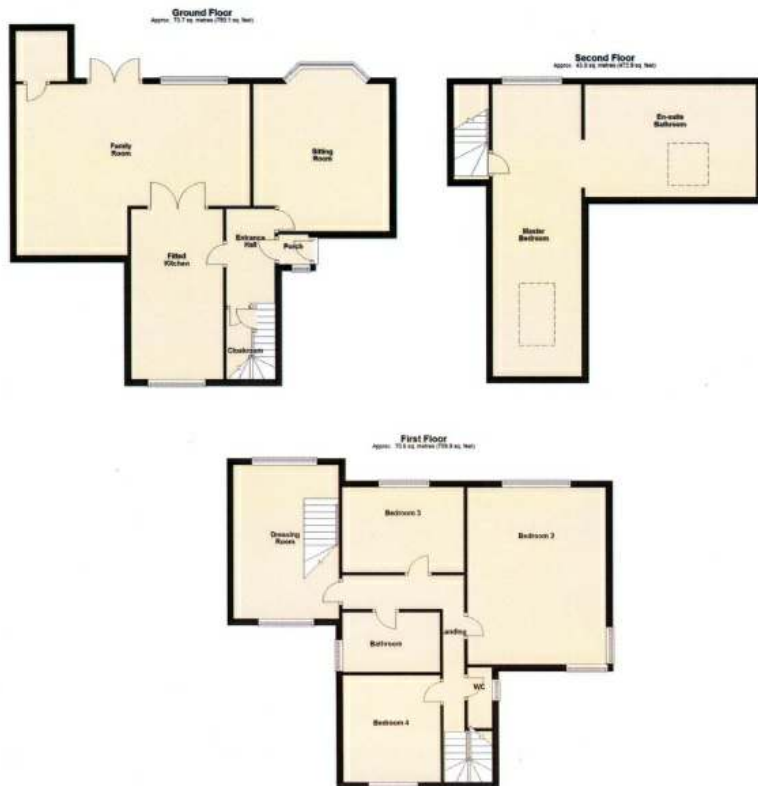






Kendrick Property Services are delighted to offer for sale this immaculately presented 4 bedroom family home in the very sought after south east area of Seaford. This spacious property is arranged over three floors and is comprised of 4/5 large bedrooms all with either panoramic views down to the sea and across the south downs. Headland Avenue also benefits from having two living rooms, downstairs W/C, modern fitted kitchen, family bathroom and an en-suite to the master bedroom. Not only does this family home have exceptional versatility inside but the plot offers a large driveway that has space for multiple vehicles, a garage with a study room and a large landscaped garden that is ideal for the whole family to enjoy. This rare opportunity is not to be missed and a viewing is essential.





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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 house
Date of assessment: 20 May 2013
Date of certificate: 20 May 2013
Reference number: 8302-8600-6829-8527-8573
Type of assessment: RdSAP, existing dwelling
Total floor area: 175 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

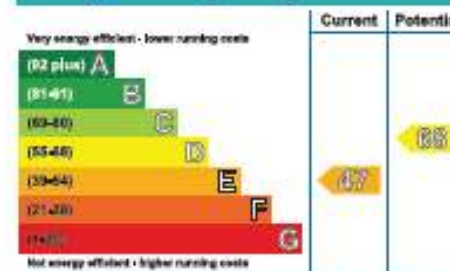
Estimated energy costs of dwelling for 3 years:	£ 5,628
Over 3 years you could save	£ 1,647

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 225 over 3 years	<p>You could save £ 1,647 over 3 years</p>
Heating	£ 4,797 over 3 years	£ 3,519 over 3 years	
Hot Water	£ 381 over 3 years	£ 237 over 3 years	
Totals	£ 5,628	£ 3,981	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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 Cavity wall insulation	£500 - £1,500	£ 1,077	✓
2 Floor insulation	£800 - £1,200	£ 261	✓
3 Low energy lighting for all fixed outlets	£160	£ 183	

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.