



A double bedroom second floor converted flat close to the City Centre, seafront and Brighton mainline station.

This lovely apartment is situated towards the southern end of the road and is within a few minutes' walk of the North Laine district where an array of bars, restaurants and shops can be found as well as the City Centre and Brighton mainline station which is to be found in Queens Road providing north-bound commuter links with London/The City. The neighbouring Seven Dials also offers an array of local amenities.

Bright and spacious second floor flat considered to be in good order throughout with benefits some of which include gas central heating with combination boiler, modern fitted kitchen with integrated appliances, modern bathroom and sash windows.

Communal entrance hall with stairs rising to the second floor, front door opening into

#### **Entrance vestibule**

Telephone entry system.

#### **Bedroom**

Enjoying a dual aspect with sash windows to the front and side elevation, fitted wardrobes, combination boiler, radiator.

#### **Open plan living room and kitchen**

Lounge area with sash window to the front with radiator beneath, picture rail and coved ceiling.

#### **Kitchen**

Range of work surfaces to two walls with black high gloss units with brushed steel units providing cupboard

and drawer storage beneath, four ring gas hob with oven beneath and extractor hood above, stainless steel sink and drainer, integrated washing machine, standing space for fridge/freezer, part tiled walls.

Inner hallway with shelved storage cupboard.

#### **Bathroom**

White suite with open ended bath with shower above, low level WC, extractor fan, pedestal hand basin, radiator, towel rail, part tiled walls.



# Dyke Road, Brighton



Approximate Gross Internal Area = 36.30 sq m / 390.72 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Energy Performance Certificate**

Flat 6,  
48 Dyke Road,  
BRIGHTON, BN1 3JB

Dwelling type: Top-floor flat  
 Date of assessment: 20 September 2008  
 Date of certificate: 20 September 2008  
 Reference number: 2308-4085-6211-5708-9074  
 Total floor area: 40 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A (95-100)	A (95-100)	A (95-100)	A (95-100)
B (81-94)	B (81-94)	B (81-94)	B (81-94)
C (69-80)	C (69-80)	C (69-80)	C (69-80)
D (55-68)	D (55-68)	D (55-68)	D (55-68)
E (39-54)	E (39-54)	E (39-54)	E (39-54)
F (29-38)	F (29-38)	F (29-38)	F (29-38)
G (13-28)	G (13-28)	G (13-28)	G (13-28)

**England & Wales**  
 EU Directive 2002/91/EC  
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**England & Wales**  
 EU Directive 2002/91/EC  
 The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	531 kWh/m <sup>2</sup> per year	523 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.6 tonnes per year	3.5 tonnes per year
Lighting	£30 per year	£18 per year
Heating	£452 per year	£400 per year
Hot water	£59 per year	£59 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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.

For advice on how to save energy and to find out about offers available to make your home more energy-efficient, call 0800 512 512 or visit [www.energy-saving-trust.org/saferhome](http://www.energy-saving-trust.org/saferhome)

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.

