





Kendrick Property Services are delighted to offer for sale this rarely available and beautifully presented family home. The property has been extended and refurbished throughout by the current owners of 30 years to a extremely high standard and the workmanship is to be admired. The ground floor comprises of a large living room which offers spectacular views out on to the patio and the and landscaped garden. Adjacent to the living room you will find the formal dining with feature fire and wooden panelled walls which continues into the entrance hall. Also on the ground floor is a spacious Kitchen/ Breakfast room which also has been completed to a high standard and comes with build in appliances. Moving through the Kitchen you will find a family room which could be used multiple ways, as well as a utility room and double garage with electric up and over doors. Downstairs is complete with separate W/C that offer access to the rear garden. As you climb the stair case to the first floor you will notice the large picture window that streams light on to the galleried landing. There are six beautifully presented bedrooms, all of which are finished to a high standard and the Master Bedroom boasts a modern En Suite. The first floor is complete with a family bathroom and separate W/C.



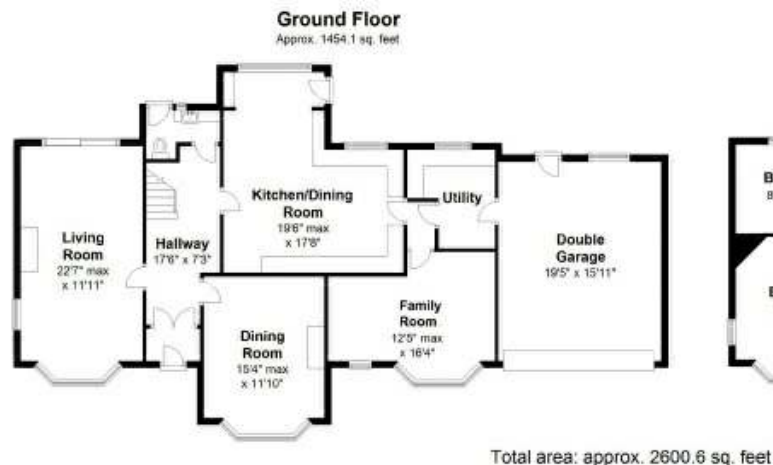
As this property sits on the corner of Ditchling Road and Surrendon Road the garden beautifully wraps around the residents and offers a well stocked mature garden and is perfect for alfresco dining. To the front of the property is a substantial carriage driveway with parking for numerous cars which leads to the double garage. Ditchling Road is located near fantastic schools such as, Balfour Primary School and Vardean School/ College so is perfect for a growing family. This property is also ideal for the morning commuter as Preston Park Station offers great links along the coast and to London.











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Under the property misrepresentations act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers should not rely on the statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Kendrick Property Services has authority to make or give any representation or warranty to this property.

Energy Performance Certificate



411, Ditchling Road, BRIGHTON, BN1 6XB

Dwelling type: Detached house
Date of assessment: 19 September 2016
Date of certificate: 26 September 2016
Reference number: 8907-1214-6729-7097-8163
Type of assessment: RdGAP, existing dwelling
Total floor area: 242 m²

Use this document to:

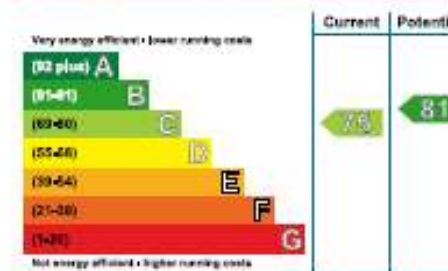
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,197
Over 3 years you could save	£ 252

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 624 over 3 years	£ 312 over 3 years	
Heating	£ 3,135 over 3 years	£ 3,195 over 3 years	
Hot Water	£ 438 over 3 years	£ 438 over 3 years	
Totals	£ 4,197	£ 3,945	

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£225	£ 255	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 906	

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 800 133 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.