





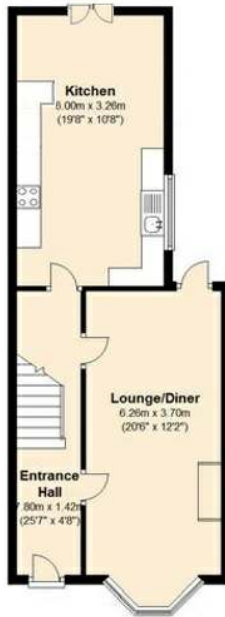
Landseer Road is a fine example of a period family home, situated in one of Hove's best locations. This terraced family home can be found in the Artist Corner area of Hove, which is within easy walking distance of the fashionable Church Road, offering a range of popular shops and restaurants. With Hove station situated just under 0.75 of a mile away offering strong links along the coast and up to London making the morning commute easily bearable.

This sizeable family home comprises of a large through lounge/diner with wooden floors, feature fireplace and large sash bay window. Family kitchen/breakfast area, leading onto a private rear garden. Upstairs there are three double bedrooms and a family bathroom which completes this wonderful family home.



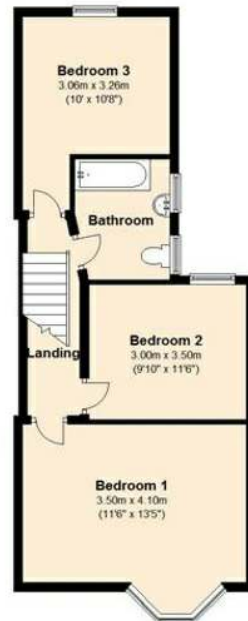
Ground Floor

Approx. 55.1 sq. metres (592.7 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 92.0 sq. metres (990.6 sq. feet)

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Energy Performance Certificate



East Sussex
BN3 7AF

Date of certificate: 10 February 2010
Reference number: 9308-2018-6202-7520-3930
Type of assessment: RdSAP, existing dwelling
Total floor area: 107 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		
A		
B		
C		
D		
E		
F		
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 Rating (CO₂)

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A		
B		
C		
D		
E		
F		
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.

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

	Current	Potential
Energy use	331 kWh/m ² per year	218 kWh/m ² per year
Carbon dioxide emissions	6.5 tonnes per year	4.3 tonnes per year
Lighting	£82 per year	£55 per year
Heating	£889 per year	£600 per year
Hot water	£133 per year	£109 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.