



Asking Price £345,000

**TENURE : SHARE OF
FREEHOLD**

Grafton Street, BN1

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**Raise Ground Floor Flat
24ft Lounge**

**Share of Freehold
Close To Amenities**

**999 Year Lease
Good Transport Near By**

Port Hall Estates
2 Port Hall Road, Brighton
Infoteam@porthallestates.co.uk | 01273 559846
Website:



Summary

Northumberland Court occupies a prominent location on Brighton Seafront, situated between Grafton Street and Wyndham Street in the popular Kemp Town area of the City, being readily accessible to local shops, café bars and restaurants in both St Georges Road and St James's Street, the Royal Sussex County Hospital, Brighton College, Brighton Marina Village and many tourist attraction including Brighton Palace Pier, Sea Life Centre, the famous Lanes, Theatre Royal and Brighton Centre are also within easy access, as are bus services to all parts of the City and along the coast.

Northumberland Court comprises twenty four self-contained flats arranged over three adjoining properties, Listed Grade II and designed by Busby and Wilds, enjoying a communal front garden and rear courtyard.

This flat is situated on the raised ground at the rear approached via a communal entrance hall from Grafton Street and comprises a 24ft lounge with dining recess, kitchen, double bedroom, modern bathroom and enjoys features of the period including period fireplace surrounds, ceiling cornices and decorative windows with shuttering, has recently installed gas communal heating and is arranged more particularly as follows:

ENTRANCE HALL:

Radiator, wooden flooring, cupboard housing Glow Worm wall mounted gas fired central heating boiler, hot water tank with immersion heater, fuse box, door entry phone.

KITCHEN: 12'3 x 5'

Space for cooker with extractor hood above, 1½ bowl sink unit with period style mixer tap, work surface with space for washing machine under, vertical towel rail, shelving and space for an American style fridge and freezer.

BATHROOM:

White suite comprising shower bath with screen and with period style mixer tap with rain head shower, vertical towel rail, low-level WC, pedestal wash basin, window, part tiling to walls, inset ceiling down lighters.

SITTING ROOM: 23'9 x 11'9 plus recess

Period style fireplace surround with marble effect inset and hearth, mirrored over mantle, two radiators, three attractive window frames with shuttering, shelving, small storage cupboard, through to:

BEDROOM: 12'6 x 10'3

Window seat, radiator, ceiling cornice, recessed wardrobe cupboard, low-level shelving and storage space overlooking communal courtyard.

Lease is approximately 999 years from 2014

No ground rent

Share of Freehold

Current Service Charge is approximately £389 per quarter.

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PORT · HALL
ESTATES



Energy performance certificate (EPC)

Flat 4 Northumberland Court
62-64, Marine Parade
BRIGHTON
BN2 1AD

Energy rating

E

Valid until:

10 August 2030

Certificate number:

0178-2819-7689-2490-1525

Property type

Mid-floor flat

Total floor area

52 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 E. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in 38% of fixed outlets	Average
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 591 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,213 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 £806 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 7,770 kWh per year for heating
 - 1,848 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 5.2 tonnes of CO₂

This property's potential production 2.1 tonnes of CO₂

You could improve this property's CO₂ 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£4,000 - £14,000	£459
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27
3. Low energy lighting	£25	£23
4. High heat retention storage heaters	£800 - £1,200	£194
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£103

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Home Upgrade Grant \(www.gov.uk/apply-home-upgrade-grant\)](http://www.gov.uk/apply-home-upgrade-grant)
- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

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	Colin Watts
Telephone	07708564008
Email	colinwatts@btconnect.com

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/019743
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	11 August 2020
Date of certificate	11 August 2020
Type of assessment	RdSAP
