



10 FOLEY CLOSE, LANGNEY POINT

TO LET £1450 PCM

Accommodation: Detached Bungalow, Hallway, Lounge, Two Bedrooms, Kitchen, Bathroom, Separate WC, Double Glazed Windows, Gas Central Heating, Front & Rear Gardens, Garage, Driveway.

Do you have dreams of living near the beach on the South Coast? This detached bungalow is enviably located within easy reach of Eastbourne Beach and seafront amenities plus Five Acres recreation park. In addition to the garage and driveway this property has a pleasant rear garden plus generous Lounge and master bedroom. Arrange a viewing today to by calling The Exchange Letting & Management on 01323 489560.

UPVC double glazed door to:

GROUND FLOOR

Hallway

Double glazed window to side, loft access with gas boiler & drop-down ladder, radiator, telephone point, cloaks cupboard, two double fitted cupboards, coved ceiling:

Lounge

5.35m (17'6") x 3.62m (11'10")

Feature fireplace with inset electric fire, radiators, double windows & french doors to rear garden, coved ceiling:



Kitchen

3.18m (10'5") x 2.24m (7'4")

Fitted with a range of base and eye level units with quartz style worktop space over, inset gas hob, extractor cooker hood, integrated electric oven, stainless steel single bowl inset sink with drainer, plumbing for washing machine, integrated fridge/freezer, UPVC double glazed door to rear garden, double glazed window to rear, radiator, recessed spot lighting, part tiling to walls:



Bedroom 1

4.25m (13'11") x 3.59m (11'9")

Double glazed bay window to front, radiator, coved ceiling:

**Bedroom 2**

3.30m (10'10") reducing to 2.55m (8'4") x 3.21m (10'6") reducing to 2.47m (8'1")

Double glazed windows to front & side, radiator, coved ceiling:

**Bathroom**

Comprising panelled bath with wall mounted electric shower & shower screen, vanity unit wash hand basin, double glazed window to side, radiator, partly tiled walls, extractor fan, coved ceiling:



Separate WC

Comprising low level WC, wall mounted wash hand basin, double glazed window to side, partly tiled walls, coved ceiling:

Outside**Garage**

Up & Over door to front driveway, door to rear garden, power points, lighting:

Front Garden

Lawn & Driveway

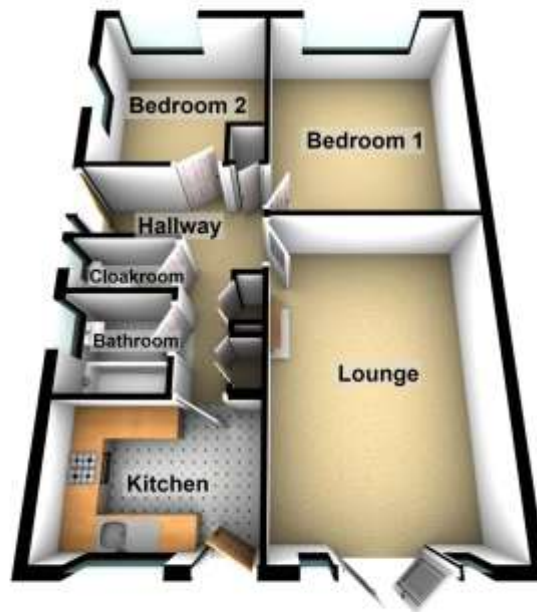
Rear Garden

11.31m (37'1") reducing to 4.59 (15'0") x 9.91m (32'6") reducing to 7.02m (23'0")

Fencing to sides & Rear, decked area, gated side access, outside tap, lawn & artificial grass areas:



Ground Floor



Ground Floor



Energy performance certificate (EPC)			
10 Foley Close EASTBOURNE BN23 6HA	Energy rating D	Valid until:	18 March 2036
		Certificate number:	9210-3060-5207-4476-2204
Property type		Detached bungalow	
Total floor area		67 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.

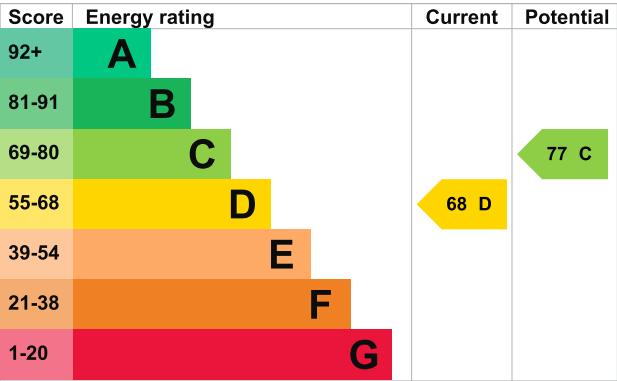
[See how to improve this property’s energy efficiency.](#)

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



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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