The Exchange

Property Services
Mortgage Services
Letting & Management Services
Conveyancing Services

Tel: 01323 489560 **www.theexchangeonline.co.uk** Fax: 01323 488372



66 KINGS DRIVE, EASTBOURNE

£260,000 FREEHOLD

Accommodation: End of Terrace House, 2 Bedrooms, Kitchen/Diner, Bathroom, Front & Rear Gardens, Garage, Double Glazed Windows and Gas Central heating.

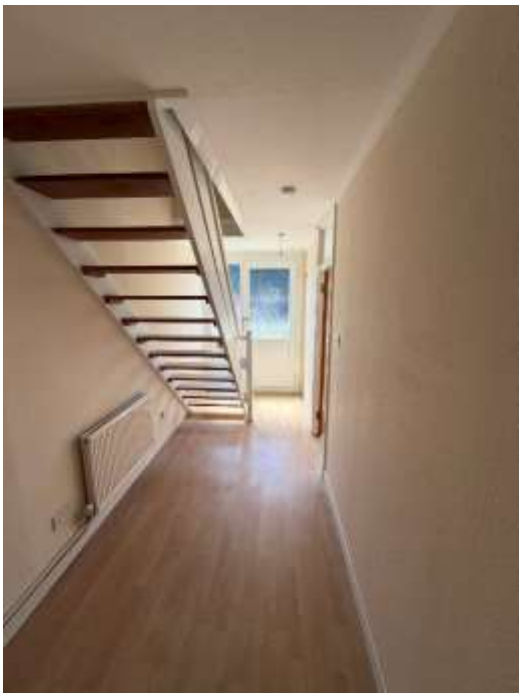
Have you always dreamed of living on Kings Drive but found the large homes are out of your price range? This is a rare opportunity to secure a well-proportioned two-bedroom house in a sought-after location. Some of the main benefits include a 15'11" x 11'7" kitchen/Diner, 16' x 8'10" master bedroom with some views of the countryside to the rear and a spacious bathroom which really must be seen to be fully appreciated, including bath and separate shower cubicle. A garage in block to the rear of the property should also prove a real bonus. Available with no onward chain, don't delay in arranging an appointment to view and securing this home at your earliest opportunity. Telephone The Exchange Letting & Management today on 01323 489560.

The Property Ombudsman

GROUND FLOOR

Double glazed door to:

Hall
Double glazed window to front, radiator, open stairs, coved ceiling, radiator, phone points, laminate flooring:





Lounge
4.38m (14’4”) x 3.04m (9’11”)
Double glazed window to front, radiator, coved ceiling, laminate flooring:





Kitchen/Diner
4.87m (15'11") x 3.54m (11'7")
Double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over and peninsular unit, stainless steel inset sink and drainer, inset gas hob with extractor hood, fitted electric oven, cooker point, plumbed for washing machine, radiator, laminate flooring, double glazed door to rear garden:





FIRST FLOOR

Landing
Built in airing cupboard with wall mounted boiler, loft access, coved ceiling:

Bathroom
Comprising panelled bath, pedestal wash hand basin, recessed shower cubicle with wall mounted shower, low-level WC, radiator, recessed spot lighting, extractor fan, tiled walls:





Bedroom 1
4.89m (16’0”) x 2.70m (8’10”)
Two double glazed window to rear, coved ceiling, radiator, phone point, aerial point:





Bedroom 2
4.89m (16’0”) max reducing to 3.92m (12’10”) x 2.80m (9’2”) max
Two double glazed windows to front, radiator, coved ceiling, aerial point:



Outside

Front Garden

Lawn

Rear Garden
5.87m (19’3”) max x 5.73m (18’9”) max
Decked, side & rear access, fencing to sides & rear:

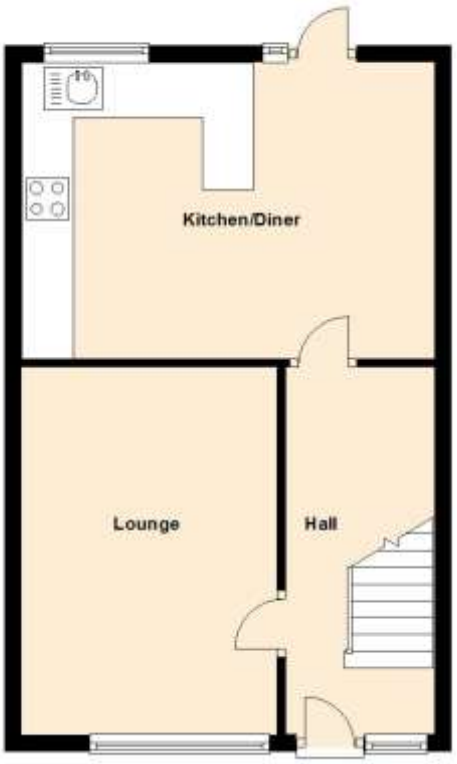
Garage
In block to rear of property via side access road:



