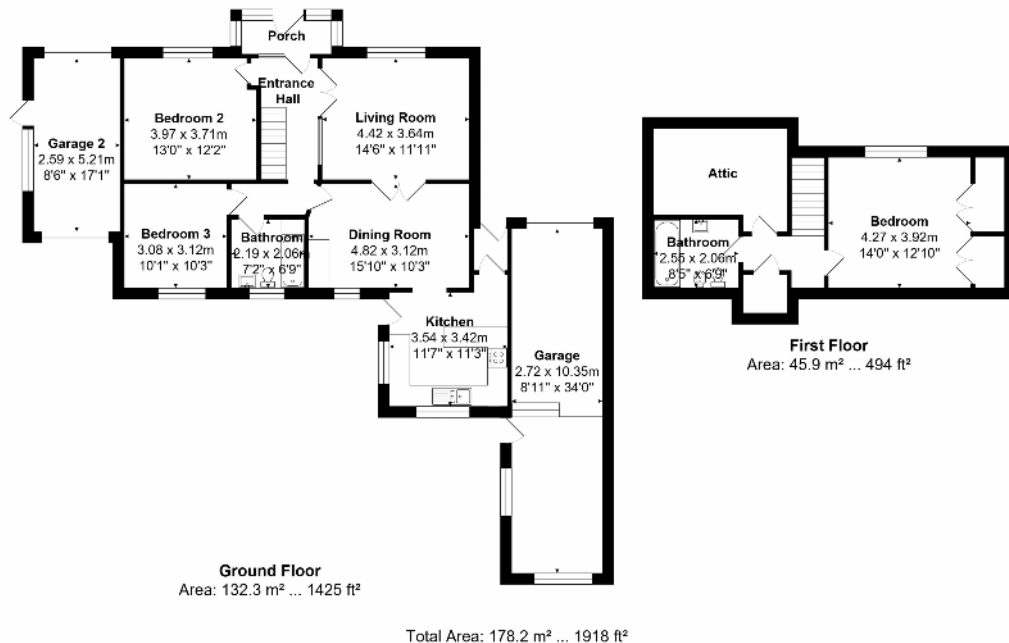






Kendrick Property Services are delighted to offer for sale this spacious three bedroom detached chalet bungalow, situated in the Woodingdean area which is found on the outskirts of Brighton. The property comprises of a spacious living room which offers spectacular views south and out to sea. Towards the back of the property you will find a good size dining room which flows beautifully into the kitchen and offers a perfect space to entertain family and friends. Completing the ground floor are two double bedrooms and a family bathroom. On the first floor you will find the master bedroom which also boasts fantastic views out to sea. Alongside the master bedroom there is a bathroom and attic space that is ideal for storage. This family home, which sits on a quarter acre plot, also benefits from having two garages, one with a rear workshop, a large driveway and a well kept rear garden. This sizable property is ideal for a growing family and is not to be missed.





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

Sales, 01273 600162
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



Dwelling type: Detached bungalow
 Date of assessment: 09 November 2017
 Date of certificate: 09 November 2017
 Reference number: 9652-2841-7197-9903-4601
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 135 m²

Use this document to:

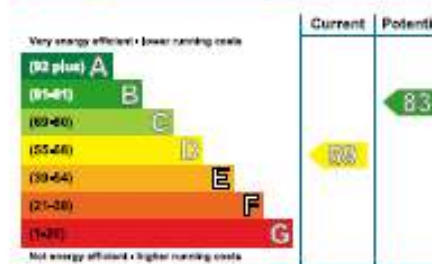
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,960
Over 3 years you could save	£ 1,632

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 234 over 3 years	
Heating	£ 3,159 over 3 years	£ 1,866 over 3 years	
Hot Water	£ 489 over 3 years	£ 228 over 3 years	
Totals	£ 3,960	£ 2,328	

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 Room-in-roof insulation	£1,500 - £2,700	£ 405	
2 Cavity wall insulation	£500 - £1,500	£ 342	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 288	

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.