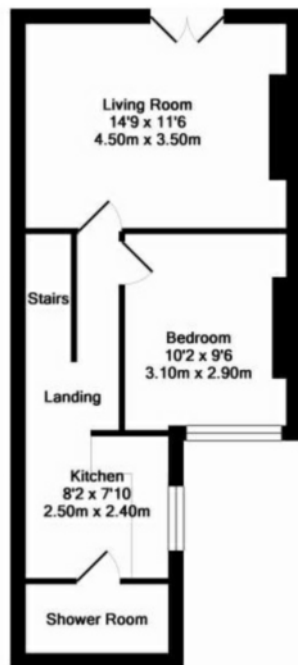






Kendrick Property Services are delighted to market for sale this first floor apartment situated in the heart of Brighton. The Property comprises of a Living Room, Double bedroom, Modern style kitchen with fitted oven, bathroom and a balcony off the living room.

Situated within reach of Brighton and London Road stations makes this property perfect for the morning commuter. You can also find bus services to the city centre and seafront at either side of Viaduct Road. This property is being sold with no onward chain.



Total Approx. Floor Area 418 Sq.Ft. (38.8 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2014

Kendrick Property Services Hove
197-201 Church Road
Hove, BN3 2AB

Sales, 01273 778333
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



First Floor Flat, 15 Viaduct Road, BRIGHTON, BN1 4NB

Dwelling type: Top-floor flat
Date of assessment: 29 May 2014
Date of certificate: 29 May 2014
Reference number: 2818-0059-6245-9144-5990
Type of assessment: RdSAP, existing dwelling
Total floor area: 38 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

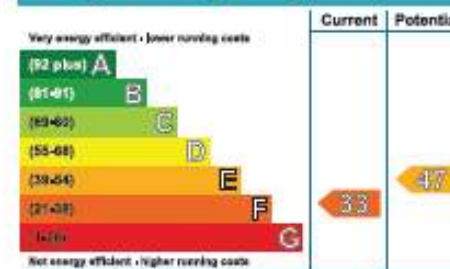
Estimated energy costs of dwelling for 3 years:	£ 3,264
Over 3 years you could save	£ 783

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 78 over 3 years	
Heating	£ 2,835 over 3 years	£ 2,199 over 3 years	
Hot Water	£ 270 over 3 years	£ 204 over 3 years	
Totals	£ 3,264	£ 2,481	

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 Internal or external wall insulation	£4,000 - £14,000	£ 543	✓
2 Low energy lighting for all fixed outlets	£35	£ 54	✓
3 Heat recovery system for mixer showers	£585 - £725	£ 66	✓

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.