



FLAT 19 FITZALAN HOUSE, 7/9 ARUNDEL ROAD UPPERTON, EASTBOURNE TO LET £1350 PCM

Accommodation: Second Floor Apartment, Two Bedrooms, Lounge, Kitchen, Shower Room, Double Glazed Windows, Gas Central Heating, Garage plus Communal Parking for one car on first come first serve basis, Communal Gardens.

Available on short term tenancy between six and twelve months and situated in a raised position with wonderful views towards Eastbourne Seafront to the front and from the balcony this modern second floor apartment benefits from a garage in block. The spacious 16'11" x 13'4" lounge opens onto the balcony overlooking the communal gardens and views beyond. Located in the desirable residential Upperton area a viewing is essential to appreciate this property. Call The Exchange Letting & Management today on 01323 489560 to arrange a viewing.

Qualifying income criteria applies:

Communal entrance with entry phone system, lift or staircase to second floor

Hallway

Built in cupboard, entry phone, radiator:

Lounge

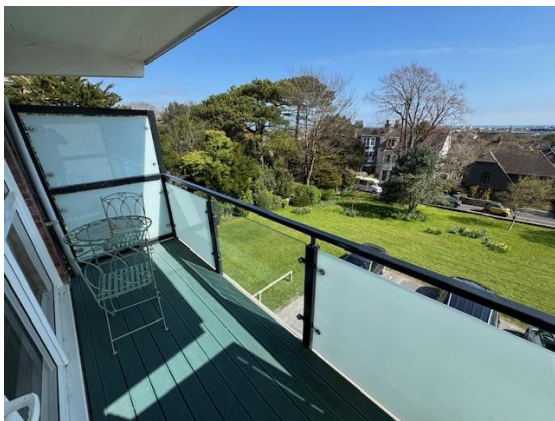
5.16m (16'11") x 4.07m (13'4")

Full Height Double glazed window to front, coved ceiling, radiators, telephone point, door to front balcony:



Balcony

4.09m (13'5") x 1.37m (4'5")



Kitchen

2.85m (9'4") x 2.16m (7'1")

Double glazed window to side, fitted range of base units, cupboards & drawers with laminate worktop space over, 1 & ½ bowl stainless steel inset sink with single drainer, fitted electric oven and inset gas hob, plumbing for washing machine, tiling to walls, tiled flooring, wall mount gas boiler:



Bedroom One

4.07m (13'4") x 3.63m (11'11")

Double glazed window to side, radiator:



Bedroom Two

3.03m (9'11") x 2.86m (9'4")

Double glazed window to side, radiator:



Shower Room

Double glazed window to side, double shower cubicle with wall mounted shower, vanity wash hand basin, low level WC, tiled walls, tiled flooring, floor level radiator:



Outside

Communal Gardens, storage cupboard & communal parking for one car on a first come first serve basis:



Garage in Block

Up & Over Door





AWAITING EPC

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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www.theexchangeonline.co.uk

Tel: 01323 489560

Email: info@exchangegrouponline.co.uk