Fitted with a range of base and eye level units with laminate worktop space over, Zanussi gas oven with gas hob & extractor hood above, 1 & ½ bowl stainless steel inset sink with drainer, partly tiled walls, laminate flooring, fitted cupboard with Samsung fridge/freezer, opening onto dining room:



Dining Room

3.01m (9'10") x 2.62m (8'7")

Opening onto kitchen, radiator, fitted cupboard with wall mounted gas boiler and Bosch washing machine, laminate flooring, velux style double glazed window to rear with integral blind, double glazed window to rear, UPVC door with double glazed window to rear garden:



FIRST FLOOR

First Floor Landing

Bedroom 1

3.64m (11'11") x 3.37m (11'0")

Double glazed window to front, radiator, picture rail:



Bedroom 3

3.64m (11'11") x 1.76m (5'9") max

Double glazed window to rear, radiator, built in wardrobe with cupboards above & below, telephone point:

Bathroom

Comprising panelled bath with wall mounted shower & glass shower screen, vanity unit with inset wash hand basin, low-level WC, double glazed window to front, heated towel rail, partly tiled walls, recessed spot lighting, vinyl flooring:



SECOND FLOOR

First Floor Landing

Velux style window to rear with integral blind:

Under Eaves walk in storage cupboard

Lighting, fully boarded & carpeted:



Bedroom 2

3.38m (11'1") max x 3.63m (11'11")

Double glazed window to front, radiator:



Outside

Rear Garden

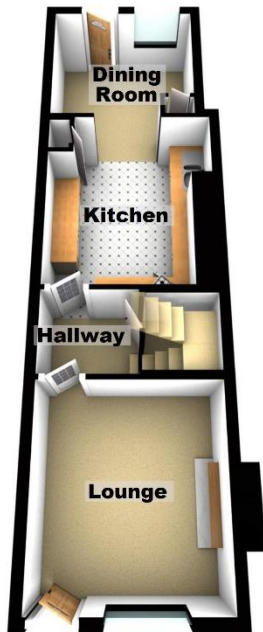
5.19m (17'0") x 3.36m (11'0")

Wall & fencing to sides, decked areas, rear access, outside tap, exterior light, flowerbeds & shrubs:



Rear of Property

Ground Floor



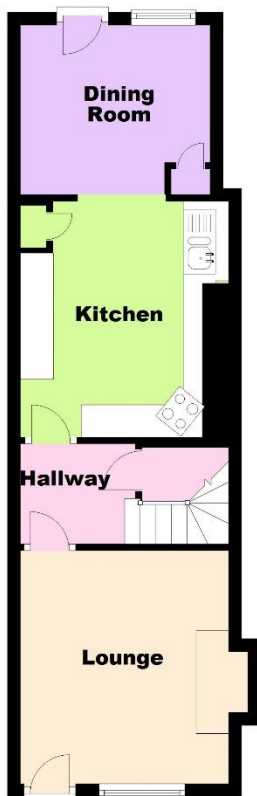
First Floor



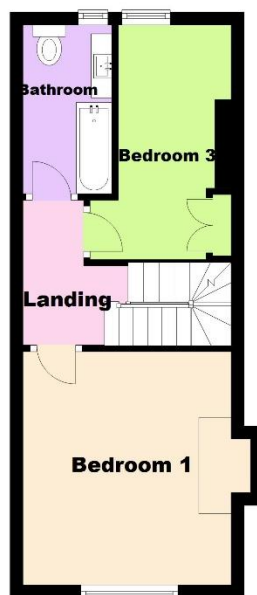
Second Floor



Ground Floor



First Floor



Second Floor



Energy performance certificate (EPC)

23 Brightland Road
EASTBOURNE
BN20 8BG

Energy rating

D

Valid until: 17 July 2033

Certificate number: 0200-4400-0722-2295-3373

Property type

Mid-terrace house

Total floor area

95 square metres

Rules on letting this property

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

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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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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