



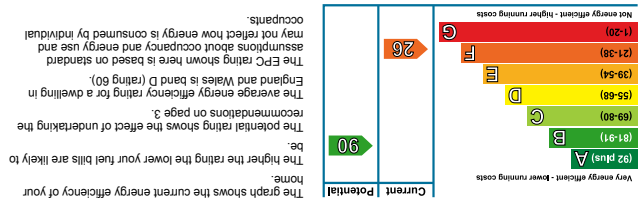
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To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal enable you to make your home warmer and cheaper to run.

See page 3 for a full list of recommendations for this property.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 1,341
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,476
3 Floor insulation (suspended floor)	£800 - £1,200	£ 213

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	Potential future savings
Lighting	£ 294 over 3 years	£ 171 over 3 years
Heating	£ 6,205 over 3 years	£ 933 over 3 years
Hot Water	£ 888 over 3 years	£ 204 over 3 years
Totals	£ 6,987	£ 1,308

Estimated energy costs of this home

Over 3 years you could save £ 5,079

Estimated energy costs of dwelling for 3 years: £ 6,987

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

Date of certificate: 14 March 2019

Dwelling type: Mid-terrace house

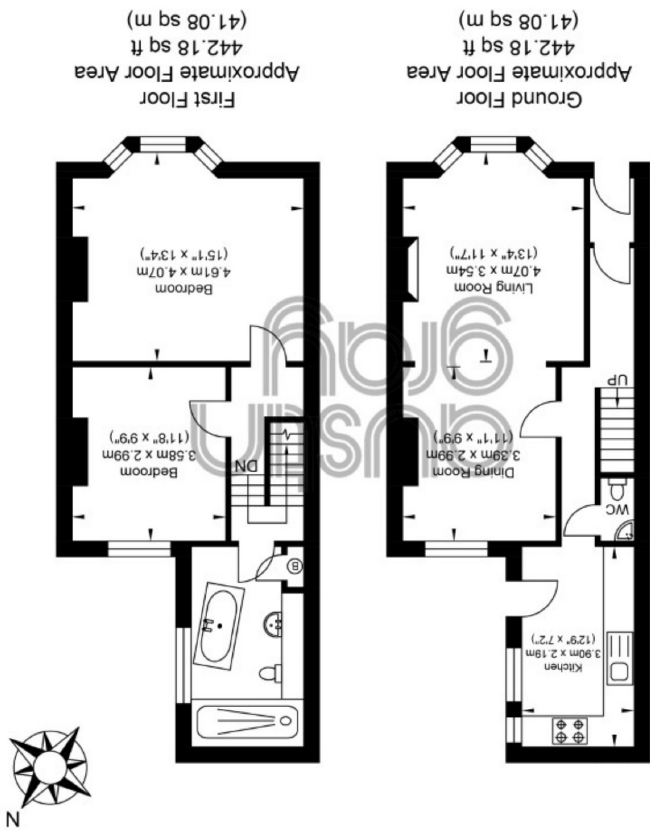
Reference number: 8141-7327-6990-0324-2992

Type of assessment: RPSAP, existing dwelling

Total floor area: 77 m²

HM Government

Approximate Gross Internal Area = 82.16 sq m / 884.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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8 Victoria Street, Brighton



austin gray

8 Victoria Street, Brighton, BN1 3FP
Offers in the region of £750,000

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

An immaculately presented two bedroom Victorian terraced home with a West facing patio garden having undergone extensive refurbishment in recent years by the current owners and is offered for sale with no onward chain.

Victoria Street forms part of the highly desirable Montpelier and Clifton Hill conservation area and is within a short walk of Brighton mainline station providing north bound commuter links with London/the city. The bustling city, seafront and promenade are a short stroll away; whilst renowned schools catering for all age groups are well represented throughout the city.



This beautiful Victorian terraced home has undergone extensive refurbishment in recent years by the current owners with works that have included the installation of a new kitchen with its induction hob, double fan assisted oven, extractor hood, integrated fridge and dishwasher, new bathroom with its freestanding oval bath and walk-in shower, new gas central heating, damp proofing and rewiring. Additionally, there is now a ground floor cloakroom. To the rear is a west facing walled patio garden with its garden shed as well as a garden store / utility room.



Front door opening into entrance vestibule with a further glazed door opening into the entrance hall with carpeted stairs rising to the first floor with storage beneath, radiator.

Enjoying bright aspect is the dual aspect living / dining room with a sash bay window to the front with radiator beneath, whilst the sash window overlooks the rear garden, cast iron fireplaces.

Cloakroom with the low-level wc, wash basin.

Situated at the rear of the house is a recently installed kitchen with its range of solid oak working surfaces with a comprehensive range of cupboard and drawer storage both above and below. Counter sunk sink, four ring induction hob with extractor above and double fan assisted oven beneath, integrated dishwasher. Bevelled tiled walls, tower radiator, ceramic tiled floor and a pair of windows to the side, whilst a glazed

door leads out to the rear garden.

Returning to the entrance hall, carpeted stairs rise to

Half landing where the spacious bathroom is located with its modern white suite with oval free-standing oval bath, wall mounted wash basin, W.C., large walk-in shower with the glass shower screen. Ceramic tiled walls and floor fitted mirror to one wall, extractor fan, cupboard housing combination boiler.

First floor landing, access to roof space.

There are two double bedrooms on the first floor.

Outside

Enjoying a sunny west westerly aspect are warmed boundaries, water tap garden shed and garden store with a power and lighting, space and plumbing for washing machine fitted working surface with storage above and below.

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.