



KENDRICK PROPERTY SERVICES

*Hill Farm Way Southwick BN42 4YJ*





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***Kendrick Property Services are delighted to offer for sale this 3 bedroom semi-detached bungalow in the very sought-after location of Southwick. This property benefits from 3 good size bedrooms, a bright and spacious living room, shower room with separate W/C and a kitchen that overlooks the lovely lawned rear garden. There is also a front garden and garage with working electric door. The property has plenty of potential and is ideal for a couple or family looking to put their own stamp on something. While the property is need of some improving the windows are UPVC double glazed and a combination boiler has recently been installed.***

***The location is perfect for busy commuters and shoppers alike due to the great location of this property near to Shoreham and Southwick train stations and the short dash in the car to the A23 linking you to the M23 and M25. There are excellent local primary and secondary schools in the area. Hill Farm Way is not to be missed and is to be sold with no onward chain.***

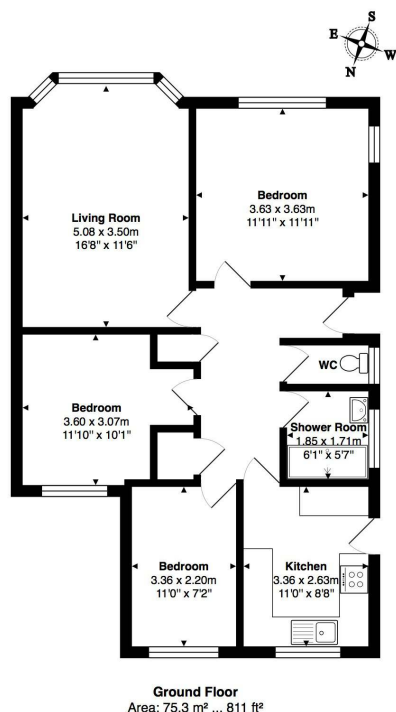


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Under the property misrepresentations act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract. All 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



12 4YJ

Dwelling type: Semi-detached bungalow Reference number: 9608-9089-7237-6290-8260  
Date of assessment: 10 March 2020 Type of assessment: RdSAR, existing dwelling  
Date of certificate: 10 March 2020 Total floor area: 75 m<sup>2</sup>

### 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.

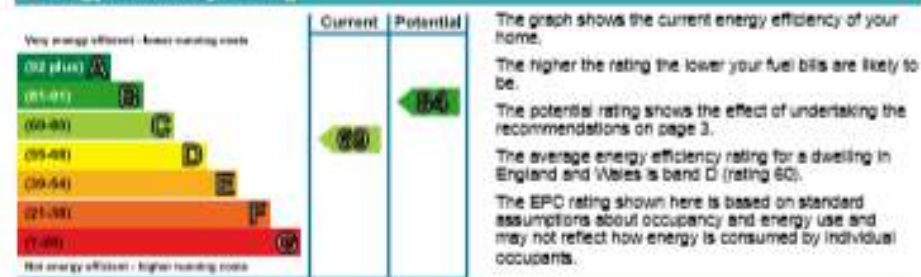
|   |         |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 1,962 |
| Over 3 years you could save                     | £ 264   |

### Estimated energy costs of this home

|               | Current costs        | Potential costs      | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting      | £ 180 over 3 years   | £ 180 over 3 years   |                          |
| Heating       | £ 1,485 over 3 years | £ 1,308 over 3 years |                          |
| Hot Water     | £ 297 over 3 years   | £ 210 over 3 years   |                          |
| <b>Totals</b> | <b>£ 1,962</b>       | <b>£ 1,698</b>       |                          |

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



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

| Recommended measures                  | Indicative cost | Typical savings over 3 years |
|---------------------------------------|-----------------|------------------------------|
| 1 Floor insulation (suspended floor)  | £800 - £1,200   | £ 177                        |
| 2 Boiler water heating                | £4,000 - £6,000 | £ 87                         |
| 3 Boiler photovoltaic panels, 2.5 kWp | £3,500 - £5,500 | £ 1,089                      |

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444302. The Green Deal may enable you to make your home warmer and cheaper to run.