



11 BIDDENDEN CLOSE, EASTBOURNE

£260,000 FREEHOLD

Accommodation: Terraced House, Two Bedrooms, Lounge, Kitchen/Diner, Entrance Hall, Bath & Shower Room, Front & Rear Gardens, Double Glazed Windows, Gas Central heating.

Are you looking to purchase your first home? If so, this beautifully presented terraced house could be perfect for you. With a generously proportioned lounge 14'0" x 12'9" opening onto a modern kitchen diner 17'5" max overlooking the rear garden. Upstairs are two good size bedrooms and a modern spacious bathroom which includes both a bath and separate shower cubicle. The house also benefits from two storage cupboards in the front and rear garden. A viewing is essential so call The Exchange Property Services today on 01323 489560 to arrange an appointment to view.

UPVC door with double glazed panels to:

GROUND FLOOR

Entrance Hallway:

Staircase to first floor, laminate flooring, recessed spot lighting, radiator, double glazed full height frosted window to front, telephone point:

Lounge:

4.27 (14'0") x 3.90m (12'9")

Double glazed window to front, under stairs storage cupboard, radiator, feature fireplace, coved ceiling:



Kitchen/Dining Room:

5.32m (17'5") x 2.79m (9'1") reducing to 2.03m (6'7")

Double glazed window to rear, double glazed French doors opening onto rear garden, partly tiled walls, laminate flooring, recessed spot lighting, stainless steel inset sink & integral drainer, range of base units, cupboards and drawers with laminate quartz effect worktops, inset gas hob, extractor fan, fitted electric oven, plumbing for a washing machine, radiator, partly coved ceiling:





FIRST FLOOR

Landing

Loft Access, airing cupboard with wall mounted gas boiler:

BEDROOM ONE

4.31m (14'1") x 2.95m (9'8")

Double glazed window to front, built in wardrobe, radiator:



Bedroom Two

3.61m (11'10") x 2.58m (8'5")

Double glazed window to rear, radiator:



Bathroom:

Double glazed window to rear, panelled bath with mixer spray unit & over bath shower, tiled shower cubicle with water fall style shower plus riser rail shower, vanity unit with inset wash hand basin, low level WC, partly tiled walls, heated towel rail, recessed spot lighting:



Outside

Front Garden

Storage Cupboard with UPVC door, power points & lighting:

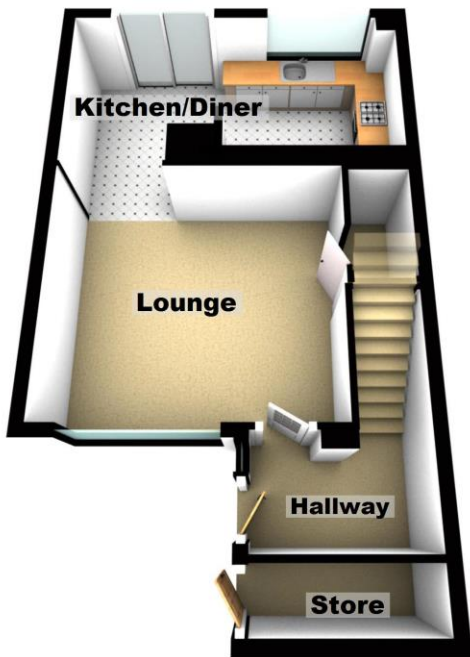
Rear Garden:

10.28m (33'8") x 5.57m (18'3")

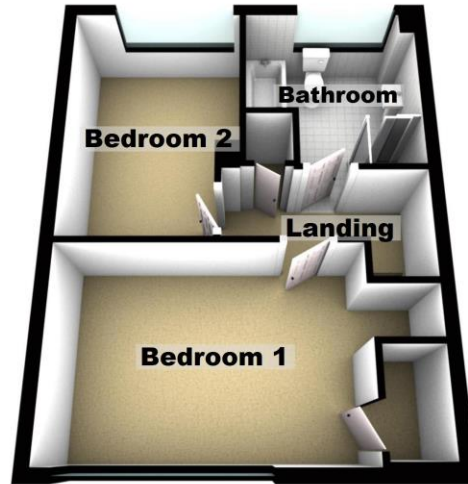
Gated rear access, fencing to sides & rear, lawn, patio, decking, exterior light, power point, outside tap, brick-built storage cupboard:



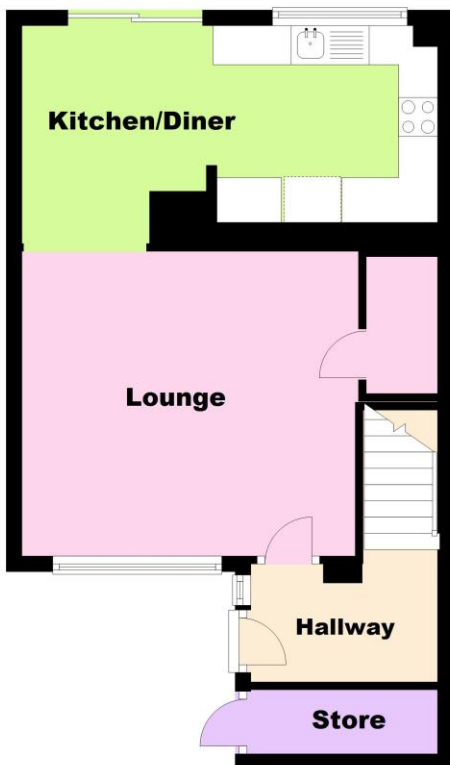
Ground Floor



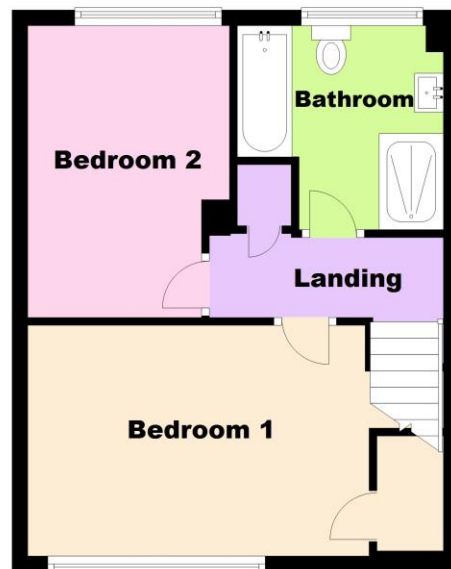
First Floor



Ground Floor



First Floor



Energy performance certificate (EPC)

11, Biddenden Close
EASTBOURNE
BN23 7HX

Energy rating

C

Valid until: 15 September 2029

Certificate number: 0165-2866-7112-9791-1061

Property type Mid-terrace house

Total floor area 75 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 energy rating is C. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	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.

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