



 **3**  
Bedrooms

 **2**  
Bathrooms





## Summary

A beautifully presented Three Bedroom Mid Terraced New Build property perfect for families, boasting modern amenities, underfloor heating to ground floor, luxurious fitted carpet to stairs and throughout the first and second floors, three double bedrooms including open plan kitchen/diner, a family bathroom to the first floor, a master and second bedroom with en-suites, garden, and off-street parking, located in a desirable location.. with easy access to East Grinstead and Linfield Train Stations as is the M23 and M25 with an array of local amenities close by.

Atlantic estates are pleased to offer a collection of three-bedroom mid terrace town houses. A small development by Whitgift Estates, Field View Terrace & Wellington Town Mews comprising of just Eleven 2-, 3- & 4-bedroom houses.

This immaculate mid terraced New Build property is available for sale, offering a perfect setting for families. The house boasts a spacious open-plan kitchen with modern appliances, including a dining/living area and a downstairs WC. The property features a family bathroom and three inviting bedrooms, including a master bedroom with an en-suite with ample natural light, as well as two additional double bedrooms.

The ground floor of this home benefits from underfloor heating, ensuring comfort throughout. The fully paved terraces in the gardens provide a low-maintenance outdoor space, ideal for relaxation and entertaining. Additionally, the property includes two designated off-street parking spaces and exterior electric car power points, a valuable feature in this sought-after location.

Situated in a convenient area with access to public transport links, nearby schools, local amenities, and green spaces, this home offers a blend of comfort and practicality. All houses in this development come with a 10-year building warranty, providing peace of mind to the new owners. Don't miss the opportunity to make this property your new family home.

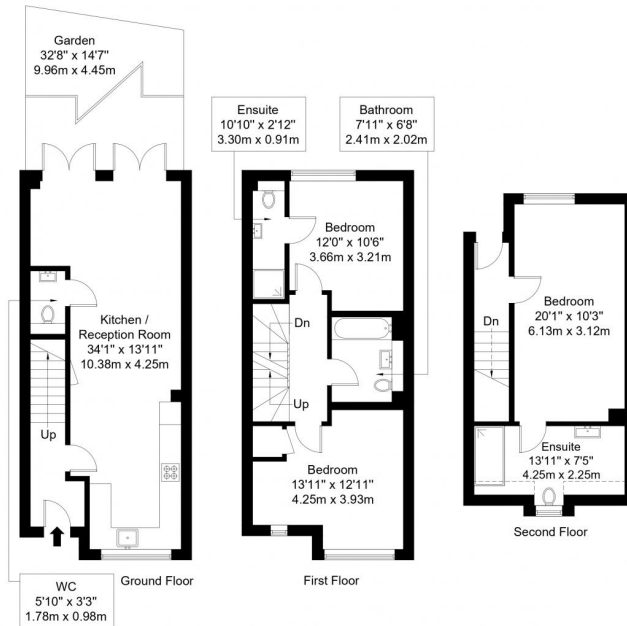
## Wellington Town Road, RH19 2ES

Approx Gross Internal Area = 118.2 sq m / 1272 sq ft

Restricted head height = 1.2 sq m / 13 sq ft

Garden = 42.8 sq m / 461 sq ft

Total = 162.2 sq m / 1746 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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# Energy performance certificate (EPC)

11 Wellington Town Road EAST GRINSTEAD RH19 2ES	Energy rating	Valid until:	17 September 2033
	<b>B</b>	Certificate number:	0310-3828-4010-2197-2601

**Property type** Mid-terrace house

**Total floor area** 115 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		94 <b>A</b>
81-91	<b>B</b>	85 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.20 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.13 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.09 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Good
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 79 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£925 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £85 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 3,870 kWh per year for heating
- 1,772 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO <sub>2</sub>
<b>This property produces</b>	1.6 tonnes of CO <sub>2</sub>
<b>This property's potential production</b>	0.4 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Changes you could make

▶ [Do I need to follow these steps in order?](#)

## Step 1: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £85

Potential rating after completing step 1

86 B

## Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £680

Potential rating after completing steps 1 and 2

94 A

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

## More ways to save energy

[Find ways to save energy in your home](#)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Alexander Pelling
Telephone	01732 808238
Email	<a href="mailto:alex@arcarch.co.uk">alex@arcarch.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022570
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>



## About this assessment

Assessor's declaration	No related party
Date of assessment	18 September 2023
Date of certificate	18 September 2023
Type of assessment	▶ <a href="#">SAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

### OGI

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