





Kendrick Property Services are delighted to offer for sale this beautifully presented first floor period apartment situated just off Hove seafront. St Leonards Road is a quiet tree lined just off New Church Road. The beach and Hove Lagoon with its water sports facilities is situated just over a 5 minute stroll away. This period apartment can be found near a range of popular neighbourhood shops and the fashionable Church Road which can be found within a 5 minute drive or bus ride. Portslade station is a 5 minute stroll and Hove station is also nearby which offers strong links along the coast and up to London making an easy morning commute.

This sizeable first floor apartment comprises of a bay fronted open plan kitchen/ living room which has been finished to an exceptional standard, with a feature fireplace. Off the hallway you will find a two good size double bedroom which offer plenty of space for storage. To the rear of the hallway there is a newly fitted modern bathroom with separate toilet. A viewing of this apartment is highly recommend and comes with a long lease.



84 St Leonards Road

Approximate Gross Internal Area = 66.9 sq m / 720 sq ft

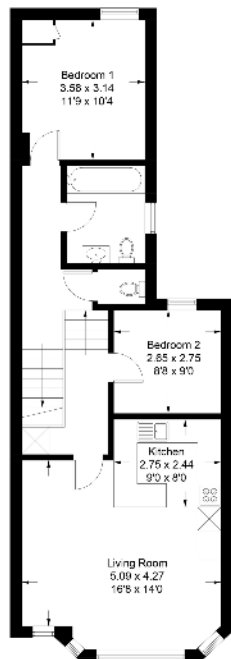


Illustration for identification purposes only. Measurements are approximate, not to scale. Floorplans360.com 02017 (0328957)

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

Sales, 01273 778333
sales@kendrickpropertyservices.co.uk
www.kendrickpropertyservices.co.uk

Under the property misstatements 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

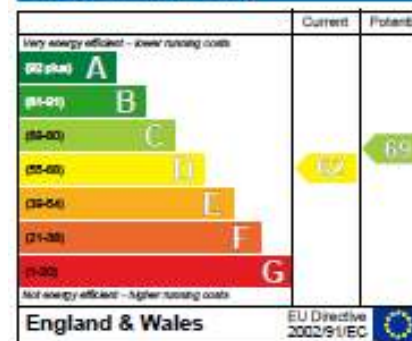


First Floor Flat
84 St. Leonards Road
HOVE
BN3 4QS

Dwelling type: Top-floor flat
Date of assessment: 09 February 2010
Date of certificate: 09 February 2010
Reference number: 0318-2081-6292-7320-3940
Type of assessment: RdSAP, existing dwelling
Total floor area: 63 m²

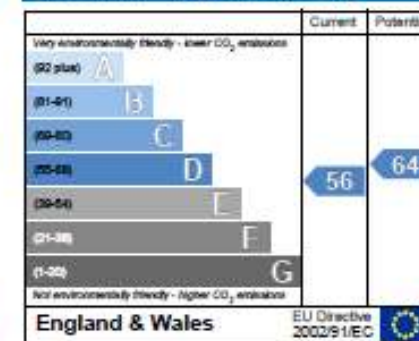
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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 (CO₂) Rating



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	334 kWh/m ² per year	275 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	2.9 tonnes per year
Lighting	£53 per year	£33 per year
Heating	£540 per year	£467 per year
Hot water	£107 per year	£94 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.