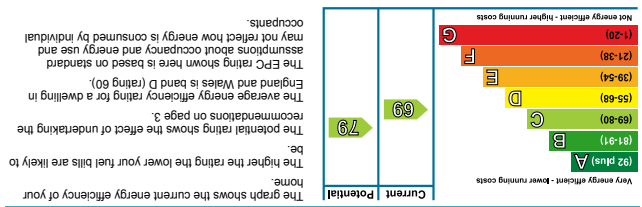




To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.		
See page 3 for a full list of recommendations for this property.		
1 Floor insulation (suspended floor)	£800 - £1,200	£ 231
2 Solar water heating		£ 147
3 Replacement glazing units	£1,000 - £1,400	£ 174
Recommended measures		
Indicative cost		Typical savings over 3 years

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



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	Very energy efficient - higher running costs	
A (92-100)	F (21-30)	
B (81-91)	G (1-20)	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-30)		
G (1-20)		

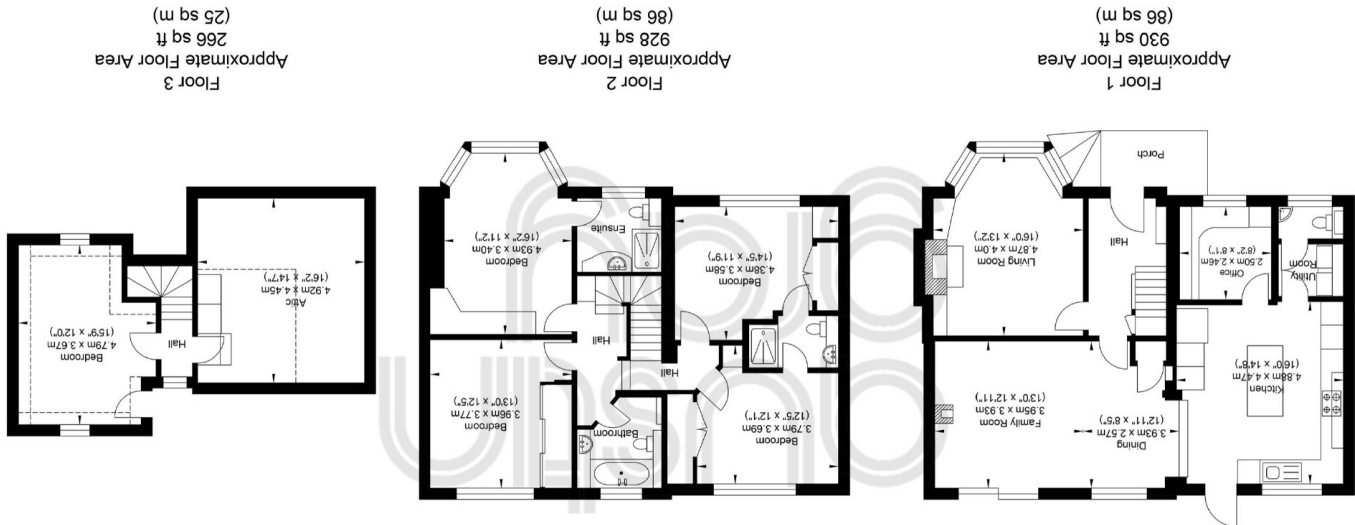
Estimated energy costs of this home		
Over 3 years you could save £ 552		
Estimated energy costs of dwelling for 3 years: £ 4,050		
Use this document to:		
• Find out how you can save energy and money by installing improvement measures		
• Compare current ratings of properties to see which properties are more energy efficient		

Dwelling type:	Detached house
Date of assessment:	11 June 2020
Date of certificate:	12 June 2020
Reference number:	9398-2033-7236-7400-4294
Type of assessment:	RDSA-P, existing dwelling
Total floor area:	191 m ²

59, Valley Drive, Brighton, BN1 5PD

Energy Performance Certificate HM Government

Approximate Gross Internal Area = 197.0 sq m / 2120.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2020



Valley Drive, Brighton



austin gray

59 Valley Drive, Brighton
£900,000



***** Contact us for virtual tour *****

A substantial, five bedroom, three bathroom, double fronted detached, family home measuring 2120 sq ft/197 sq m situated within the heart of the leafy Withdean district of Brighton.



Valley Drive is to be found adjacent to Dyke Road Avenue with bus services running past the property providing access into the vibrant City Centre, seafront, and promenade. Renowned schools catering for all age groups are well represented throughout the city. Preston Park mainline station is to be found in nearby Clermont Road providing north bound commuters with links to London/the city, as well as into Brighton mainline station.

Brought to the market in immaculate order throughout having been impeccably maintained and improved in recent years by the current owners, this substantial family home boasts many benefits some of which include a beautifully fitted kitchen with a wealth of integrated appliances and stone work surfaces, utility room, cloakroom and study. The front sitting room with plantation shutters has a fitted log burner and at the rear of the house is a second lounge/dining room also having a log burner and overlooks and leads out to the landscaped rear garden. At the front of the property a drive provides off road parking for



numerous vehicles and to the rear is a landscaped garden with a large L-shaped workshop.

Front door opens into the entrance hall with wooden flooring, radiator and cloaks cupboard. The stairs with glass and steel handrail rise to the split-level first-floor landing with a shelved cupboard.

On the ground floor to the front is a bay fronted sitting room with plantation shutters, oak flooring and fitted log burner set within an oak surround and slate hearth.

At the rear of the house is a further lounge/dining/family room with oak flooring and log burner, sliding double glazed doors provide access out to the garden.

A beautifully fitted kitchen with a wealth of cupboard and drawer storage, stone wraparound work surfaces, five ring gas hob and extractor above, countersunk sink with Quooker tap, BWT water softener, integrated dishwasher, 2 single ovens, microwave oven and coffee machine, wine fridge, tiled floor and breakfast island.

Utility room has space and plumbing for washing machine and tumble dryer with fitted shelving above and further door leads to

Cloakroom with window to the front, low-level WC, wash basin, towel radiator.

Office/study with window to the front, extensive fitted storage and a desk.

Returning to the entrance hall, stairs rise to the first floor landing.

There are four double bedrooms on the first floor, the main bedroom has an en-suite wet room, whilst two other double bedrooms are connected via a Jack & Jill shower room, in addition to a fourth double bedroom that overlooks the rear garden.

The family bathroom has a white suite with a double ended bath and shower attachments, WC, wash basin with storage, towel radiator, built-in storage, window to rear.

From the first floor landing stairs lead to the second floor landing with a Velux window to the rear and fifth bedroom which has a dual aspect and Velux windows to both front and rear elevations, as well as access to eaves storage.

On the second floor landing a door leads through to a boarded and insulated roof space providing a wealth of storage with power and lighting, wall mounted boiler and mega flow hot water tank.

The rear garden has a terrace with hard seating and outside kitchen area. Steps lead onto the main garden with sleepered borders with well stocked raised and established shrub borders and fenced and walled boundaries. There is an L-shaped, timber garden workshop/store and gated access at the side.

The front provides off-road parking for numerous vehicles with flower and shrub borders.

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.