

A two bedroom, ground floor garden flat offered for sale with immediate vacant possession and no onward chain.

Hollingdean Terrace lies adjacent to Hollingbury Place where some local shopping facilities can be found, with the neighbouring Fiveways offers a more comprehensive range of amenities. Bus services run from Ditching Road providing access into the vibrant city centre, seafront and promenade. Brighton mainline line and London Road railway stations are within easy access providing commuter links with London/the city, and schools catering for all age groups are well represented throughout the city.

Communal entrance hall, front door opening into

Entrance hall

Radiator, under stairs storage.

Living Room

Double glazed bay window to the front, radiator.

Bedroom

Double glazed window to the rear, radiator.

Bathroom

White suite comprising of bath, pedestal wash basin, WC, radiator, mixer tap shower attachment, double glazed window to side.

Inner hallway

Glazed door to rear garden, shelved cupboard.

Kitchen

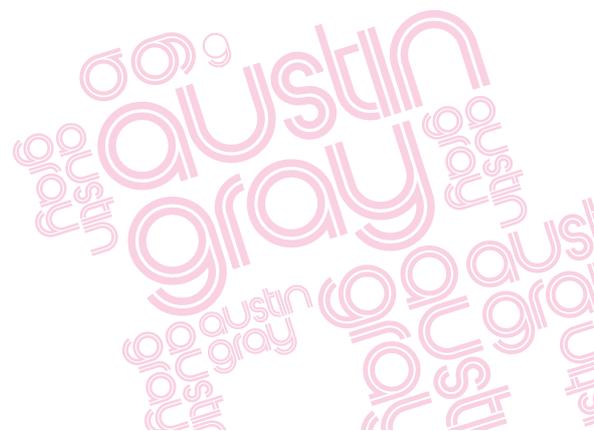
Stainless steel sink, work tops with cupboard storage above and below, standing space for cooker and other appliances, double glazed window to the side, door to

Bedroom

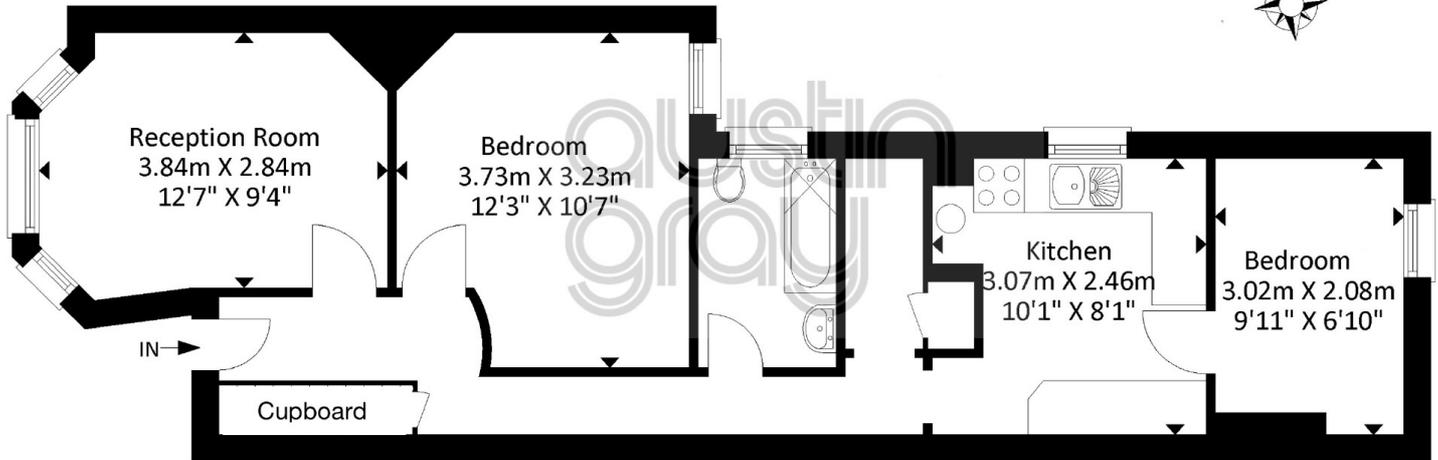
Double glazed window to the rear, radiator.

Outside

Fenced and lawned rear garden.



Hollingdean Terrace, Brighton



Ground Floor
Approximate Floor Area
559.0 sq ft
(52.0 sq m)

Approximate Gross Internal Area = 52.0 sq m / 559.0 sq ft (Excluding Restricted Height)
 Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Performance Certificate

142, Hollingdean Terrace,
BRIGHTON, BN1 7HE

Dwelling type: Ground floor flat
 Date of assessment: 11 November 2008
 Date of certificate: 11 November 2008
 Reference number: 9557-2849-6494-0198-0335
 Total floor area: 53 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A		A	
B		B	
C		C	
D	62	D	67
E		E	56
F		F	
G		G	

England & Wales (11 November 2008) **62** **67**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	366 kWh/m ² per year	276 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	2.4 tonnes per year
Lighting	£48 per year	£24 per year
Heating	£413 per year	£207 per year
Hot water	£77 per year	£62 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 812 912 or visit www.energyandclimate.gov.uk/home

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.

