



Asking Price £110,000

TENURE : LEASEHOLD

Bread Street

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

One Bedroom Self Contained Flat

Arranged On The Ground Floor

Communal Facilities

Roof Terrace

Limited Residents Parking

Readily Accessible To Shops, Restaurants, Cafe Bars & Transport

Port Hall Estates
2 Port Hall Road, Brighton, BN1 5PD
Infoteam@porthallestates.co.uk | 01273 559846
Website: www.porthallestates.co.uk



Summary

Belbourne Court is modern development (1986) of 46 one bedroom self contained flats for residents from the age of 60.

Situated at the upper end of North Road. Readily accessible to the North Laine, a vibrant area of individual shops, restaurants and cafe bars, Brighton mainline railway station and the Western Road shopping thoroughfare, including Churchill Square shopping centre, the seafront and numerous bus services.

Flat 9 is arranged on the ground floor to the rear of the building overlooking Tichborne Street and enjoys use of the communal facilities, including residents lounge and kitchenette, laundry room, roof terrace, guest suite and limited residents parking.

The flat would benefit from some updating. It has uPVC double glazed windows and is arranged more particularly as follows:

ENTRANCE HALL:

Door entry phone, alarm pull cord, recess wardrobe cupboard with Ariston water heater and fuse box.

SITTING ROOM: 14'9 x 10'

uPVC double-glazed windows overlooking Tichborne Street, wall mounted electric radiator, TV aerial point, Vinyl flooring, alarm pull cord, opening onto:

KITCHEN: 7'9 x 7'

Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit, Flavel washing machine, Beko cooker, extractor hood and extractor fan.

BEDROOM: 14'3 x 8'9

Overlooking Tichborne Street, uPVC double-glazed windows, wall mounted electric heater, alarm pull cord, recess wardrobe cupboard with sliding doors.

SHOWER ROOM:

Three quarter height tiled shower cubicle with Mira mixer valve and grab handles, wash hand basin with mixer tap, low-level WC, tiled recess with shelving, extractor fan, electric wall heater.

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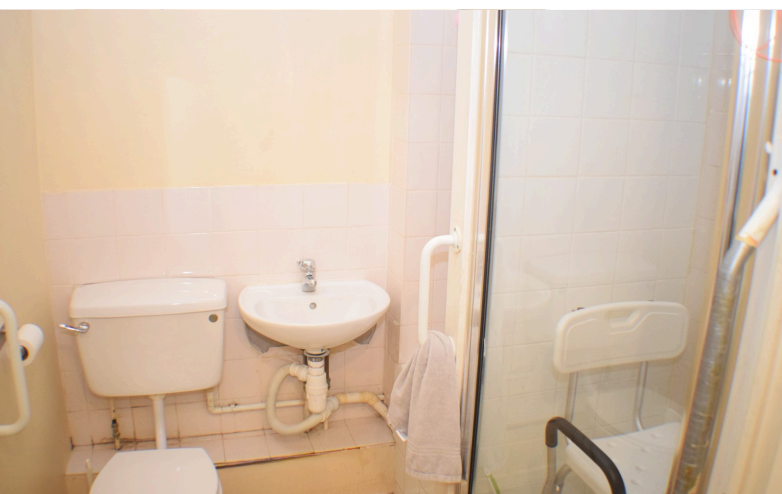
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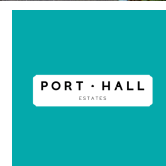
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Energy performance certificate (EPC)

9 Belbourne Court Bread Street BRIGHTON BN1 1TT	Energy rating C	Valid until: 1 April 2036
		Certificate number: 0330-2632-5640-2806-4005

Property type

Ground-floor flat

Total floor area

40 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor

Feature	Description	Rating
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Good lighting efficiency	Good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 123 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£739 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 £80 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 2,185 kWh per year for heating
- 952 kWh per year for hot water

Impact on the environment

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

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 CO ₂
This property produces	0.5 tonnes of CO ₂
This property's potential production	0.4 tonnes of CO ₂

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

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

Step 1: High heat retention storage heaters

Typical installation cost £800 - £1,600

Typical yearly saving £80

Potential rating after completing step 1

79 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

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

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

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

Kate Foster

Telephone

01273 581400

Email

kate@skyline-epc.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/005315
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	2 April 2026
Date of certificate	2 April 2026
Type of assessment	▶ RdSAP

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

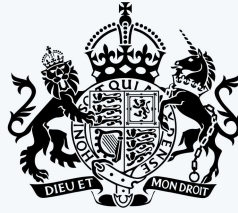
Certificate number	0908-2803-7138-9522-3325 (/energy-certificate/0908-2803-7138-9522-3325)
Expired on	26 July 2022



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