



KENDRICK PROPERTY SERVICES

*Eggington Road Brighton BN2 4PL*







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***Kendrick Property Services are delighted to offer for sale this 3 bedroom family home located in a desirable residential area. The property consists of a bright and spacious thru living/ dining room that has Parquet flooring. Also, on the ground floor is the modern fitted kitchen that has a range of appliances. Moving to the first floor there are 3 good size bedrooms and a well fitted family bathroom. Egginton Road also has a shared drive, garage and good size family garden that ample decking to entertain. This property is also to be sold with no onward chain.***





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**Kendrick Property Services**  
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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

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Dwelling type: Semi-detached house

Date of assessment: 29 April 2014

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Reference number: 0402-2861-7049-9124-7185

Type of assessment: RdSAP, existing dwelling

Total floor area: 104 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:

£ 2,604

Over 3 years you could save

£ 741

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 177 over 3 years	
Heating	£ 2,007 over 3 years	£ 1,396 over 3 years	
Hot Water	£ 291 over 3 years	£ 291 over 3 years	
Totals	£ 2,604	£ 1,883	

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
67	85

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 Cavity wall insulation	£500 - £1,500	£ 488
2 Floor insulation	£800 - £1,200	£ 141
3 Low energy lighting for all fixed outlets	£55	£ 111

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 444282. The Green Deal may enable you to make your home warmer and cheaper to run.