

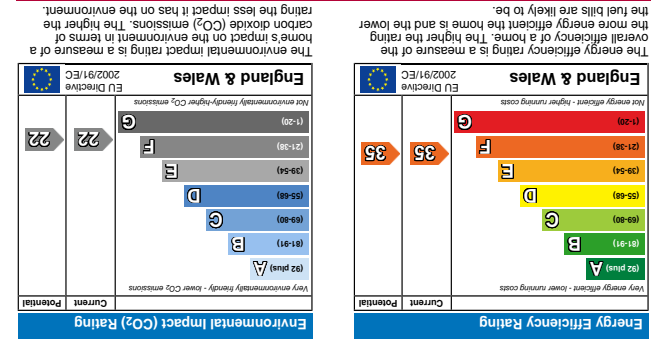


Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

To see how this home can achieve its potential rating please see the recommended measures. Because fuel prices can change over time and energy saving recommendations will evolve, reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date do not include the impact of the fuel used for cooking or running appliances, such as TV, fridge etc.; nor do they consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures using standard running periods (heating periods, etc.) that are the same for all homes. The figures costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated the fuel figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel

Energy use	Current	Potential
Carbon dioxide emissions	15.2 tonnes per year	12.2 tonnes per year
Lighting	£122 per year	£124 per year
Heating	£174 per year	£120 per year
Hot water	£120 per year	£120 per year

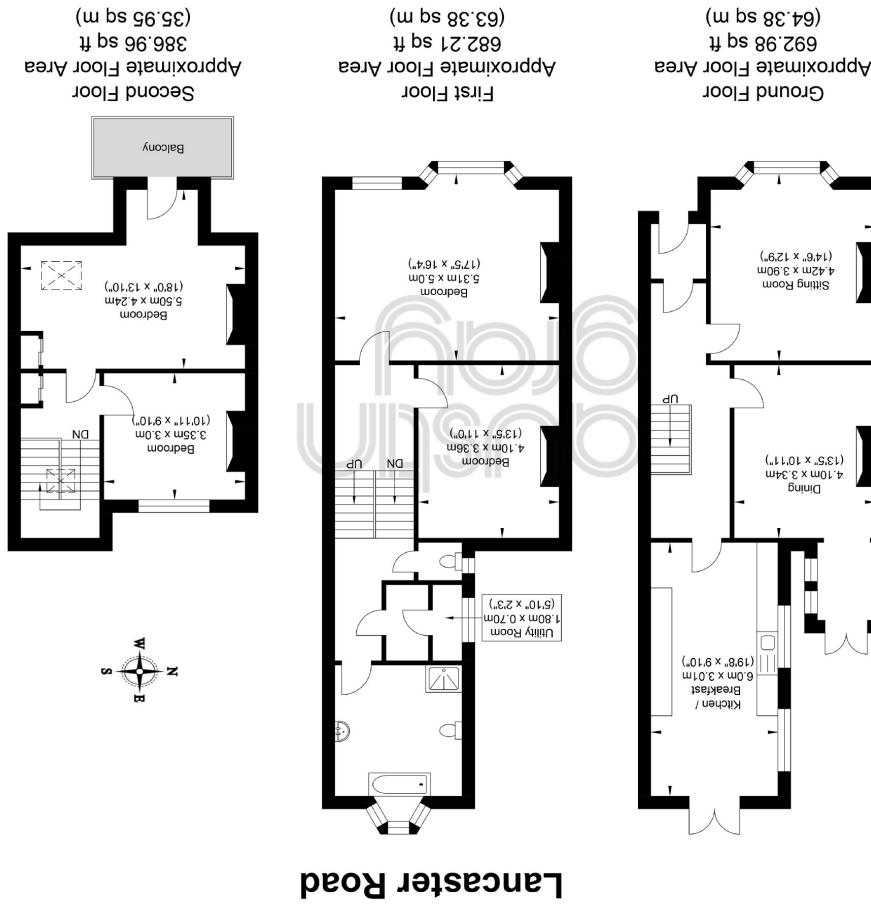
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

