



71, Surrenden Road, BRIGHTON, BN1 6PQ

Dwelling type: Detached house
 Date of assessment: 03 April 2017
 Date of certificate: 04 April 2017
 Reference number: 8483-7024-5660-7187-5906
 Type of assessment: RPSAP, existing dwelling
 Total floor area: 201 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 7,695

Over 3 years you could save £ 3,189

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 387 over 3 years	£ 285 over 3 years	£ 102 over 3 years
Heating	£ 6,759 over 3 years	£ 3,984 over 3 years	£ 2,775 over 3 years
Hot Water	£ 549 over 3 years	£ 237 over 3 years	£ 312 over 3 years
Totals	£ 7,695	£ 4,506	£ 3,189

You could save £ 3,189 over 3 years

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential ratings shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Any energy efficient - lower running costs (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)

Current rating: 45 (D)

Potential rating: 73 (B)

Top actions you can take to save money and make your home more efficient

Recommendation	Typical savings Available with Green Deal	Indicative cost over 3 years
1 Increase loft insulation to 270 mm	£ 138	£ 100 - £350
2 Cavity wall insulation	£ 1,893	£ 500 - £1,500
3 Floor insulation (suspended floor)	£ 171	£ 800 - £1,200

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Total Area: 213.6 m² ... 2299 ft² (excluding rain porch, garage)



A substantial, detached, family home (2299 sq ft/ 213 sq m) situated on one of the city's most favoured tree lined roads enjoying an elevated aspect with a large WEST FACING rear garden .

Surrenden Road lies adjacent to Preston Drive and Ditchling Road and is within short walking distance of Preston Park mainline station, which is located in Clermont Road providing north-bound commuter links with London/the city. Bus services run from Surrenden Road providing access into the vibrant city centre, seafront and promenade. Renowned schools on the nearby Surrenden campus cater for all age groups.

This lovely family home having been well maintained in recent years boasts a wealth of character and charm as evidenced by an oak panelled reception hall and dining room, modern fitted kitchen/ breakfast room with integrated appliances. On the first floor are four bedrooms and a spacious family bathroom with en-suite facilities to bedroom one. An extensive loft space provides the opportunity to create additional accommodation if required (SNPP), whilst to the rear is a large, west facing, landscaped garden with areas of decking and lawned garden all leading to a double garage located at the end of the garden.



Covered entrance with oak front door opening onto

Spacious oak panelled L shaped entrance hall
Fitted storage, radiator, under stairs storage.

Cloakroom
Enclosed wall hung WC, corner wash basin, window to the side, tiled walls and floor.

Dining room
Leaded light double glazed bay window to the front, oak panelled walls, parquet flooring, plate shelves and beamed ceiling, discreet storage, mock brick fireplace, radiator.

Sitting room
Double glazed bay window enjoying an elevated westerly aspect overlooking the rear garden, whilst a double glazed door to one side leads out to a balustraded balcony which leads to a rear porch, parquet flooring, open

fireplace with wooden surround and stained glass leaded light window to one side, fitted window seat, radiator.

Kitchen/breakfast room
Range of quartz work surfaces with range of white high gloss fronted units below, four ring Neff induction hob with extractor hood above, stainless steel one and a half bowl sink, Neff oven, integrated fridge and dishwasher, peninsular breakfast bar with fitted drawer storage to one side, tower radiator, larder storage, double glazed windows to the side and principally to the rear, a glazed door leads to a side porch with access to the front, double glazed window to one side, space and plumbing for washing machine and tumble dryer, radiator. Glazed door with steps descending to garden level and rear porch with fitted storage.

Garden rooms
Store room with a wealth of fitted storage and housing boiler, glazed door leads through to

Main garden room
Max height head height of 6' 4" (1.83m)
Radiator, fitted storage, UPVC French doors lead out to the garden.

Stairs rise to spacious first floor landing
Secondary double glazed stain glass window to the side, access to roof space via retractable ladder, providing the opportunity to create additional accommodation (SNPP), airing cupboard with hot water cylinder, radiator.

Bedroom 1
Double glazed bay window to the front, radiator.

En-suite wet room
Wall hung WC, wash basin and storage, shower with body jets, extractor fan, illuminated mirror, down lighters, fully tiled.

Bedroom 2
Double glazed window to the rear with far reaching westerly views, fitted wardrobes, radiators.

Bedroom 3
Double glazed window to the front, radiator, fitted storage.

Bedroom 4
Double glazed window to the rear with far reaching westerly views, radiator, fitted storage.

Family bathroom
White suite comprising enclosed open ended bath with fitted shower, glass shower screen, vanity unit, low level WC, towel radiator, full tiled walls and floor, double glazed window to the side.

Front garden
Paved with well stocked flower and shrub borders.

Rear Garden
Two large decked terraces set within a pebbled border and overlooking a stocked rockery, paved path leads through palms, bamboos, and conifers where found nestling at the far end of this large west facing garden is a lawn and further palms, fruit trees, a small paved terrace with wooden gazebo.

Located at the very bottom of the garden is a gate leading through to a double garage with remote up and over door with a pitched tiled roof and accessed from the lane behind.



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.