

# Welcome to our guide to letting your residential property



## About us

Eastbourne Lettings has been letting property since 2003 with many staff having as much as 20 years' experience in the property rental market.

We are a family company that commits to values of trust and transparency. Our exceptional standards of customer service are delivered through a high staff to property ratio, coupled with efficient processes and use of modern day technology.

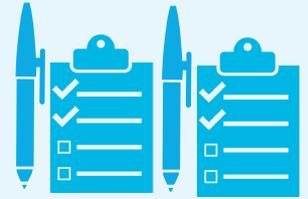
When visiting your property we will discuss your reasons for letting your property and tailor our service to suit your needs ensuring you achieve the maximum potential of your rental asset.

We are passionate about what we do and always provide the very best of support, advice and customer service throughout the letting and management of your property.

Testament to our service levels is the amount of referral business we receive - we gain more business from personal recommendation than from any other source and our reputation is of paramount importance to us.

We trust you will find the information in our pack helpful and informative, but if you have any questions please do not hesitate to contact one of our team.





## Your opportunity as a landlord

Letting a property is a serious business whether you are an investment landlord or private individual letting your home for the first time.

History suggests that in the UK, residential property is one of the safest and best performing investments over a period of time, not only providing an excellent income but there can also be capital gain in the process.

The make up of the rental sector has changed significantly in recent years in terms of the standard of accommodation and the different participating landlords.

Letting residential property requires careful planning and you need a professional agent to look after your interests and at the same time, make your role as a landlord as stress free as possible.

Your property is a major investment and it is important that you are aware of your responsibilities as a landlord as well as knowing the best way to optimise your investment.

This guide is designed to offer comprehensive information about all aspects of letting a property whilst, at the same time, giving you an insight into the level of care we put into our service.

## Buy to let is one of the safest investments

Over recent years, changes in both the housing market and social patterns have resulted in an unprecedented rise in the demand for property within the private rental sector.

Investing in buy to let property is proving to be a prudent decision for many people looking for an alternative to investing in the stock market or savings accounts.

Key to successful investment are factors such as location and the type of property, but it is also important to consider achievable rent levels, tenant demand and expectations, maintenance and potential for capital growth.

With so much to consider Eastbourne Lettings will take the time to assist from the start.

We recognise that it is likely to be your second biggest investment after buying your own home, and whether you are a first-time landlord or experienced investor you can trust our guidance.

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