HENRY ADAMS

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5 Harmer Cottages, North Mundham, Chichester, West Sussex, PO20 1JG







Energy Performance Certificate

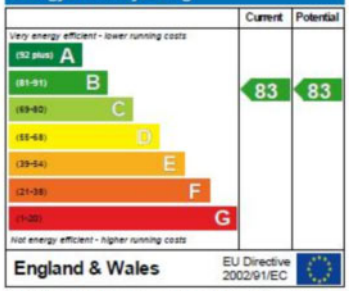
SAP

5 Harmer Cottages
Church Road
North Mundham
CHICHESTER
PO20 1JG

Dwelling type:	End-terrace house
Date of assessment:	13 September 2011
Date of certificate:	13 September 2011
Reference number:	9878-5043-6331-9509-0990
Type of assessment:	SAP, new dwelling
Total floor area:	80.84 m²

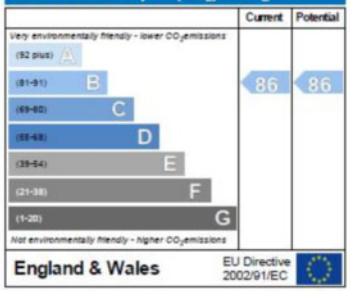
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

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 (CO_2) 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	84 kWh/m²per year	84 kWh/m²per year
Carbon dioxide emissions	1.3 tonnes per year	1.3 tonnes per year
Lighting	£59 per year	£59 per year
Heating	£250 per year	£250 per year
Hot water	£87 per year	£87 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.

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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

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.

£1100 Monthly

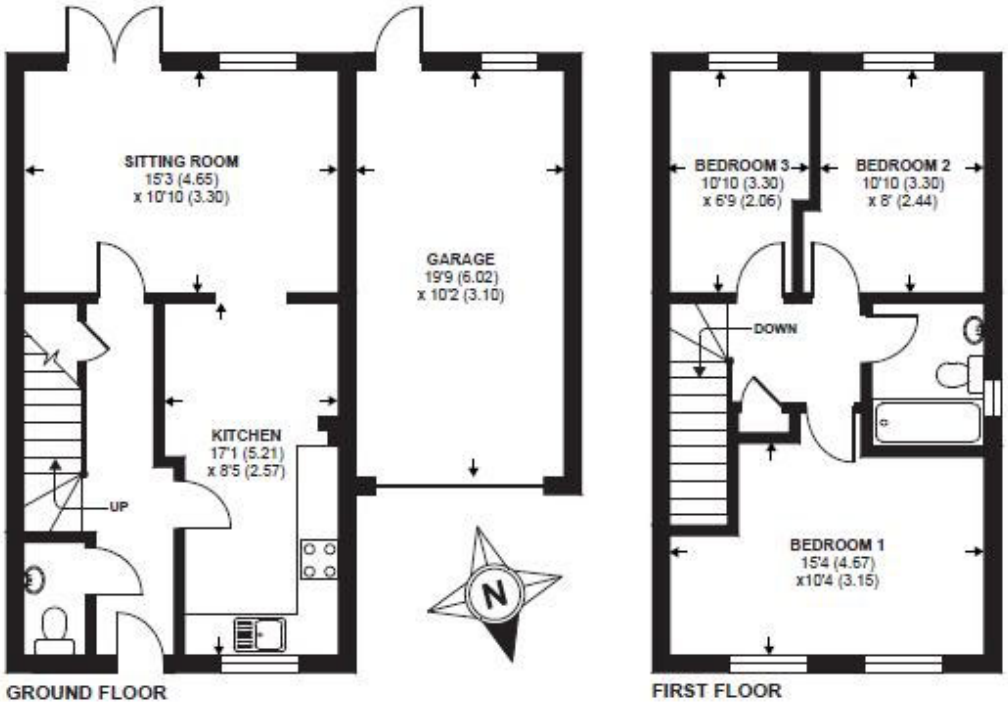
Henry Adams Lettings Limited are delighted to offer an unfurnished traditionally built cottage in a superb village location.

The cottage is conveniently located just to the south of Chichester. It has been recently constructed to a high specification and the accommodation comprises porch, entrance hall, kitchen/dining room, sitting room, 3 bedrooms on the first floor as well a main bathroom. To the front there is driveway leading to an attached garage and to the rear there is an enclosed garden.

The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, festival theatre and a mainline station to London Victoria. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including Glorious Goodwood. There are excellent sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

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For more information or to view this property please contact
Henry Adams Lettings Limited
T: 0844 264 1600
E: lettings@henryadams.co.uk



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APPROX. GROSS INTERNAL FLOOR AREA 1092 SQ FT 101.4 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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