



## **FLAT 22 SCOTNEY HOUSE, GROOMBRIDGE AVE**

### **OFFERS IN EXCESS OF**

### **£200,000 LEASEHOLD**

**Accommodation:** Third floor apartment, Open Plan Living Room & Kitchen, Balcony, Two Bedrooms, Bathroom, En-Suite Shower Room, Hallway, Double-Glazed Windows, Gas Central heating, Communal grounds, Allocated under block parking space.

Enviably and wonderful views from the elevated Third Floor towards the beach and seafront beyond this apartment has a balcony off the open plan living room to enjoy all year round. A home located in a highly desirable location next to Princes Park, beach and seafront amenities plus it benefits from a modern fitted kitchen, bathroom and en-suite shower room to the master bedroom. A viewing is essential to fully appreciate the location and views so call The Exchange Property Services today on 01323 489560.

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

### THIRD FLOOR

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#### Hallway

Radiator, entry phone, walk in cloaks cupboard, telephone point:

#### Open Plan Living Room & Kitchen

6.84m (22'5") max x 4.80m (15'8") reducing to 3.25m (10'8")

#### Living Area

Double glazed patio doors opening onto front balcony, radiators, storage cupboard with wall mounted gas boiler:



#### Balcony

2.55m (8'4") x 1.37m (4'5")

Glazed panels, decked flooring, outside light, views towards seafront:



Views from Balcony

### **Kitchen Area**

Fitted with a matching range of base and eye level units with laminate worktop space over, stainless steel inset sink with single drainer, fitted electric oven with inset electric hob & extractor hood, plumbed for washing machine, space for fridge freezer:



### **Bedroom One**

3.53m (11'7") x 2.83m (9'3")

Double glazed window to front, radiator:



### **En-Suite Shower Room**

Double shower cubicle with wall mounted shower, pedestal wash hand basin, low-level WC, radiator, partly tiled walls:



### **Bedroom Two**

3.54m (11'7") x 2.72m (8'10")

Double glazed window to front, radiator:



### **Bathroom**

Fitted with panelled bath with mixer spray unit, pedestal wash hand basin, low-level WC, radiator, partly tiled walls:



### **Outside**

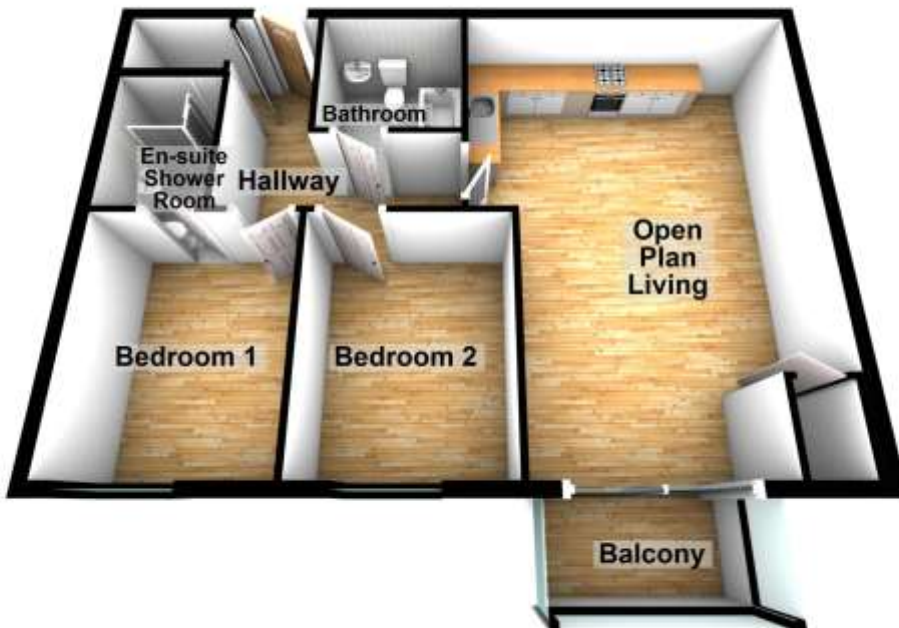
Communal grounds, allocated under block allocated parking space:



Third Floor



Third Floor



# Energy performance certificate (EPC)

Apartment 22  
Scotney House  
2 Groombridge Avenue  
EASTBOURNE  
BN22 7FE

Energy rating

**B**

Valid until: 17 June 2036

Certificate number: 0330-2896-5660-2596-4355

Property type

Mid-floor flat

Total floor area

70 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 B. 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	84 B	84 B
69-80	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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Mortgage Services  
Letting & Management Services

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