



34 EDEN CLOSE, STONE CROSS

TO LET £1585 PCM UNFURNISHED

Accommodation: Detached House, 3 Bedrooms, Lounge, Kitchen/Dining Room, Cloakroom Bathroom, En-Suite Shower Room, Garage, Front & Rear Gardens, Double Glazed Windows and Gas Central heating.

Available for let and situated in desirable Stone Cross backing onto fields. This property is also conveniently located for Stone Cross school and shopping facilities in Adur Drive which are within easy access. The property includes lounge 16'5"max x 13'5"max and master bedroom 11'3"max with built in wardrobe and en-suite shower room. Don't be disappointed call The Exchange Letting & Management today on 01323 489560 to arrange an appointment to view.

GROUND FLOOR

Part double glazed door to hall:

Hall

Stairs, radiator:

Cloakroom

Double glazed window to front, wall mounted wash hand basin, low-level WC, radiator:

Lounge

5.00m (16'5") reducing to 3.74m (12'3") x 4.10m (13'5") reducing to 3.02m (9'10")

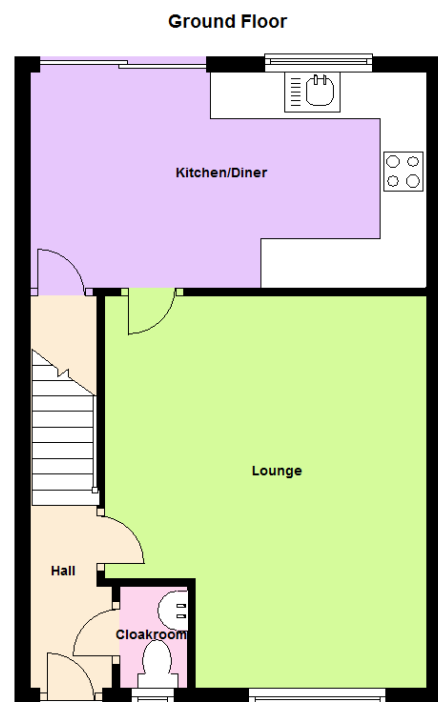
Double glazed window to front, laminate flooring, two radiators, phone point, TV point:



Kitchen/Diner

5.00m (16'4") x 2.74m (8'11")

Fitted with a matching range of base units cupboards and drawers with laminate worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in gas hob with extractor fan over, part laminate flooring, double glazed window to rear, radiator, sliding double glazed patio door to rear garden, under stairs cupboard:



FIRST FLOOR

Landing

Double glazed window to side, Airing cupboard with gas boiler, Over stairs storage cupboard, loft access:

Bedroom 1

3.45m (11'3") x 2.89m (9'5")

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



En-suite Shower Room

With recessed shower cubicle with glass screen and wall mounted shower, pedestal wash hand basin, low-level WC, double glazed window to side, tiled walls, shaver point, extractor fan, radiator:

Bedroom 2

3.13m (10'3") x 2.83m (9'3")

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



Views from Bedroom 2

Bedroom 3

2.37m (7'9") x 2.09m (6'10")

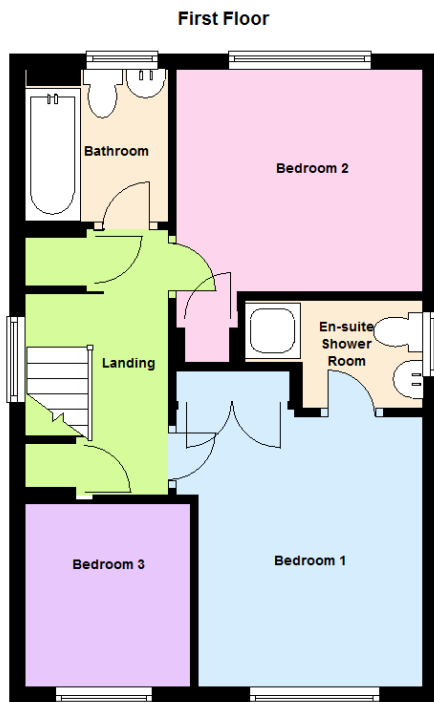
Double glazed window to front, radiator, phone point:



Bathroom

Fitted with panelled bath and wall mounted shower over, pedestal wash hand basin, low-level WC, part tiled walls, shaver point, double glazed window to rear, radiator:





Outside

Front Garden

Lawn, outside light

Rear Garden

10.8m (35'6") x 7.43m (24'4")

Lawn, gated side access, patio area, mature shrubs.

Garage

Up & over door with roof storage space



Energy performance certificate (EPC)

34, Eden Close
Stone Cross
PEVENSEY
BN24 5EX

Energy rating

D

Valid until: **18 March 2029**

Certificate number: **9518-1058-6257-5491-7960**

Property type

Detached house

Total floor area

66 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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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