

Energy performance certificate (EPC)

Cambridge Residential 117 Western Road HOVE BN3 1DB	Energy rating C	Valid until: 7 February 2030
		Certificate number: 2398-3082-0300-0700-4801

Property type A1/A2 Retail and Financial/Professional services

Total floor area 150 square metres

Rules on letting this property

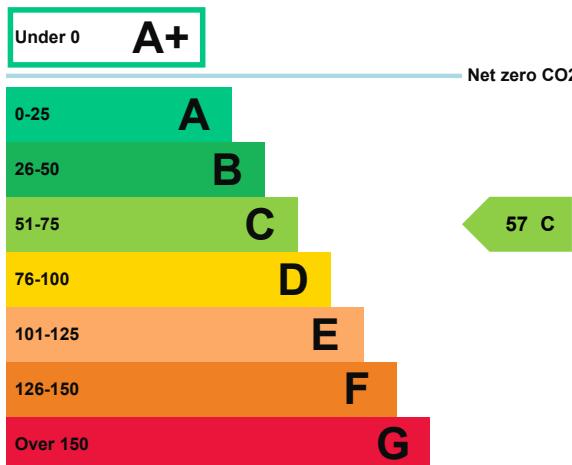
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 A

If typical of the existing stock

68 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m ² per year)	75.99
Primary energy use (kWh/m ² per year)	449

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0430-0740-9302-8802-8002\)](#).

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	Rebecca Cheney
Telephone	07967381384
Email	becky.cheney1@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	GEA
Employer address	51 Dyke Road, Brighton, BN1 3JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 February 2020
Date of certificate	8 February 2020