



Energy Performance Certificate

HM Government

18, Alexandra Villas, Brighton, BN1 3RF

Dwelling type: Semi-detached house

Date of assessment: 20 August 2013

Date of certificate: 21 August 2013

Use this document to:

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

Reference number: 2908-8041-6218-6687-7934

Type of assessment: RPSAP, existing dwelling

Total floor area: 164 m²

Current costs	Potential costs
£2,601	£2,176 over 3 years
£2,601	£2,178 over 3 years
£2,601	£2,207 over 3 years
£2,601	£2,601

Estimated energy costs of dwelling for 3 years: £2,601

Estimated energy costs of this home

Current costs	Potential costs
£2,601	£2,176 over 3 years
£2,601	£2,178 over 3 years
£2,601	£2,207 over 3 years
£2,601	£2,601

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The potential rating 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.

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

Recommended measures	Typical savings over 3 years	Green Deal
1 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£741

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.

Approximate Gross Internal Area = 162.50 sq m / 1749.13 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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Ground Floor

Approximate Floor Area 766.39 sq ft (71.20 sq m)

First Floor

Approximate Floor Area 673.82 sq ft (62.60 sq m)

Second Floor

Approximate Floor Area 308.92 sq ft (28.70 sq m)



A substantial 1920's, four-bedroom, semi-detached family home measuring 162 sq mtrs / 1749 sq ft benefitting from off road parking and conveniently within a few minutes' walk of Brighton mainline station and City Centre.

Having been improved in recent years, this lovely, family home has been sympathetically enlarged to now provide four bedrooms arranged over the first and second floors, two benefitting from en-suite facilities and a spacious family bathroom on the first floor. There is a Vent-Axia Sentinel Kinetic Humidity system fitted throughout the house in addition to a well-equipped Kitchen / dining room with integrated appliances with bi-fold doors which provides access out into the rear garden. Offered for sale with no onward chain and early internal viewing is advised with the vendor's appointed sole agents.

Alexandra Villas is a very peaceful location parallel to Dyke Road being within easy walking distance of Brighton mainline station, providing northbound commuter links with London/the city. The bustling Seven Dials with an array of shops, bars, delis, restaurants and other entertainment facilities is a short stroll away as is the city centre, seafront and promenade.



Glazed door opening into entrance porch with leaded light stained-glass windows.

Stained-glass lead light front door opening into

Entrance hall
Radiator, stairs rising to the upper floors, under stairs storage, wooden floor.

Cloakroom
WC, wash basin beneath, storage beneath.

Office/study
Double glazed window to front, fitted desk, shelving and storage, radiator. Concealed door to utility room.

Sitting room
Double glazed bay window to front, tiled fireplace with fitted real flame gas fire, radiator.

Kitchen
Range of composite work surfaces, cupboard storage both above and below, counter sunk one and a half bowl porcelain sink with mixer tap, four ring induction hob and gas ring to one side, extractor hood, integrated double oven, dishwasher, fridge/freezer, pull out larder storage, door to utility room, double glazed windows overlooking the rear garden and to the side with double glazed door to the rear garden open plan to the dining room

Dining room
Tiled fireplace, period style radiator, down lighters, bi-folding doors overlooking and leading out to the rear garden open plan to the kitchen.

Utility room
Stainless steel sink, space and plumbing for washing machine, wall mounted boiler and mega flow tank, door to office/study.

Returning to the entrance hall stairs rise to a half landing.

Bedroom
Dual aspect with double glazed windows to the front and rear, painted wooden floor, radiator.

First floor landing
Further stairs rising to the second floor with storage beneath.

Bedroom
Double glazed window to front, cast-iron fireplace, radiator, fitted wardrobes.

En-suite shower room
White suite with walk in shower, wash basin and storage, WC, mirror double, window to front, towel radiator, under floor heating.

Bedroom
Double glazed window to the rear, radiator and fitted wardrobes.

Family bathroom
White suite comprising of double-ended bath, wash hand basin with storage, large walk-in shower, tiled walls, towel radiator, double glazed window to the rear.

Second floor landing
Access to the roof space.

Bedroom
Dual aspect with double glazed dormer window to the rear with far reaching views towards the sea, pair of Velux windows to one side, fitted storage, radiator.

Shower room
White suite with walk in shower, wash basin with storage, WC, tiled walls and floor, towel radiator, fitted mirror.

Front garden
Shrubs and palms, off-road parking.

Rear garden
Balustraded veranda with storage beneath, steps leading on to lawned garden, flint walled and fenced boundaries, gated rear access.



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.