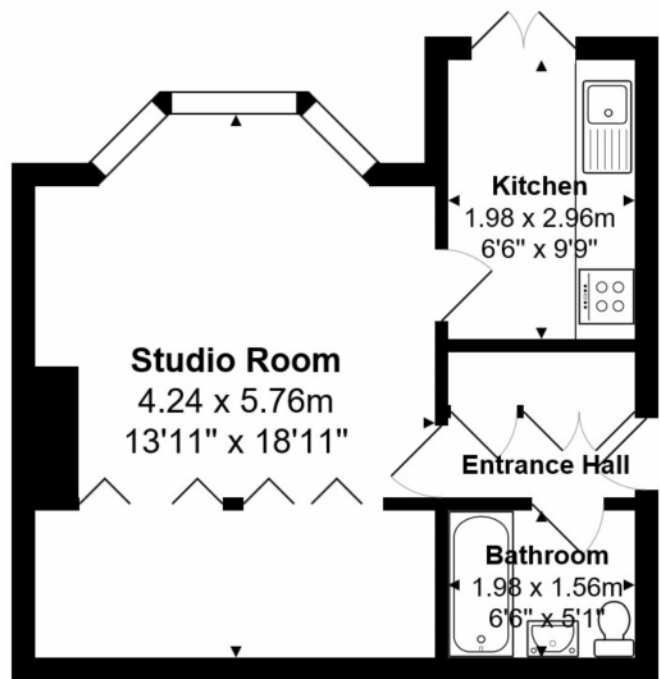






Kendrick Property Services are delighted to offer for sale this spacious studio garden flat which comes with a share of freehold. This charming garden flat comprises of a bright studio room that over looks the rear garden and boasts a separate area for a double bed, a well presented kitchen which has a mixture of wall and base units. The kitchen leads out to the well presented garden and is the perfect size to have guests over to enjoy the warmer months and has a large shed with electricity that is ideal for garden equipment or a small office. This garden flat is complete with a modern bathroom and outside tap. Old Shoreham Road is ideal for a first time buyer and offers a wealth of popular shops, cafes and restaurants which are located around the famous Seven Dials area. This opportunity to acquire a garden flat in the heart of Brighton is rare, making this property one that should not be missed.





Lower Ground Floor
Area: 36.0 m² ... 388 ft²

Kendrick Property Services
10-12 Lewes Road
Brighton BN2 3HP

Sales, 01273 778333
sales@kendrickpropertyservices.co.uk
www.kendrickpropertyservices.co.uk

Under the property misdistributions act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers should not rely on the statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Kendrick Property Services has authority to make or give any representation or warranty to this property.

Energy Performance Certificate

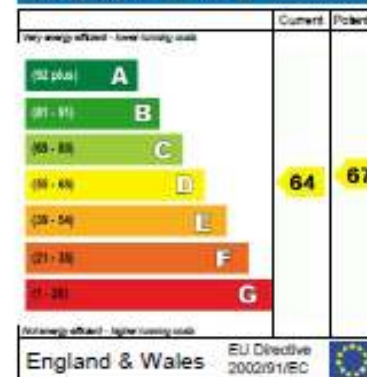


Property address:
BRIGHTON
BN1 5DQ

Date of assessment: 20 January 2012
Date of certificate: 20 January 2012
Reference number: 0197-2840-6192-9922-6781
Type of assessment: RdSAP, existing dwelling
Total floor area: 35 m²

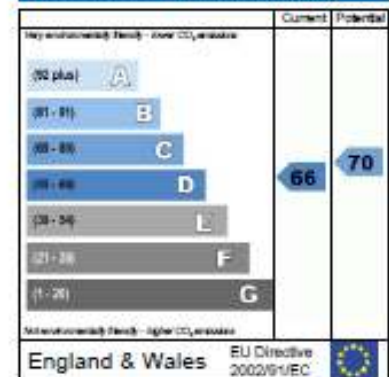
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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 (CO₂) 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 (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	307 kWh/m ² per year	272 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	1.8 tonnes per year
Lighting	£35 per year	£22 per year
Heating	£377 per year	£354 per year
Hot water	£65 per year	£59 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 temperature, 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.

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.