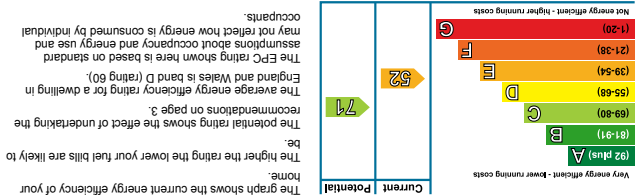




To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

See page 3 for a full list of recommendations for this property.		
1	Increase loft insulation to 270 mm	£100 - £350
2	Cavity wall insulation	£500 - £1,500
3	Internal or external insulation	£4,000 - £14,000
Typical savings over 3 years		£ 429

Top actions you can take to save money and make your home more efficient



Energy Efficiency Rating

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.

Current costs		Potential costs	
Lighting	£ 345 over 3 years	£ 240 over 3 years	£ 240 over 3 years
Heating	£ 4,791 over 3 years	£ 3,561 over 3 years	£ 3,561 over 3 years
Hot Water	£ 417 over 3 years	£ 282 over 3 years	£ 282 over 3 years
Totals	£ 5,553	£ 4,083	£ 4,083

Estimated energy costs of this home

Over 3 years you could save	£ 1,470
-----------------------------	---------

Estimated energy costs of dwelling for 3 years:

£ 5,553

- 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

Use this document to:

Date of certificate: 14 October 2014

Date of assessment: 14 October 2014

Dwelling type: Mid-terrace house

Reference number: 8574-7920-2199-3844-0992

Total floor area: 166 m²

Type of assessment: RDSA*, existing dwelling

10, Lauriston Road, BRIGHTON, BN1 6SN

Energy Performance Certificate

HM Government



Contact us for virtual tour

A substantial, three-storey, 5/6 bedroom Victorian residence measuring 1905 sq ft / 177 sq mtrs that forms part of the popular Preston Village district of Brighton and within a short walk of Preston Park Station.

austin
gray

For virtual walk through viewing, contact

01273 232232

property@austingray.co.uk



Lauriston Road forms part of the Preston Village District of Brighton which is well-served by shops, parks and schools. Bus services run regularly from neighbouring London Road providing access into the vibrant city centre. Preston Park station in nearby Clermont Road provides northbound commuters with links to London/The City as well as into central Brighton. Renowned schools catering for all age groups are well represented within the local area.

Brought to the market having been well maintained by the current owners it retains a wealth of original character and charm as evident by fireplaces, high ceilings, stripped and polished wooden floors. The spacious accommodation offers versatile

accommodation for the needs of today's modern family.

A gated entrance leads to a covered entrance with the front door having coloured stain glass opening into the entrance hall with stripped and polished floors. The cloakroom is located beneath the stairs.

At the front of the house is a pretty and spacious sitting room with sash windows to the front and a working open fireplace with slate hearth. From the lounge a door leads through to a further reception room with French doors that overlook and lead out to the rear garden and a further door leads to the dining room. These two rooms could easily be opened up to create a large open kitchen/dining/family room if required, subject to any consents that maybe required. The dining room has a window to the rear and fitted storage and further stained glass door leads through to the kitchen.

The lovely, family kitchen has space for table and chairs and is fitted with cream units and solid oak work tops and butler sink. Appliances are freestanding apart from the oven and the gas hob. French doors open out to the pretty, lawned garden which is

flanked with mature trees, shrubs and flower borders and a garden shed at the top of the garden.

From the entrance hall stairs rise to the first-floor landing with a useful storage cupboard.

The family bathroom has a white suite with enclosed panelled bath with electric shower above, wash basin and WC, tiled walls and floor, towel radiator and window to the front.

There are three double bedrooms on this floor. One to the front with fitted mirrored wardrobes and two bedrooms are at the rear with a Jack and Jill shower room/WC in between.

From the first-floor landing stairs rise to the second floor landing with a Velux window to the front.

There are three further bedrooms on the second floor one at the front with a pretty window, another double bedroom is to be found overlooking the rear garden, whilst the sixth bedroom has dual aspect to the front and rear with access to eaves storage.



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.