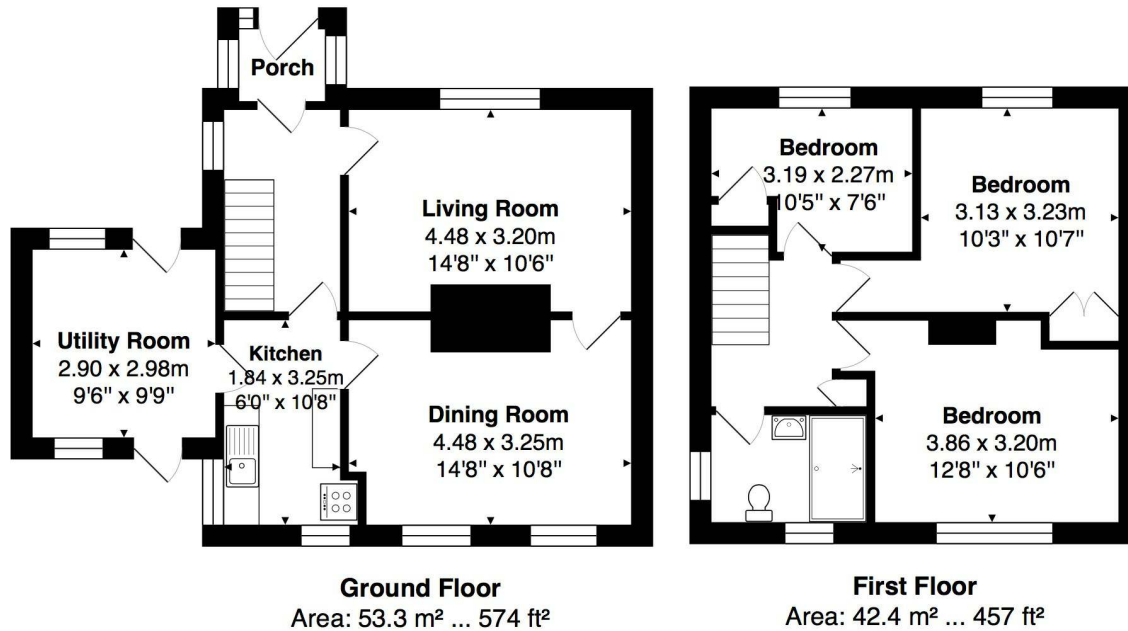






Kendrick Property Services are delighted to market for sale this 3 bedroom semi detached house, situated in a popular residential location. The Carden Avenue area is a perfect fit for families with some of the best schools in Brighton all within a mile away. This property is also well within reach of two well known superstores as well as many high street shops and restaurants just down the road. With London Road at the bottom of Carden Avenue this property provides easy links to the centre of town and on to the A27. This property benefits from a large rear garden, side storage/utility room, newly fitted bathroom, bright living room with an adjoining dining room and potential loft conversion (STPP). Other features include gas fired central heating and double glazed windows. Petworth Road is a great blank canvas and is to be sold with no onward chain.





Total Area: 95.8 m² ... 1031 ft²

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

Sales, 01273 600162
sales@kendrickpropertyservices.co.uk
www.kendrickpropertyservices.co.uk

Under the property misdistributions 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



10, Petworth Road, BRIGHTON, BN1 8LQ

Dwelling type: Semi-detached house
Date of assessment: 23 February 2018
Date of certificate: 23 February 2018

Reference number: 0951-2867-7421-9528-0201
Type of assessment: RdSAP, existing dwelling
Total floor area: 85 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

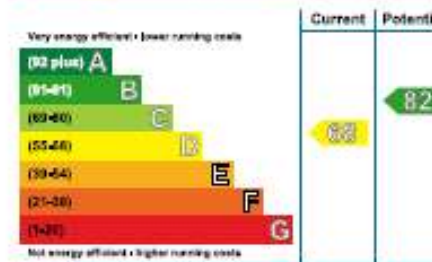
Estimated energy costs of dwelling for 3 years:	£ 2,205
Over 3 years you could save	£ 258

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 1,725 over 3 years	£ 1,569 over 3 years	
Hot Water	£ 303 over 3 years	£ 201 over 3 years	
Totals	£ 2,205	£ 1,847	

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
1 Floor insulation (suspended floor)	£800 - £1,200	£ 156
2 Solar water heating	£4,000 - £6,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 951

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.