

Kendrick Property Services are delighted to bring to market this central Hove apartment, just off the bustling Church Road offering a wealth of popular shops and restaurants. The famous Hove lawns and beach can be found just minutes away for ideal city living by the sea. Hove Station is a short walk away, offering strong links up to London and along the coast, making for an easy commute. Ventnor Villas really is the place to be. This period apartment features a large living room, with a working fireplace and sash windows. Next to the living room is the kitchen with a range of wall/ base units and benefits from having a study towards the rear of the property. Off the hallway you will find the large master bedroom, family bathroom and the second bedroom. This cool, quiet and simply gorgeous central Hove apartment is not to be missed and comes with a newly extended lease.





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.

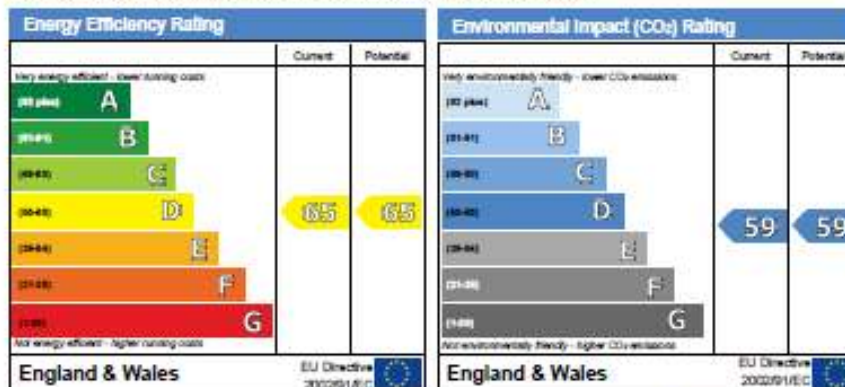
Energy Performance Certificate



HOVE,
BN3 3DA

Date of certificate: 25 June 2010
Reference number: 2158-0045-6226-7670-3984
Type of assessment: RdSAP, existing dwelling
Total floor area: 94 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.



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.

The environmental impact rating is a measure of this 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.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	267 kWh/m ² per year	267 kWh/m ² per year
Carbon dioxide emissions	4.2 tonnes per year	4.2 tonnes per year
Lighting	£57 per year	£57 per year
Heating	£540 per year	£540 per year
Hot water	£103 per year	£103 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.