



54, Davigdor Road, HOVE, BN3 1RB

Dwelling type: Detached house
Date of assessment: 13 August 2020
Date of certificate: 15 August 2020

Reference number: 0475-2817-7489-2590-0365
Type of assessment: RDSA*, existing dwelling
Total floor area: 146 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: £ 2,874

Over 3 years you could save £ 345

Estimated energy costs of this home

Current costs	Potential costs
£ 2,874	£ 2,529
£ 414 over 3 years	£ 252 over 3 years
£ 2,172 over 3 years	£ 1,989 over 3 years
£ 288 over 3 years	£ 288 over 3 years

You could save £ 345 over 3 years

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 60). 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.

Energy Efficiency Rating

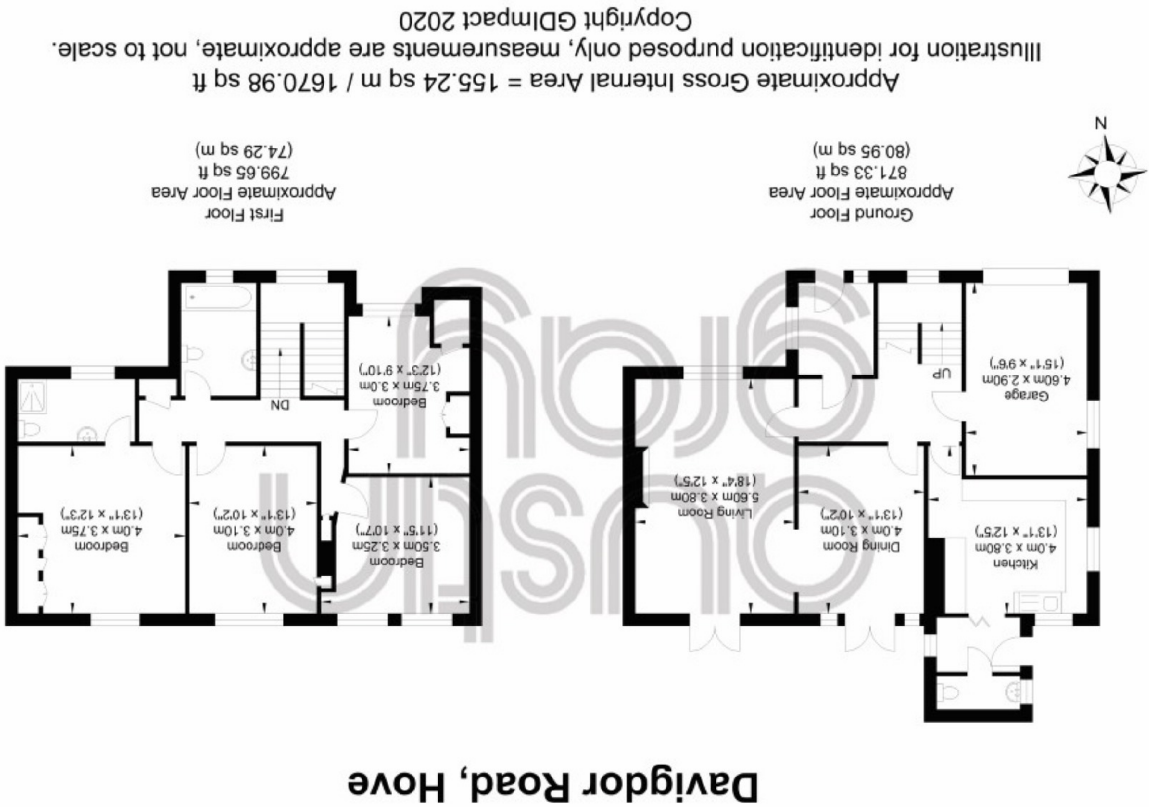
Hot energy efficient - higher running costs
(1-20)
(21-30)
(31-40)
(41-50)
(51-60)
(61-70)
(71-80)
(81-90)
(91-100)

Very energy efficient - lower running costs
(1-20)
(21-30)
(31-40)
(41-50)
(51-60)
(61-70)
(71-80)
(81-90)
(91-100)

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 198
2 Solar water heating	£4,000 - £6,000	£ 147
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,110

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.



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

A four-bedroom, two bathroom, detached, family home measuring 1670 sq ft/155 sq m with a garage, off road parking and enjoying a south facing rear garden direct access to St Annes Wells Gardens Park, via a twitten, just two doors down. .

austin gray

For virtual walk through viewing, contact

01273 232232

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As well as Davigdor Road being adjacent to the Seven Dials area with an excellent range of cafes, delis, restaurants and other entertainments the property is situated directly opposite the hospital and local shops on Montifiore Road. Commuter links to London are only 12 minutes' walk away, in either direction, as the property lies directly in between both Hove and Brighton main line train stations. Up to every 7 minutes the number 7 bus service operates 24 hours a day with direct links to the train stations, the city centre and services across the whole city and beyond. The North Laine district is within walking distance and easily accessible, as is the seafront and promenade.

With the provision of renowned local schools, also all within walking distance and catering for all age groups, the location of this property ticks all the boxes for the buyer looking for a detached family home with direct transport links and

recreational access to St Annes Well Gardens Park.

With some updating this detached, family home can also provide the ideal opportunity for someone to make it their own and, subject to any necessary consents and permissions, increase the accommodation size even further.

Front door opens into the entrance vestibule with quarry tiled step and further door leading into the entrance hall with stairs rising to the first floor.

The dual aspect sitting room has leaded light windows to the front with radiator beneath and French doors lead out to the rear garden and a cast iron fireplace is set within a wooden surround on a slate hearth. Archway through to the dining room has French doors leading out to the rear garden and doors to the entrance hall and kitchen breakfast room.

The kitchen has a range of roll edge work surfaces with storage above and below, four ring gas hob and oven, integrated dishwasher. Folding door leads through to

Utility room with space and plumbing for washing machine and tumble dryer with window and side door leading out to the rear garden.

Cloakroom has low-level WC, wash basin, radiator, window to the side and an extractor fan. Integral garage houses the boiler, double glazed window to side, radiator.

From the entrance hall stairs rise to the first floor landing with a stained glass, leaded light window to the front and access to roof space and storage cupboard.

Bedroom one overlooks the rear garden with radiator and storage. En-suite shower room with a shower cubicle, WC, window to front. Family bathroom has a white suite with and a window to the front.

Two further double bedrooms both overlook the rear garden with radiator beneath.

The fourth bedroom is at the front of the house with double glazed window and fitted storage.

Outside

At the front are borders, private drive providing off road parking and access to the integral garage with gated access leading round to the rear garden. Access to garden is located via gates on either side of the property making the garden still easily accessible during lockdown.

A good size south facing rear garden has a paved terrace leading onto the garden which is mainly laid to lawn flanked by walled and fenced boundaries with flower and shrub borders.

The present occupants said 'now the children are all grown and flown the nest we've decided the time has sadly finally come to downsize. We have been incredibly lucky during our 15 years living here as we have great neighbours on all



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.