



A sixteenth floor, west-facing, two double bedroom, purpose built flat with an enclosed balcony enjoying breath taking, far reaching views. Chain free.

St Margarets Place is located directly opposite Brighton seafront and is within a few minutes walk of Brighton City Centre where Churchill Square shopping mall, Western Road and the North Laine are to be found. Brighton mainline station is to be found in nearby Queens Road providing north bound commuters with links to London/The City.

Offered for sale with immediate vacant possession and no onward chain this sixteenth floor, west facing apartment is in need of general modernisation throughout, whilst benefiting from breath taking, far reaching views out to sea and the Downslands.

### **Lift and communal stairs rising to sixteenth floor.**

### **L shaped entrance hall**

Meters and service cupboard, hot water cylinder, storage heater, storage.

### **Sitting room 21'2 x 15'2 (6.45m x 4.62m)**

Mock fireplace, storage heaters, sliding glazed doors leading out to

### **Enclosed balcony 23'5 x 6'3 (7.14m x 1.91m)**

With a triple aspect and UPVC double glazed tilt and turn windows enjoying far reaching, breath taking views of the sea in a westerly direction.

### **Kitchen 10'9 x 7'4 (3.28m x 2.24m)**

Range of working surfaces providing a comprehensive range of cupboard and drawer storage above and below, four ring ceramic hood with microwave oven above, American style fridge/freezer, one and a half bowl single drainer sink, space and plumbing for washing machine, double glazed sliding window overlooking the enclosed balcony with its far reaching view, part tiled walls.

### **Cloakroom**

Low level WC, wash basin, extractor fan.

### **Bath/shower room**

Enclosed bath separate shower cubicle, low level WC, pedestal wash hand basin, fully tiled walls, towel radiator, extractor fan.

### **Bedroom 1 18'8 x 11'2 (5.69m x 3.40m)**

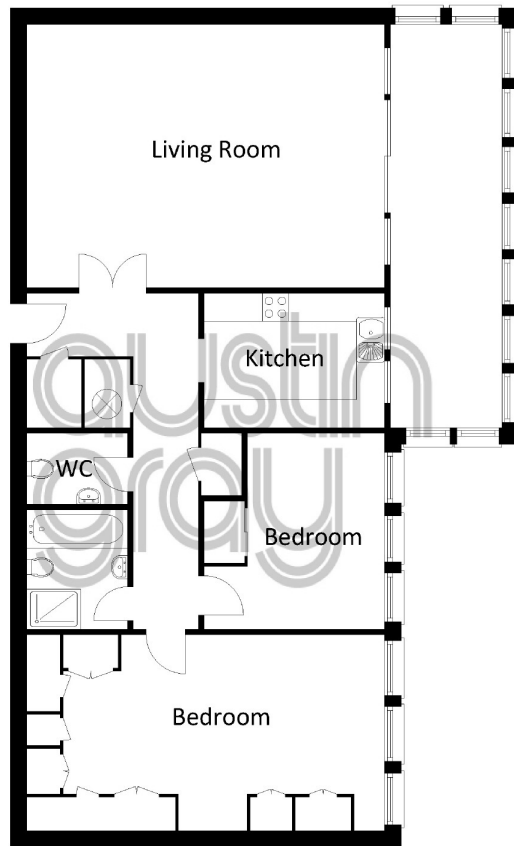
UPVC double glazed tilt and turn windows enjoying far reaching breath taking views towards the sea.

### **Bedroom 2 11'4 x 8'10 (3.45m x 2.69m)**

UPVC double glazed tilt and turn windows enjoying far reaching views towards the sea, built in storage.



# Sussex Heights



Approximate Floor Area  
1154.96 sq ft  
(107.30 sq m)



Approximate Gross Internal Area = 107.30 sq m / 1154.96 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Performance Certificate

16d, Sussex Heights, St. Margarets Place, BRIGHTON, BN1 2FR

Dwelling type:	Mid-floor flat	Reference number:	8456-7227-4770-6387-7596
Date of assessment:	13 March 2016	Date of assessment:	RdSAP, existing dwelling
Date of certificate:	14 March 2016	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:	£ 3,732
Over 3 years you could save	£ 1,305

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 456 over 3 years	£ 228 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; display: inline-block;">                     You could save £ 1,305 over 3 years                 </div>
Heating	£ 2,349 over 3 years	£ 1,707 over 3 years	
Hot Water	£ 927 over 3 years	£ 492 over 3 years	
<b>Totals</b>	<b>£ 3,732</b>	<b>£ 2,427</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

<p>Very energy efficient - lower heating costs</p> <p>Very energy efficient - higher heating costs</p>	<table border="1" style="border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="background-color: #E67E22; color: white;">67</td> <td style="background-color: #2ECC71; color: white;">72</td> </tr> </tbody> </table>	Current	Potential	67	72	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
Current	Potential					
67	72					

#### 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 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 66	✓
2 Low energy lighting for all fixed outlets	£40	£ 165	✓
3 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 921	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/beinggreener](http://www.direct.gov.uk/beinggreener) or call 0800 432 324 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

