







*Kendrick Property Services are delighted to offer for sale this three bedroom apartment situated just off Hove seafront. The beach and Hove Lagoon with its water sports facilities is situated just minutes away. This fourth floor apartment is just a five minute drive away from the popular Church Road, which offers a wealth of local and household, shops and restaurants. Portslade station is situated just under a mile away and Hove station just over a mile and a half away, both offering strong links along the coast and up to London making for an easy commute.*

*This well presented apartment comprises of a good size living room which has views out and round to the sea from the west facing balcony. Separate kitchen with modern wall and base units. Three bedrooms all with space for large wardrobes and with the master bedroom benefiting from a dressing area. The apartment also comprises of a well presented family bathroom and separate W/C. The property also benefits from ample storage cupboards, share of freehold and an allocated parking space.*







## Energy Performance Certificate



26 Channings, 215, Kingsway, HOVE, BN3 4FT

Dwelling type: Mid-floor flat  
 Date of assessment: 07 May 2014  
 Date of certificate: 10 May 2014  
 Reference number: 0938-1090-7245-2724-4954  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 78 m<sup>2</sup>

Use this document to:

\* Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years: £ 1,443**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	Not applicable
Heating	£ 954 over 3 years	£ 954 over 3 years	
Hot Water	£ 306 over 3 years	£ 306 over 3 years	
<b>Totals</b>	<b>£ 1,443</b>	<b>£ 1,443</b>	

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



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## 26 Channings Hove

Approximate Gross Internal Area = 83.5 sq m / 899 sq ft

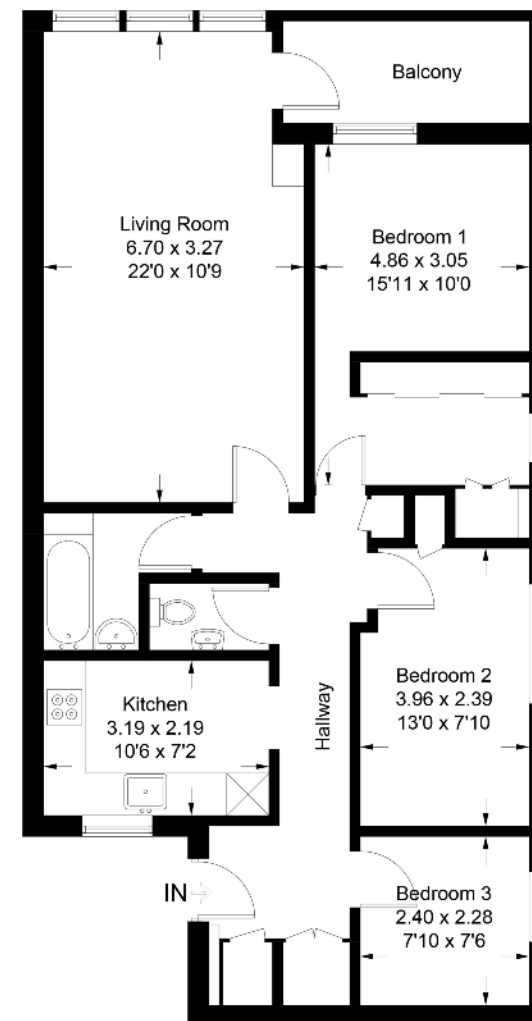


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