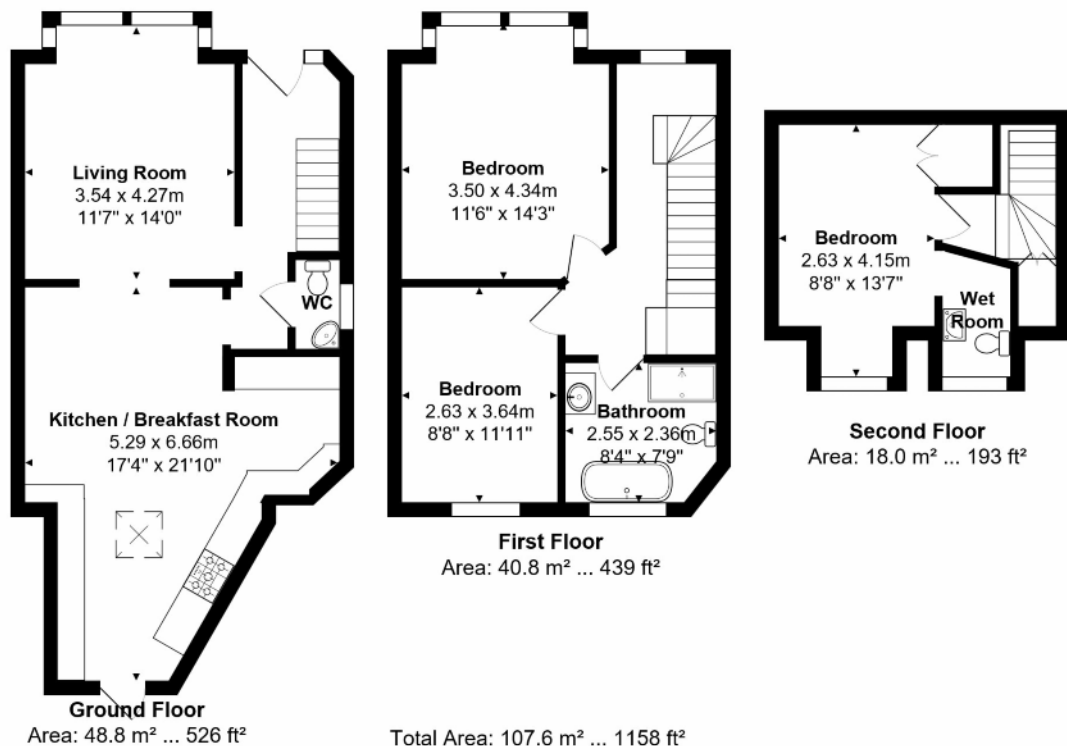


Kendrick Property Services are delighted to offer for sale this excellently presented 3 bedroom end of terrace family home on one of the most popular residential areas in Brighton. On the ground floor of this property you will find a gorgeously presented living room with a feature fire place and wooden floors that continue through to the spacious kitchen/ dining room. The kitchen/ dining room has been finished to a very standard and benefits from a large amount of cupboards and wall based units. This space is perfect for entertaining guests as you have direct access to the back garden and has ample room for a large dining table. Completing the first floor in a under stair W/C.

Moving to the first floor of the property you will find 2 double bedrooms which both have stripped wooden flooring which helps continue the homely vibe. Also on the first floor is a modern fitted bathroom that has a separate feature bath and is fully tiled. Completing Hartington Road is the 3rd bedroom that occupies the top floor, this double bedroom is of a good size and has a wet room/ en suite.

Kendrick Property Services are sole agents on this property and suggest an early viewing on the opportunity to purchase a well presented home on one of the most desirable roads in the area.





Kendrick Property Services
10-12 Lewes Road
Brighton BN2 3HP

Sales, 01273 778333
sales@kendrickpropertyservices.co.uk
www.kendrickpropertyservices.co.uk

Under the property misrepresentations act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers should not rely on the statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Kendrick Property Services has authority to make or give any representation or warranty to this property.

Energy Performance Certificate



Date of assessment: 17 May 2017

Date of certificate: 17 May 2017

Type of assessment: RdSAP, existing dwelling

Total floor area: 108 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,384
Over 3 years you could save	£ 606

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	
Heating	£ 2,817 over 3 years	£ 2,313 over 3 years	
Hot Water	£ 333 over 3 years	£ 231 over 3 years	
Totals	£ 3,384	£ 2,778	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Cavity wall insulation	£500 - £1,500	£ 414	✓
2. Floor insulation (suspended floor)	£800 - £1,200	£ 90	✓
3. Solar water heating	£4,000 - £6,000	£ 102	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.