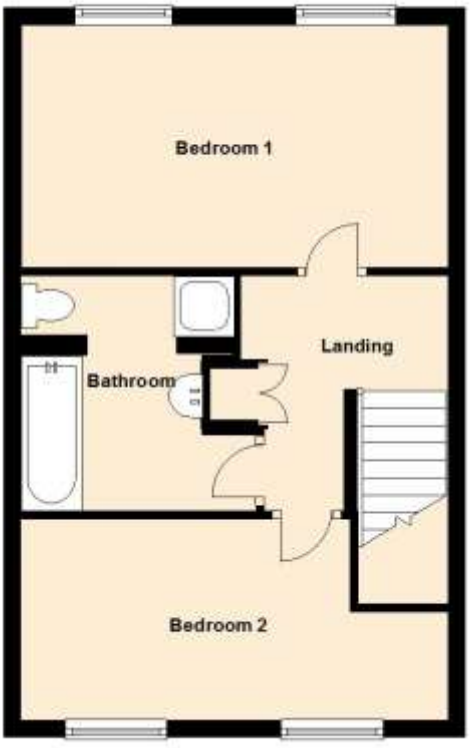


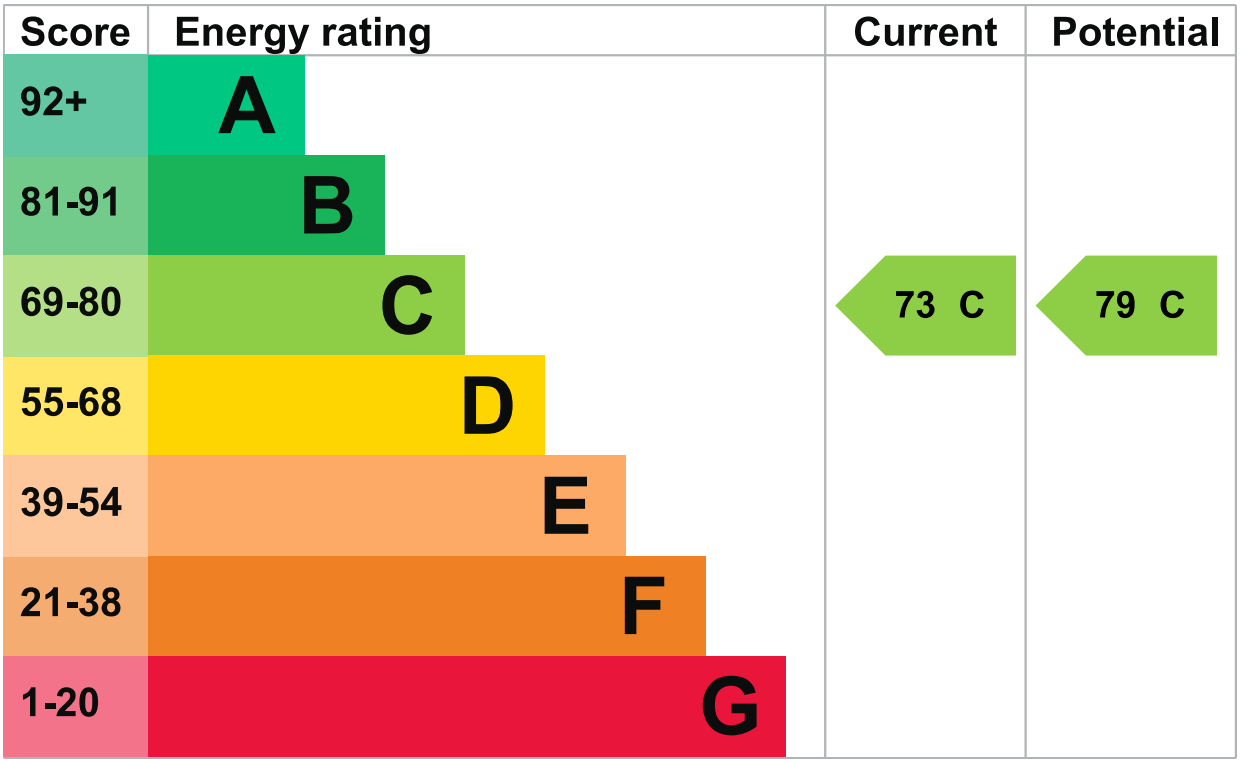


Ground Floor



First Floor





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, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good

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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