



## 101 ASHFORD ROAD £1575 PCM UNFURNISHED

**Accommodation:** Terraced Town House, Five Bedrooms, Hallway, Downstairs Shower Room, Lounge, Dining Room, Kitchen, First Floor Bathroom, Rear Courtyard Garden, Double Glazed Windows, Gas Central Heating.

This spacious family size period home is conveniently located for the Town Centre amenities and mainline railway station. In addition to five well-proportioned bedrooms the property also has a 16' x 8'5" kitchen opening onto a dining room plus a separate Lounge completing the generous accommodation on offer. So, if you're looking for a large home, don't delay contact The Exchange Letting & Management to arrange a viewing by calling 01323 489560.

Qualifying income criteria applies.

Outside light, block paving, part glazed UPVC door with glazed panel above to:

**Hallway:**

Corniced archway, coved ceiling, stairs to First Floor with cupboard under:

**Lounge:**

3.92m (12'10") x 3.79m (12'5") max

Double glazed window to front, coved ceiling, radiator, feature fireplace, fitted wardrobe:



**Downstairs Shower Room:**

Low level WC, shower cubicle with wall mounted shower, pedestal wash hand basin, heated towel rail, partly tiled walls, extractor fan:



### **Dining Room:**

3.98m (13'0") x 3.18m (10'5") max

Opening onto Kitchen, coved ceiling, radiator, telephone point:



### **Kitchen**

4.90m (16'0") max x 2.59m (8'5") reducing to 1.82m (5'11")

Double glazed door to rear garden, double glazed window to rear, skylight, partly tiled walls, stainless steel inset sink & drainer, fitted with a range of base units, cupboards & drawers, with laminate worktop space over, inset gas hob, extractor cooker hood, fitted electric oven, wall mounted gas boiler, plumbing for washing machine, radiator:



### **First Floor Landing**

Split level, radiator, stairs to Second Floor:

**Bedroom One:**

4.87m (15'11") max x 3.94m (12'11")

Double glazed windows to front, radiator, fitted wardrobe, phone point:



**Bedroom Two:**

4.0m (13'1") x 3.19m (10'5") max

Double glazed window to rear, fitted wardrobe, coved ceiling, radiator:



**First Floor Bathroom**

Double glazed window to rear, low level WC, pedestal wash hand basin, panelled bath, partly tiled walls, shower cubicle with wall mounted shower, radiator, recessed spotlights:



### **Second Floor Landing**

Split Level, Double glazed velux style window to rear, two fitted double cupboards:

### **Bedroom Three:**

3.62m (11'10") max x 3.21m (10'6")

Double glazed window to rear, radiator:



### **Bedroom Four:**

3.64m (11'11") x 2.32m (7'7")

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



**Bedroom Five:**

2.75m (9'0") x 2.18m (7'1")

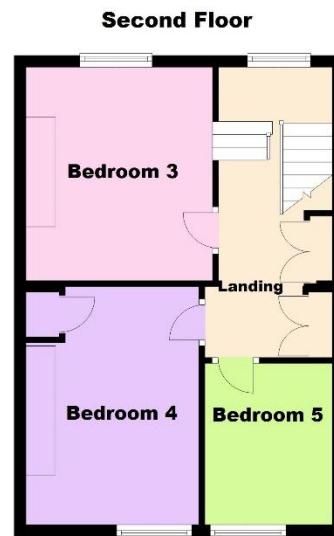
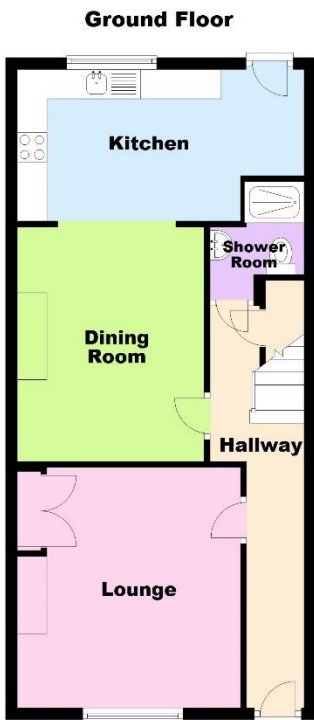
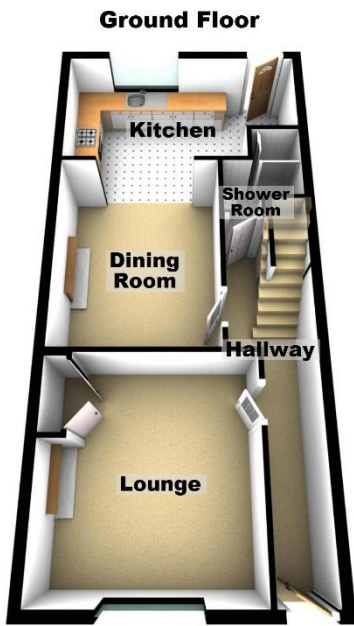
Double glazed window to front, radiator, telephone point:



**Courtyard Rear Garden**

5.10m (16'8") x 3.56m (11'8")

Walls to side and rear, block paving, gated rear access:



# Energy performance certificate (EPC)

101, Ashford Road  
EASTBOURNE  
BN21 3TP

Energy rating

C

Valid until: 8 January 2029

Certificate number: 8311-6529-4030-0851-0902

Property type Mid-terrace house

Total floor area 138 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		85 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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