



KENDRICK PROPERTY SERVICES

*Sandown Road Brighton BN2 3EH*







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***Kendrick Property Services are delighted to offer for sale this fantastic 3 bedroom first floor flat in the popular residential area on the edge of Hanover, ideally located for those looking to be within 20 minutes walk of the town centre, close to the hospital and bus routes. Upon entering the property, you will notice two double bedrooms as well as another bedroom to the rear, modern fitted bathroom, newly fitted kitchen and bright/ spacious living room. The kitchen also leads to the wonderful garden which is ideal for the warmer months. Sandown Road comes with share of freehold and is to be sold with no chain.***





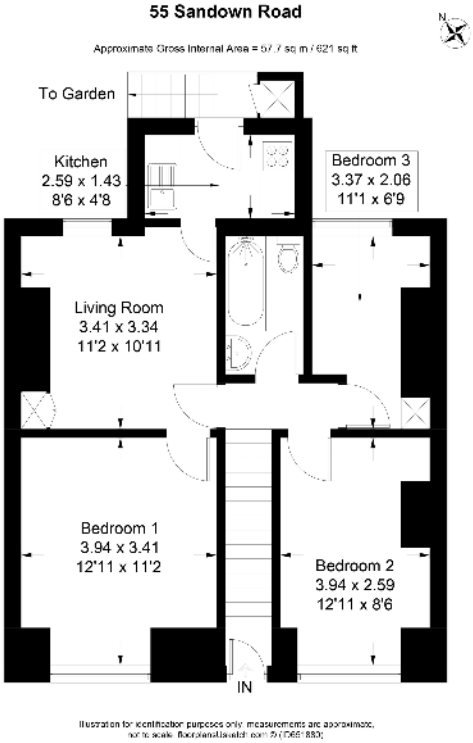
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Under the property misstatements act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract. All details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

HM Government

Dwelling type: Top-floor flat

Date of assessment: 14 August 2019

Date of certificate: 14 August 2019

Reference number: 9548-5024-7238-6461-1930

Type of assessment: RdSAP, existing dwelling

Total floor area: 87 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:

E 3,516

Over 3 years you could save

E 2,343

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	E 141 over 3 years	E 141 over 3 years	<div>You could save E 2,343 over 3 years</div>
Heating	E 3,138 over 3 years	E 780 over 3 years	
Hot Water	E 237 over 3 years	E 262 over 3 years	
Totals	E 3,516	E 1,173	

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 plus) 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

41

77

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 Increase loft insulation to 270 mm	£100 - £350	£ 255
2 Cavity wall insulation	£500 - £1,500	£ 573
3 Party wall insulation	£300 - £600	£ 216

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.