



KENDRICK PROPERTY SERVICES

Bevendean Crescent Brighton BN2 4RD





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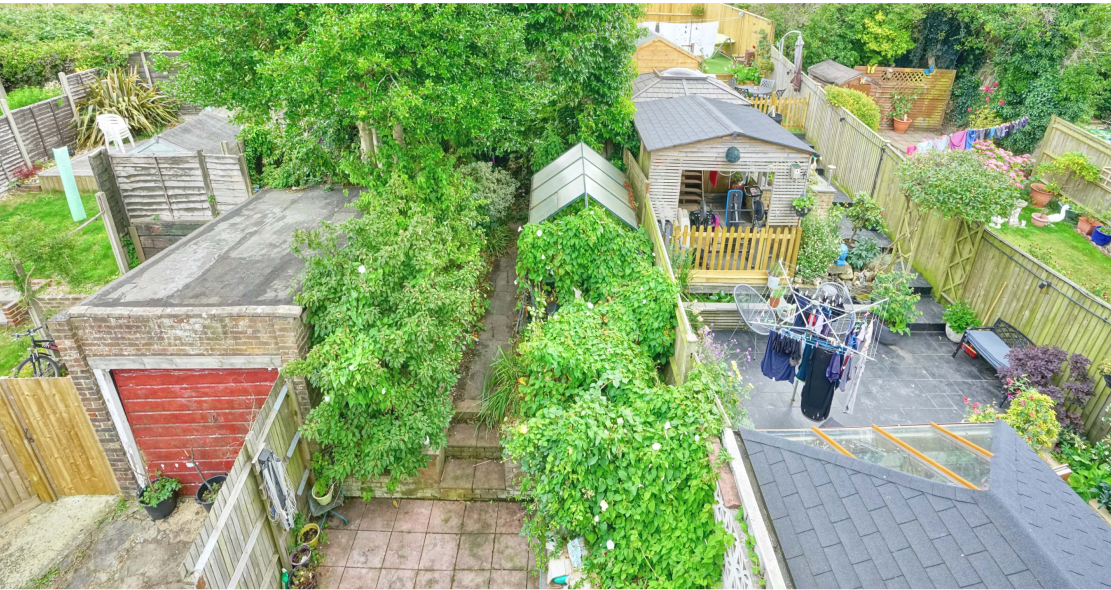


Kendrick Property Services are delighted to offer for sale this 4 bedroom end of terrace family home that offers a wealth of potential. The property benefits from a large lounge through dining room, separate fitted kitchen/ breakfast room, 4 good size bedrooms, a large rear garden and shared driveway leading to a single garage.

Bevendean Crescent is located just off the Lewes Road it is perfectly positioned for the universities and the Amex Stadium too, and backing onto the South Downs National Park it has far reaching and leafy views from all sides. While it is quiet and peaceful here, you are still only a few minutes from the City of Brighton and Hove by bus, train or car. Bevendean Crescent is also to be sold with no chain.

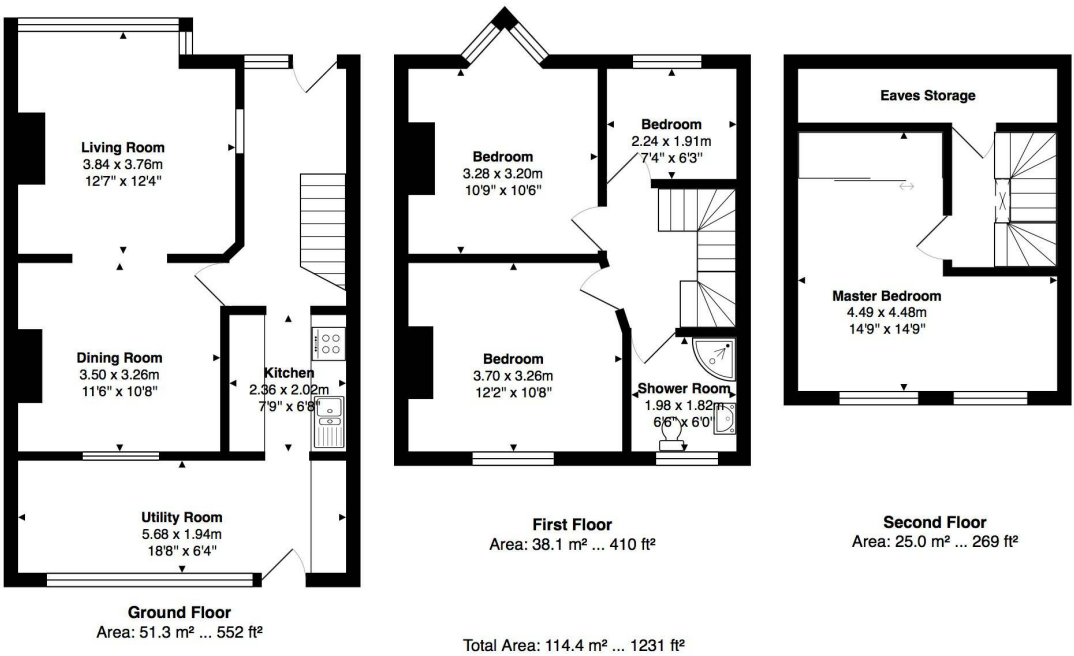


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Kendrick Property Services
10-12 Lewes Road
Brighton BN2 3HP

Sales - 01273 600162
sales@kendrickpropertyservices.co.uk
www.kendrickpropertyservices.co.uk

Under the property misstatements 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

Dwelling type:End-terrace house

Date of assessment:01 August 2019

Date of certificate:01 August 2019

Reference number:8103-7996-6529-1607-0813

Type of assessment:RdSAP, existing dwelling

Total floor area:110 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:

£ 3,420

Over 3 years you could save

£ 1,326

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	<div>You could save £ 1,326 over 3 years</div>
Heating	£ 2,838 over 3 years	£ 1,653 over 3 years	
Hot Water	£ 354 over 3 years	£ 213 over 3 years	
Totals	£ 3,420	£ 2,084	

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

Very energy efficient • lower running costs

(92-100) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient • higher running costs

Current

Potential

82

58

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
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 144
2 Room-in-roof insulation	£1,500 - £2,700	£ 696
3 Floor insulation (suspended floor)	£800 - £1,200	£ 171

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 8800 444262. The Green Deal may enable you to make your home warmer and cheaper to run.