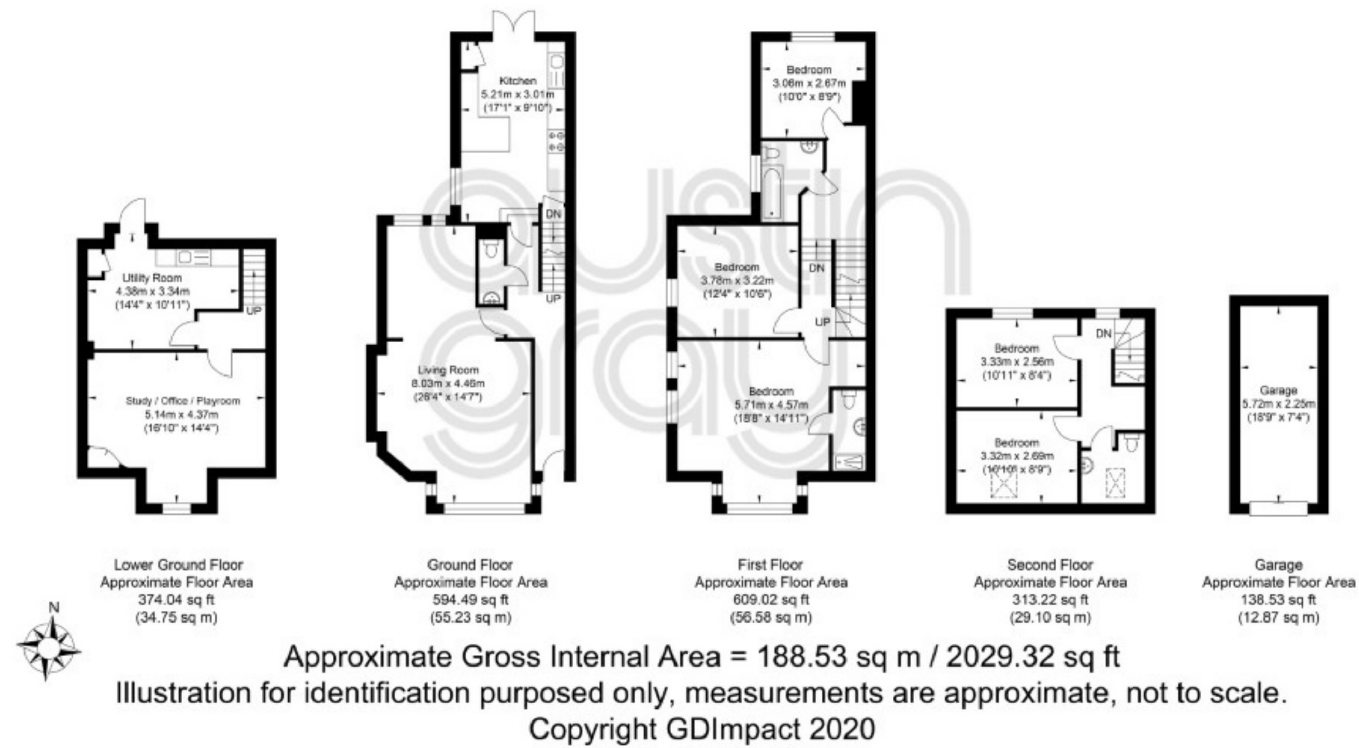


Bates Road



Energy Performance Certificate			
HM Government			
62 Bates Road, BRIGHTON, BN1 6PG			
Dwelling type:	Detached house	Reference number:	0873-3804-7385-2390-8161
Date of assessment:	14 August 2020	Type of assessment:	SAP, new dwelling
Date of certificate:	14 August 2020	Total floor area:	181 m²
Use this document to:			
<ul style="list-style-type: none"> 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:			£ 4,464
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 318 over 3 years	Not applicable
Heating	£ 3,861 over 3 years	£ 3,861 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
Totals	£ 4,464	£ 4,464	
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			
<p>See energy efficient lower rating costs</p> <p>(10-20) A</p> <p>(21-30) B</p> <p>(31-40) C</p> <p>(41-50) D</p> <p>(51-60) E</p> <p>(61-70) F</p> <p>(71-80) G</p> <p>Energy efficient: higher rating costs</p>			
<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> <p>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.</p>			
<p>Current: 64</p> <p>Potential: 70</p>			
Actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1. Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,104	

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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.

**** Contact us for our Virtual Walk Through Viewing ****

Newly refurbished detached, five-bedroom family home spanning four floors measuring 188 sq mtrs / 2029 sq ft with a single garage and offered for sale with immediate vacant possession and no onward chain. Apply Sole Agents.

Bates Road is to be found adjacent to Surrenden Road and is well served by renowned schools catering for all age groups on the nearby Surrenden Schools Campus. Bus services run close by providing access into the vibrant city centre, Seafront, and promenade whilst both Preston Park and Brighton station are easily accessible providing North bound commuter links with London / The City.

Having undergone extensive refurbishment throughout this lovely family home as a host of benefits some of which include its newly fitted kitchen complete with a full range of Bosch integrated appliances in addition to a separate utility room with new washing machine and dryer. There is a newly installed family bathroom, whilst the main bedroom boasts its en-suite shower room/WC and there are two cloakrooms. At the rear is a walled garden being turfed and decked, whilst a gate provides access out into Loder Place and the property's single garage.

Front door provides access into entrance hall, radiator, carpet stairs rising to upper floors.

Cloakroom, wall hung WC, wash basin and fitted mirror above extractor fan.

A dual aspect lounge/dining room has double glazed windows at both the front and rear, radiators.

Situated at the rear of the house is the newly fitted kitchen/breakfast room which has a range of working services providing cupboard and drawer storage both above and below whilst incorporating a host of Bosch appliances including, hob, fan assisted oven and extractor hood, a stainless steel single drainer sink, integrated fridge/freezer and dishwasher. Tiled

walls, dual aspect with double glazed window to the side, whilst double glazed doors provide access out into the enclosed walled rear garden with its gated rear access.

From the Kitchen stairs descend to a lower ground floor level where a spacious utility room is to be found with its working surface, stainless steel sink with cupboard and drawer storage below in addition to a fitted washing machine and tumble dryer. Cupboard housing combination boiler, additional standing space, double glazed door which provides access out into a small walled and paved courtyard.

Additionally, at the front of the property is a Study / Office / Playroom with a double glazed window to front light well, radiators and storage cupboard. Returning to the ground floor stairs rise to half landing. Radiator.

Double bedroom with double glazed window overlooking the rear garden, radiator.

Newly installed family bathroom with bath, mixer taps and fitted shower above, glass shower screen. Low-level WC, vanity unit and opaque, double glazed windows, tiled walls and floor, fitted mirror, towel radiator.

First floor landing there are two double bedrooms on the first floor the first enjoy dual aspect with double glazing windows to the front and side radiator. Door to En-suite shower room with enclosed shower cubicle, wall hung WC, wash basin, partially tiled walls and floor, extractor fan, fitted mirror.

Second bedroom with double-glazed window to the side with radiator beneath.

Returning to the first-floor landing, further stairs rise to the second-floor landing, double glazed window to the rear.

There are two further double bedrooms located on second floor first with double glazed deluxe window to the front elevation in the first, whilst the second overlooks the rear garden with radiator beneath. Cloakroom with low-level WC, wash basin, tiled floor, double glazed deluxe window to the front.

Outside

Paved front walled garden. Rear garden being paved and lawned. Gated access out into neighbouring Loder Place and the single garage with its up and over door.

