







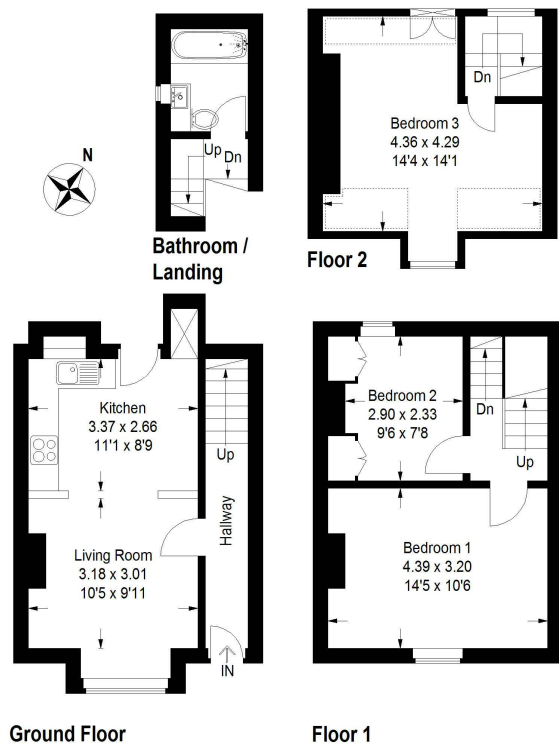
**Kendrick Property Services are delighted to offer for sale this 3 bedroom end of terrace house situated in a popular residential location off of Elm Grove. This property is in fantastic order throughout and comprises of an open plan living / dining room, kitchen, three spacious bedrooms, modern fitted bathroom and private rear garden. The property offers easy access into City Centre and Mainline Train Station. St Helens Road is the perfect family home and is not to be missed.**







Approximate Gross Internal Area (Including Bathroom / Landing)  
80.1 sq m / 862 sq ft



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

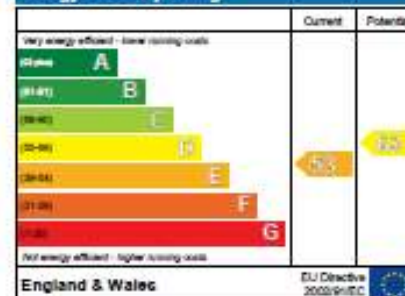


BN2 3EE

Date of certificate: 15 January 2010  
Reference number: 8980-6529-7060-3185-0996  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 78 m<sup>2</sup>

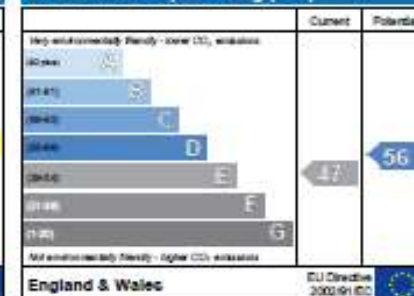
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



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 Rating (CO<sub>2</sub>)



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	366 kWh/m <sup>2</sup> per year	308 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.0 tonnes per year	4.0 tonnes per year
Lighting	£64 per year	£40 per year
Heating	£782 per year	£637 per year
Hot water	£98 per year	£93 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.

To see how this home can achieve its potential rating please see the recommended measures.



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.