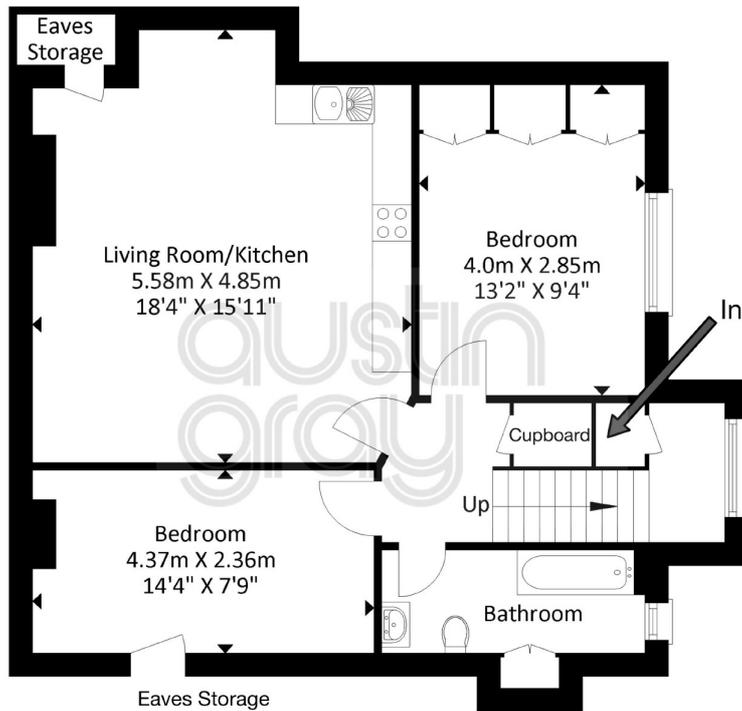


Wilbury Avenue, Hove



Second Floor
Approximate Floor Area
668.43 sq ft
(62.10 sq m)

Approximate Gross Internal Area = 62.10 sq m / 668.43 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Performance Certificate

Flat 3, 57 Wilbury Avenue, HOVE, BN3 6GH
 Dwelling type: Top-floor flat
 Date of assessment: 10 March 2016
 Date of certificate: 11 March 2016
 Reference number: 8901-5104-4329-0497-8763
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 61 m²

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:	£ 5,109
Over 3 years you could save	£ 1,194

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 147 over 3 years	You could save £ 1,194 over 3 years
Heating	£ 3,957 over 3 years	£ 2,850 over 3 years	
Hot Water	£ 918 over 3 years	£ 918 over 3 years	
Totals	£ 5,109	£ 3,915	

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

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 50). 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.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£15	£ 66	
2 High heat retention storage heaters	£800 - £1,200	£ 1,128	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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.

