



\*\*\*\* Contact Us For Virtual Walk Through Viewing \*\*\*\*

A two-bedroom top floor purpose-built flat offered for sale in very good order throughout, long lease, share of the freehold and west facing balcony.

Salisbury Road lies adjacent to Church Road where a comprehensive array of amenities is to be found. Hove Mainline station is to be found in nearby Denmark Villas providing Northbound commuter links with London / The City, as well as East and West bound connections. Hove's seafront, lawns and promenade are a short stroll away.

Brought to the market in what is considered to be very good order throughout, this impressive two bedroom top floor flat enjoys many benefits some of which include, modern electric heating, fitted kitchen with integrated oven, hob and hood, modern bathroom/WC and UPVC double glazed windows throughout. Furthermore, there is a share of the freehold, lift and West facing balcony. Viewing is strictly by appointment via vendors appointed sole agents

Communal entrance hall with entry phone system, stairs and lift providing access to the top floor.

Glazed front door opening into 'L' shaped entrance hall with the electric radiator and storage cupboards.

Situated at the front of the flat is the first of two bedrooms, the main bedroom with UPVC double glazed windows enjoying an elevated West facing aspect, electric radiator and fitted wardrobes.

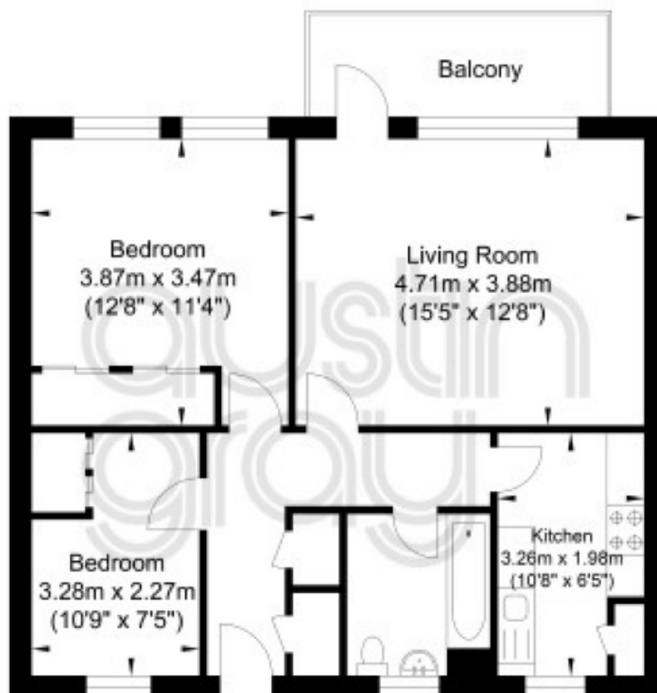
To the rear of the flat is the second bedroom with electric radiator, fitted wardrobes and UPVC double glazed window to the rear.

A modern white bathroom suite has enclosed a bath with the electric shower above, semi pedestal wash hand basin and low-level WC. Tiled walls and floor, electric towel radiator, double glazed window to the rear.

Modern fitted kitchen has a range of working surfaces to two walls providing cupboard and drawer storage both above and below, stainless steel sink, space and plumbing for washing machine, space for fridge and additional appliance. Four ring ceramic hob with extractor above and recently installed fan assisted oven below. Larder storage cupboard, tiled walls and UPVC double glazed window to the rear.



# Hartfield Court



Approximate Floor Area  
646.15 sq ft  
(60.03 sq m)

Approximate Gross Internal Area = 60.03 sq m / 646.15 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.  
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**Energy Performance Certificate** HM Government

Flat E7 Hartfield Court, 35, Salisbury Road, HOVE, BN3 3AA

Dwelling type: Top-floor flat Reference number: 2628-7982-6270-8647-9904  
Date of assessment: 22 October 2013 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 22 October 2013 Total floor area: 82 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:	£ 4,224
Over 3 years you could save	£ 972

Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	
Lighting	£ 216 over 3 years	£ 216 over 3 years	You could save £ 972 over 3 years
Heating	£ 3,327 over 3 years	£ 2,646 over 3 years	
Hot Water	£ 681 over 3 years	£ 390 over 3 years	
<b>Totals</b>	<b>£ 4,224</b>	<b>£ 3,262</b>	

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	Current	Potential	Very energy efficient - higher running costs
(A1-A2)	D	F	G
(B1-B2)	C	E	F
(C1-C2)	B	D	E
(D1-D2)	A	C	D
(E1-E2)	F	B	C
(F1-F2)	G	A	B
(G1-G2)	H	F	A

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 69). 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 Internal or external wall insulation	£4,000 - £14,000	£ 150
2 Fan assisted storage heaters and dual immersion cylinder	£900 - £1200	£ 821

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.

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.

