



2 LOVELL COURT, MILL ROAD, EASTBOURNE

£800 PCM (UNFURNISHED)

Accommodation: Ground Floor Apartment, 1 Bedroom, Kitchen, Bathroom, Communal Gardens, Allocated parking space.

Situated in the sought after Upperton area. This ground floor home benefits from well proportioned accommodation and double aspect with the lounge door opening straight onto the attractive rear communal gardens and the flats allocated parking space. Don't delay, this is a property which must be seen to fully appreciate it's setting and attributes, call The Exchange Letting & Management today on 01323 489560 to arrange an appointment to view.

Qualifying income criteria applies:

GROUND FLOOR

Communal entrance & door to:

Hallway

Airing cupboard, electric storage heater:

Lounge

4.98m (16'4") x 2.96 (9'8")

Double glazed door opening onto rear communal garden, double glazed window to rear, double glazed window to side, electric storage heater:



Kitchen

2.60m (8'6") x 1.89m (6'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, double glazed window to front, part tiling to walls, plumbed for washing machine, cooker point:



Bedroom

3.25m (10'8") x 2.99m (9'9") plus alcove

Double glazed windows to rear, electric heater:

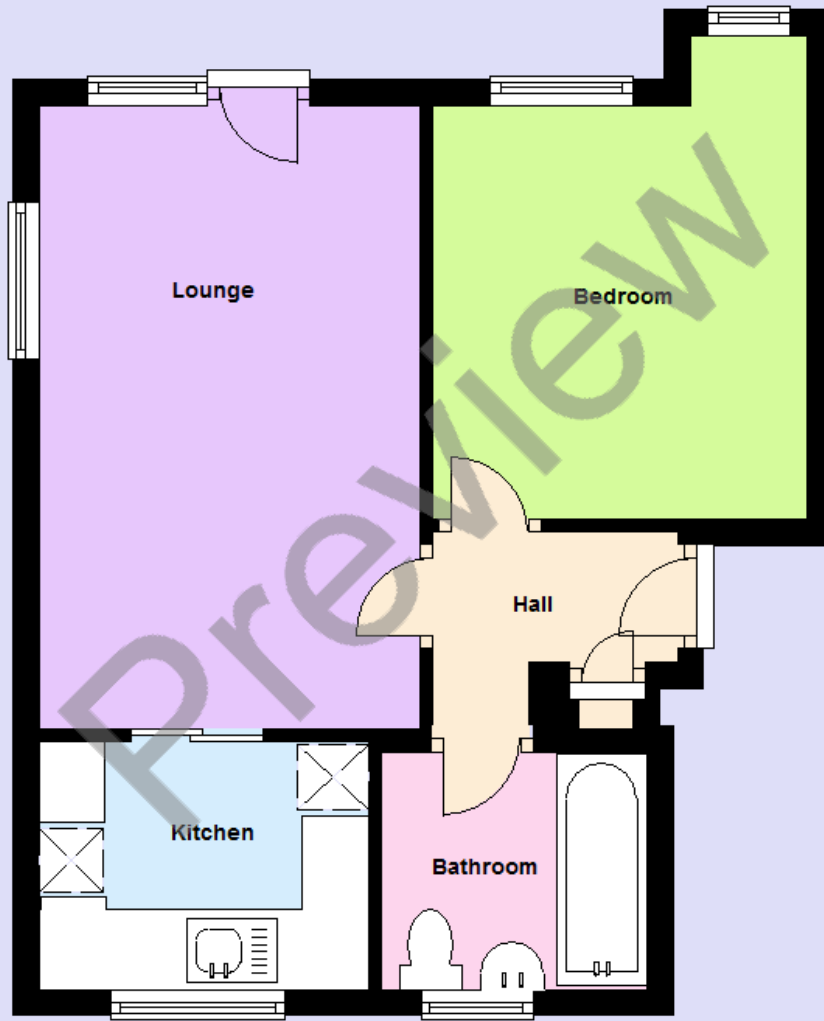


Bathroom

Fitted panelled bath with wall mounted electric shower, vanity unit with inset wash hand basin, low-level WC, double glazed window to front, partly tiled walls, wall mounted electric heater:



Ground Floor



Outside

Communal gardens, allocated parking space:

Energy performance certificate (EPC)

Flat 2 Lovell Court Mill Road EASTBOURNE BN21 2LW	Energy rating D	Valid until: 12 January 2035
		Certificate number: 6735-7629-2400-0162-5296

Property type	Ground-floor flat
Total floor area	40 square metres

Rules on letting this property

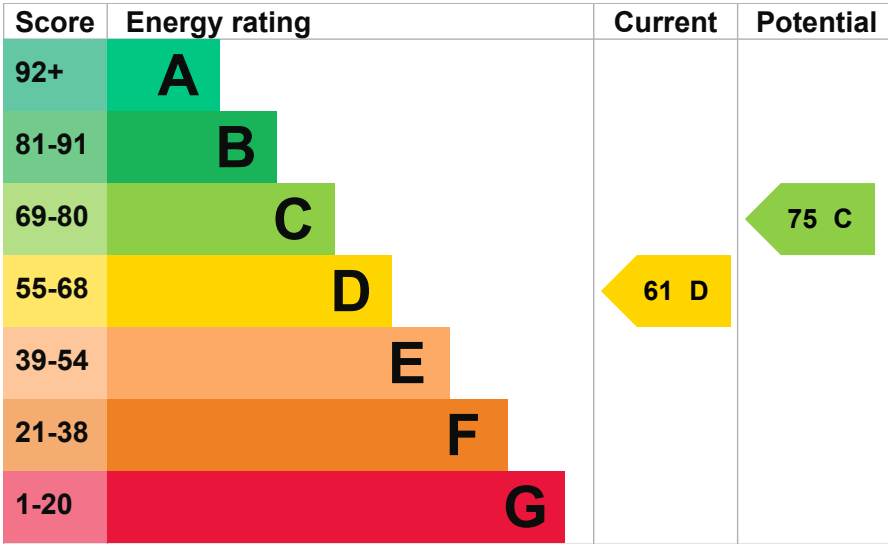
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

[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

Breakdown of property's energy performance

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 pleased 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 pleased 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, 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, 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 consider re-mortgaging "The Exchange Mortgage Services" can assist you with Professional Mortgage Advice offering advice and recommendation offering 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.

CONVEYANCING:

If you would like a no obligation conveyancing quotation we can provide you with a fixed fee quote from one of the UK's largest conveyancing firms who offer a competitive no move, no fee service with online case management and evening/weekend opening hours.

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