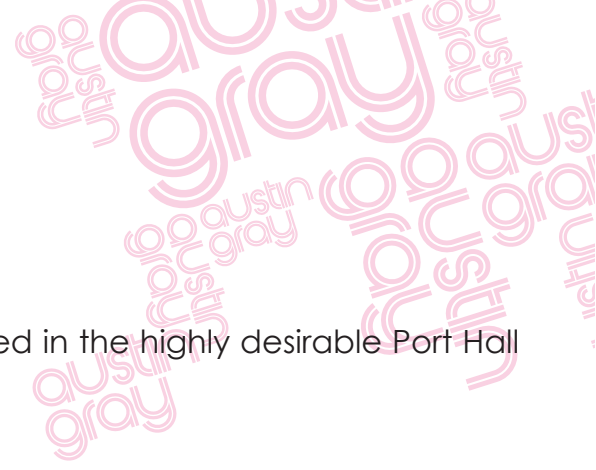


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Dwellling type: Semi-detached house
 Date of assessment: 07 March 2011
 Reference number: 8189-6527-8860-2415-4902
 Type of assessment: RDSAP, existing dwelling
 Total floor area: 159m²

Illustration for identification purposes only, measurements are approximate, not to scale.
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A substantial, four bedroom, semi-detached, bay fronted home measuring 1762 sq ft/163 sq m situated in the highly desirable Port Hall district of Brighton and within easy reach of popular schools and Brighton mainline station.



Lancaster Road forms part of the popular Port Hall district of Brighton and is within easy access of the bustling Seven Dials where an array of bars, delis, cafes, restaurants and other entertainments can be found. Brighton mainline station is a short walk away providing commuter links with London Victoria, London Bridge, St Pancras and London Blackfriars. The city centre, seafront and promenade are easily accessible.

This lovely, bay fronted, semi-detached family home has accommodation that spans over three floors and retains a wealth of character and charm throughout as evident by stripped and polished wooden floors, numerous marble and cast-iron fireplaces, high and ornate corniced ceilings and period style radiators. A well-equipped kitchen/breakfast room has a wealth of integrated appliances and overlooks and has access through

French doors to the landscaped rear garden which further benefits from a gated side access.

Mosaic path leads to an attractive, stained glass front door which opens into an entrance vestibule with a further mosaic tiled floor and glazed door that opens into the entrance hall with bespoke storage under the stairs.

At the front of the house is a bay fronted sitting room with stripped and polished wooden floor and open fireplace with fitted storage to either side.

At the rear is the second reception room with stripped and polished wooden floor and feature stained glass and leaded light windows and French doors that overlook and provide access out into the rear garden. A

fitted gas fire is set within cast-iron fireplace with storage to one side.

The kitchen /breakfast room has a range of working surfaces on two walls with cupboard and drawer storage both above and below, six ring gas range with extractor hood above, integrated fridge and freezer, microwave oven, washing machine and dishwasher. Sash windows to the side and glazed French doors overlooking out to the rear garden, space for table and chairs.

Stairs rise to half landing where there is a cloakroom.

Walk in shelved storage room with further access leading through to the boiler cupboard housing hot water tank and wall mounted boiler.

At the rear of the house is a spacious bay fronted family bathroom with shower cubicle and feature glass brick walls, freestanding roll top, claw footed, enamel bath, WC and pedestal wash hand basin.

On the first floor are two double bedrooms, the first at the front of the house has a sash bay window with a further window to one side, stripped and polished wooden floor and open cast fireplace with marble surround. The second bedroom overlooks the rear garden below and has an open fireplace.

Stairs from the first floor landing lead to the second floor landing with a Velux window to the rear elevation, fitted storage and access to small area of storage. On the second floor there are two further bedrooms, the front bedroom has a glazed door that overlooks and provides access out onto a balustraded and decked balcony, in addition to a double glazed Velux window also on the front elevation. There is access to an area of eaves storage as well as a cast-iron fireplace and fitted storage. The fourth bedroom enjoys a dormer style sash window at the rear.

At the front is a paved and walled garden with gated access leading around to the rear garden which boasts a large paved terrace which leads onto an area of astro turf flanked by raised flower and shrub borders with an array of palms and shrubs.



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.

