

A double bedroom, ground floor purpose-built apartment enjoying a southerly aspect from all rooms being in need of general modernisation and updating throughout.

Viceroy Lodge is a popular Art Deco block of apartments situated directly opposite Hove's seafront and King Alfred and is within easy reach of the popular Church Road with an array of bars, restaurants and other entertainments can be found. Bus services run close by providing access into the vibrant city centre, seafront and promenade, whilst Hove mainline station is to be found in Denmark Villas providing north bound commuters with links to London/ the city as well as east and westbound connections.

A secure entry phone provides access into well maintained communal entrance hall with a door to the left leading to an inner hall where flat two is to be found.

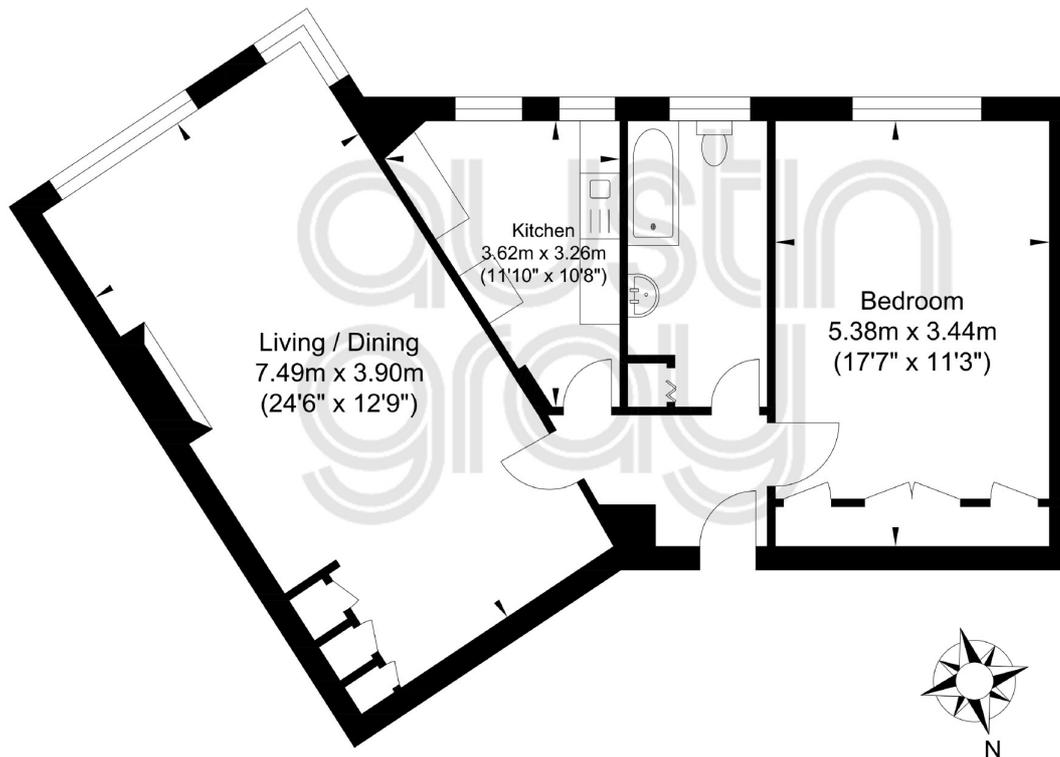
Front door opens into the entrance hall.

There is a spacious lounge/ dining room, the kitchen is in need of general modernisation and updating having basic fitments.

The bathroom/WC lends itself to modernisation whilst the double bedroom has some fitted storage.

The property is in need of general modernisation throughout, but does benefit from communal central heating.

Viceroy Lodge, Hove



Approximate Floor Area
723.65 sq ft
(67.23 sq m)

Approximate Gross Internal Area = 67.23 sq m / 723.65 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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Energy Performance Certificate

2 Viceroy Lodge, 143, Kingsway, HOVE, BN3 4RA Reference number: 9948-2092-6239-4754-0944
 Dwelling type: Ground-floor flat Type of assessment: RdSAP, existing dwelling
 Date of assessment: 14 January 2014 Total floor area: 65 m²
 Date of certificate: 17 January 2014

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:	£ 1,638
Over 3 years you could save	£ 372

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 126 over 3 years	You could save £ 372 over 3 years
Heating	£ 1,116 over 3 years	£ 795 over 3 years	
Hot Water	£ 345 over 3 years	£ 345 over 3 years	
Totals	£ 1,638	£ 1,266	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

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 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.

Very energy efficient - lower running costs	Current	Potential	Very energy efficient - higher running costs
A (85-91)	B (69-84)	C (54-68)	D (39-53)
E (29-52)	F (13-28)	G (1-12)	H (0-12)

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 142
2 Floor insulation	£800 - £1,200	£ 187
3 Low energy lighting for all fixed outlets	£10	£ 42

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

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.

