HENRY ADAMS

London | Surrey | Sussex | Hampshire

10 Holly Close, Storrington, Storrington, West Sussex, RH20 4PD

Energy Performance Certificate

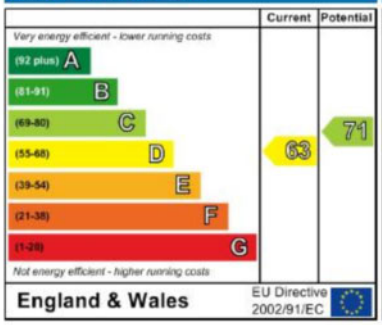
SAP

10, Holly Close
Storrington
PULBOROUGH
RH20 4PD

Dwelling type:	End-terrace house
Date of assessment:	08 June 2011
Date of certificate:	08 June 2011
Reference number:	8629-6326-8260-7798-9902
Type of assessment:	RdSAP, existing dwelling
Total floor area:	78 m²

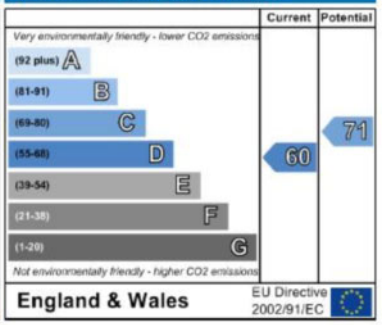
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

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 (CO_2) 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 (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	246 kWh/m² per year	176 kWh/m² per year
Carbon dioxide emissions	3.7 tonnes per year	2.6 tonnes per year
Lighting	£49 per year	£49 per year
Heating	£482 per year	£425 per year
Hot water	£214 per year	£96 per year

You could save up to £175 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.

energy saving trust recommended

Remember to look for the Energy Saving Trust 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.

Agents Notes - We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.
Also there may be internal/external photographs including chattels not included with the property for sale. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Intending purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially before you travel to the property.

HENRY ADAMS
London | Surrey | Sussex | Hampshire

Henry Adams Lettings are delighted to offer a well presented end of terrace house a short distance from the village centre.

Accomodation comprises an entrance hall, living room with gas fireplace, kitchen, two good sized double bedrooms, bathroom, front and enclosed rear garden, garage, available early November.

For more information or to view this property please contact
Henry Adams Lettings Limited
T: 01903 745511
E: storringtonlettings@henryadams.co.uk