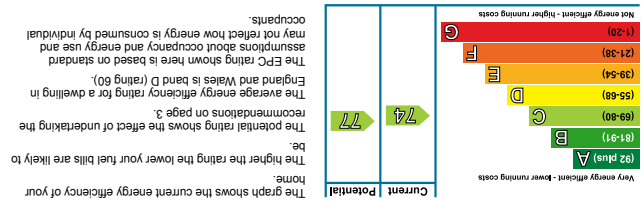




Top actions you can take to save money and make your home more efficient	
Recommended measures	1 Internal or external wall insulation 2 Low energy lighting for all fixed outlets
Typical savings over 3 years	Indicative cost
£ 190	£4,000 - £14,000
£ 630	£20
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 122 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.	



Energy Efficiency Rating		
Lighting	Current costs	£ 318 over 3 years
Heating	Current costs	£ 1,593 over 3 years
Hot Water	Current costs	£ 609 over 3 years
Totals	Current costs	£ 2,520
	Potential costs	£ 2,255
	Potential costs	£ 1,419 over 3 years
	Potential costs	£ 237 over 3 years
	Potential future savings	£ 255 over 3 years

Estimated energy costs of dwelling for 3 years:	£ 2,520
Over 3 years you could save	£ 255
Estimated energy costs of this home	

15 Abbotts, 129, Kings Road, BRIGHTON, BN1 2FA	Mid-floor flat	Reference number:	9976-2811-6228-9697-7296
	Dwelling type:	Type of assessment:	RdSAP existing dwelling
	Date of assessment:	Type of assessment:	146 m ²
	Date of certificate:	Type of assessment:	19 December 2013
Use this document to:			
• Find out how you can save energy and money by installing improvement measures • Compare current ratings of properties to see which properties are more energy efficient			

Energy Performance Certificate

HM Government



A three bedroom, two-bathroom, sixth floor flat measuring 157 sq m / 1695 sq ft that enjoys far-reaching westerly sea views offered for sale with no chain, secure allocated underground car parking and 2 visitor spaces, enclosed balcony, share of the freehold. and 1/16th share in the caretakers flat.



Abbotts is a sought-after purpose-built block of apartments situated directly on Brighton's seafront adjacent to Regency Square and is within a stone's throw of the bustling city centre of Brighton, whilst Brighton mainline station is to be found in Queens Road.

Brought to the market in very good order throughout having been well maintained in recent years by the current owner, this substantial home boasts many benefits some of which include far-reaching westerly sea views, enclosed double glazed balcony, well-equipped fitted kitchen with integrated appliances, communal central heating, passenger and

service lifts, secure allocated car parking space beneath the building. Furthermore, we are advised that this flat has one 16th share ownership of the caretakers flat no 17.

Lift and stairs rise to the sixth floor (passenger and separate service lift) with the front door and secondary front door open into the wraparound hallway with fitted storage and telephone video telephone video system.

L-shaped lounge/dining room which enjoys a dual aspect with tilt and turn windows and sliding UPVC double glazed doors allow access out to the enclosed balcony which encompasses a beautiful, west facing aspect and view of the

West Pier and 360 l.

Bedroom with UPVC double glazed tilt and turn windows enjoy a westerly aspect and extensive range of fitted bedroom furniture.

Bathroom has a modern white suite with an open-ended bath with shower above and screen, wash basin, low-level WC, tiled walls and floor.

Separate shower/WC has a walk-in shower cubicle, wash basin, WC, tiled walls and floor.

Bedroom with UPVC double glazed tilt and turn window to the side enjoys an easterly aspect with rooftop views towards the sea and Brighton Pier.

The kitchen has granite work surfaces and a comprehensive range of cupboard storage to 3 walls with countersunk 1 1/2 bowl sink, four ring gas hob with extractor, double oven, space and plumbing for washing machine and tumble dryer, integrated fridge, larder cupboard, tiled walls and floor, three UPVC double glazed tilt and turn window to rear with rooftop views.

Bedroom with UPVC double glazed tilt and turn windows to the rear with rooftop views and extensive fitted bedroom furniture.

From the rear of the building in neighbouring Queensbury Mews, access can be gained through a secure gated entrance to underground parking where space 12 is allocated to this flat.



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.