





Kendrick Property Services are delighted to offer for sale this immaculately presented 2 double bedroom flat in this prime residential location in Central Hove and within easy walking distance to local shops, cafes, bars, Hove station and Hove Esplanade. This delightful garden flat offers many benefits including your own private entrance, a share in the freehold and direct access into your own private large west facing rear garden. Internally the accommodation is in fantastic condition and comprises of a modern fitted kitchen with breakfast bar, modern fitted bathroom, 2 double bedrooms and a 16' living room with double doors leading directly on to your own large private west facing garden.





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



Garden Flat
41, Tisbury Road
HOVE
BN3 3BL

Dwelling type: Ground floor flat
Date of assessment: 9 November 2009
Date of certificate: 09-Nov-2009
Reference number: 8601-6629-6379-3941-6002
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	59	64
(35 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	57	62
(35 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.