

Gordon Road, Buxted, TN22 4LH

£350,000

Peter Oliver
01825 703000



▼ 3 Bedroom Terraced

▼ Modern Kitchen/Breakfast Room

▼ Master Bedroom with En-Suite

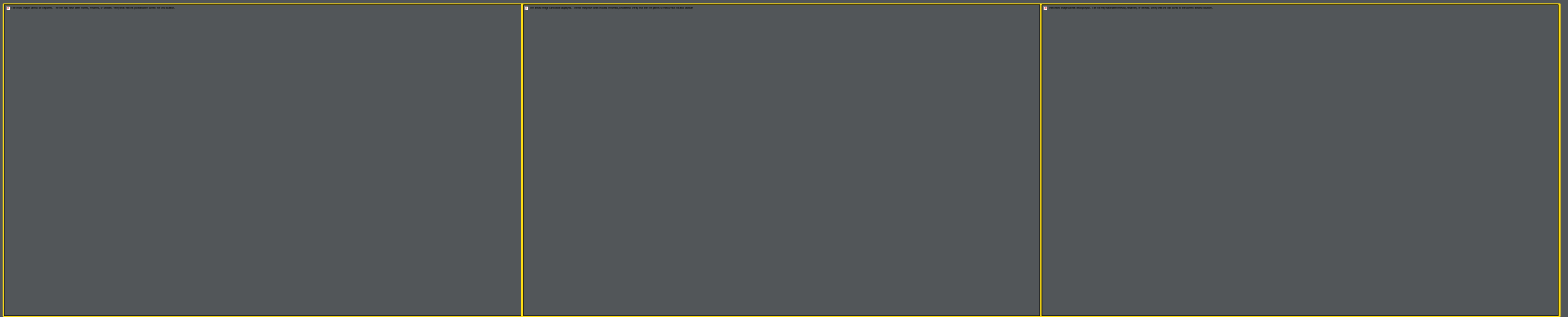
▼ Good Size Accommodation

▼ Downstairs Cloakroom

▼ Feature Rear Garden

DESCRIPTION

This eight year old mid terrace house offers a little more than first meets the eye. Of particular note is how spacious it feels once inside, which isn't immediately evident from the front. The living space is a really desirable room which is large and bright with French doors to the private enclosed garden beyond. There is a downstairs toilet and large storage space beneath the stairs. The kitchen is modern and finished well and has built in dishwasher, fridge freezer and washing machine as well as an electric oven and convection hob. There is also plenty of storage and space for a breakfast table and chairs. Upstairs the master bedroom is another large room with a lovely view of the South Downs to the rear. There is also a well presented en-suite with larger than average shower tray. The second bedroom is also a large double and the third is a large single which works well as an office or spare room. Finally there is a large loft space which has had planning permission granted to convert it to a bedroom with en-suite and to the front are two allocated parking spaces. The property is also just a short walk from the mainline trains station and local pubs and shop.



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

LOUNGE 15' 10" x 12' 3" (4.82m x 3.73m)

KITCHEN/BREAKFAST ROOM 16' 2" x 8' 9" (4.92m x 2.66m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM 1 12' 3" x 8' 9" (3.73m x 2.66m)

EN-SUITE

BEDROOM 2 10' 8" x 8' 9" (3.25m x 2.66m)

BEDROOM 3 8' 8" x 6' 10" (2.64m x 2.08m)

BATHROOM

OUTSIDE

2 CAR DRIVEWAY

REAR GARDEN



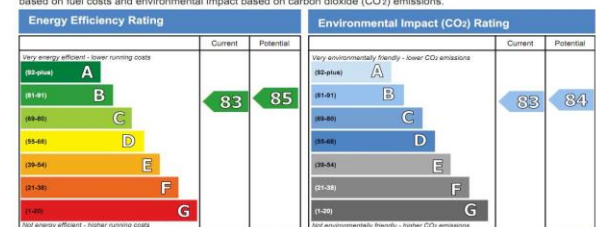
Energy Performance Certificate



34a, Gordon Road,
Buxted,
UCKFIELD,
TN22 4LH

Dwelling type: Mid-terrace house
Date of assessment: 06 January 2011
Date of certificate: 06 January 2011
Reference number: 8399-8638-8570-4286-2906
Type of assessment: SAP, new dwelling
Total floor area: 87 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.



England & Wales EU Directive 2002/91/EC

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.

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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	119 kWh/m² per year	110 kWh/m² per year
Carbon dioxide emissions	1.7 tonnes per year	1.6 tonnes per year
Lighting	£97 per year	£55 per year
Heating	£248 per year	£253 per year
Hot water	£105 per year	£105 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving 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 make your home more energy efficient, call 0800 812 012 or visit www.energysavingtrust.org.uk