



FLAT 4, 12 GRASSINGTON ROAD, LOWER MEADS £200,000

LEASEHOLD WITH SHARE OF FREEHOLD

Accommodation: Second floor apartment, Lounge, Kitchen, Bathroom, Bedroom, Split Level hallway & landing, Mostly Double-Glazed Windows, Gas Central heating, communal garden.

This is an apartment you may just fall in love with! Situated in the highly desirable lower Meads area of Eastbourne this top floor home offers unique character features with its split-level hallway and landing which has additional light cascaded down through a roof light above. Both the Lounge and Bedroom enjoy attractive views towards Meads and the South Downs and the property has recently been refurbished throughout to include modern and stylish fitted kitchen & bathroom. A further bonus is the property also has access to a relatively secluded communal rear garden to enjoy in the summer. Arrange an essential viewing at your earliest opportunity and call The Exchange Property Services today on 01323 489560.

Communal entrance with entry phone system, staircase to second floor:

FIRST FLOOR

Hallway

Split level hallway with steps up to inner landing, roof light, radiator, entry phone:



Lounge

4.92m (16'1") x 4.70m (15'4")

Double glazed window to rear, sash style windows to side, feature fireplace with inset fire & surround, radiators, telephone point:



Kitchen

2.43m (7'11") x 2.38m (7'9")

Fitted with a matching range of base and eye level units with wood effect laminate worktop space over, 1 & 1/2 bowl ceramic inset sink with single drainer, double glazed velux style window to rear, part tiling to walls, fitted electric oven with inset electric hob & extractor hood, integrated dishwasher, plumbed for washing machine, space for fridge freezer, recessed spot lighting, access to eave storage cupboard:



Bedroom

4.26m (13'11) max x 3.00m (9'10") max

Double glazed full height windows to rear, radiator, boiler cupboard with wall mounted combination boiler, eave storage cupboard:





Bathroom

Double glazed velux style window to side, fitted with panelled bath, wall mounted, shower & shower screen, wall mounted wash hand basin, low-level WC, heated towel rail, partly tiled walls:

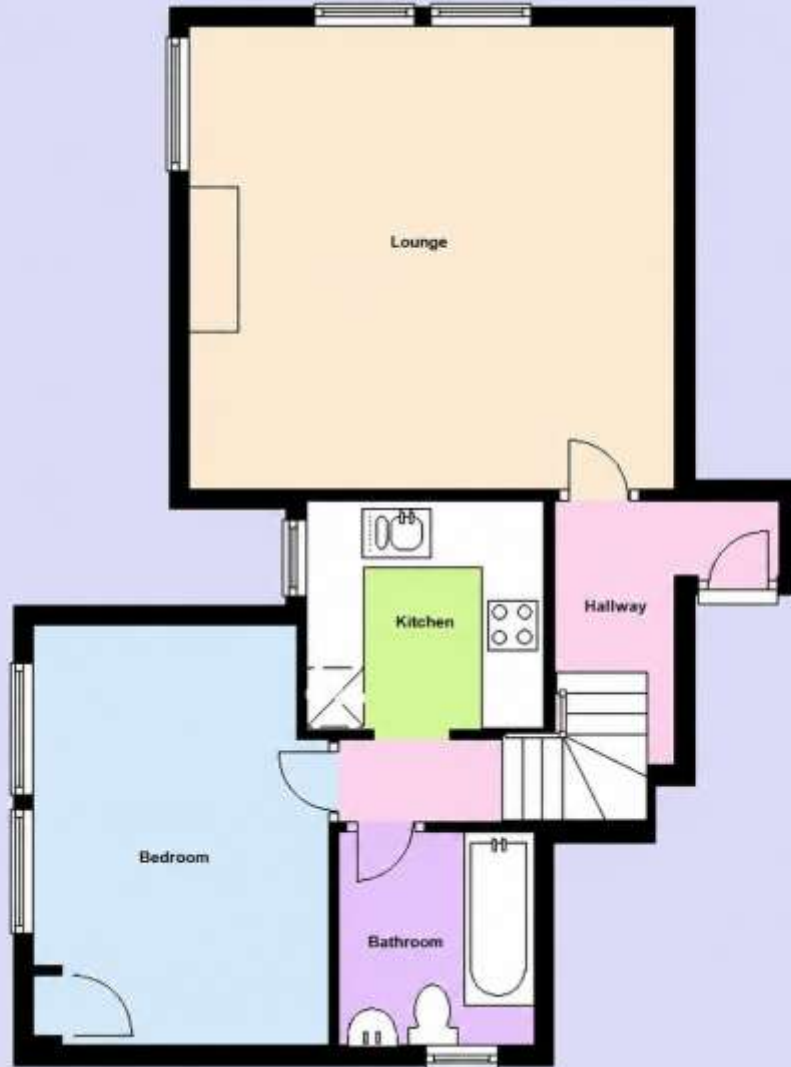


Outside

Communal Front Garden, rear garden split into various communal areas with allocated communal area for this flat comprising of lawn, storage green house, walls and fencing to sides & rear:



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Wall	Timber frame, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor

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.

FOLLOW THE EXCHANGE ON SOCIAL MEDIA:



Like 'The Exchange Property Services' on Facebook



Follow 'The Exchange Property Services' on Instagram



Follow 'The Exchange Property Services' on Twitter



Subscribe to 'The Exchange' to watch our video tours

The Exchange

Property Services
Mortgage Services
Letting & Management Services

www.theexchangeonline.co.uk

Tel: 01323 489560

Email: info@exchangegrouponline.co.uk