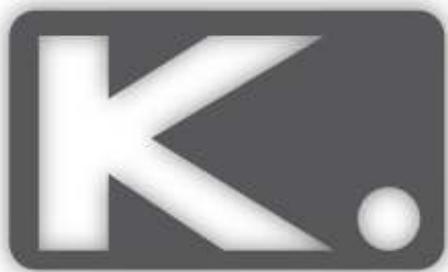


KENDRICK PROPERTY SERVICES

Princes Terrace, Kemp Town Brighton, BN2 5JS



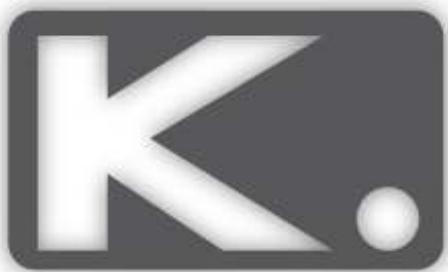
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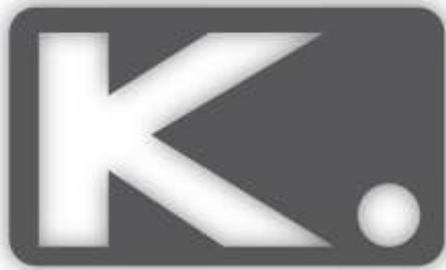
Kendrick Property Services are delighted to offer for sale this rarely available versatile 5 bedroom family home arranged over four floors in Brighton's famous Kemp Town area. Upon entering the property you will find a bright and spacious living room, a dining room which is adjacent to the kitchen both of which overlook the rear garden. Moving to the first floor of the property there are 3 bedrooms, two of which are very good size doubles. Completing the first floor is a family bathroom. On the top floor is a large double bedroom with far reaching views across East Brighton Golf Course and down towards the coast. The basement level is the most versatile part of the property and boasts a WC, bedroom/lounge and kitchen/living room which is ideal for entertaining guests as there is a door leading directly out to a large garden which has three mature fruits trees. To the rear of the garden is a garage and a separate parking space which is very rare in Brighton. Princes Terrace is an ideal family home which benefits from many original features and has no onward chain.



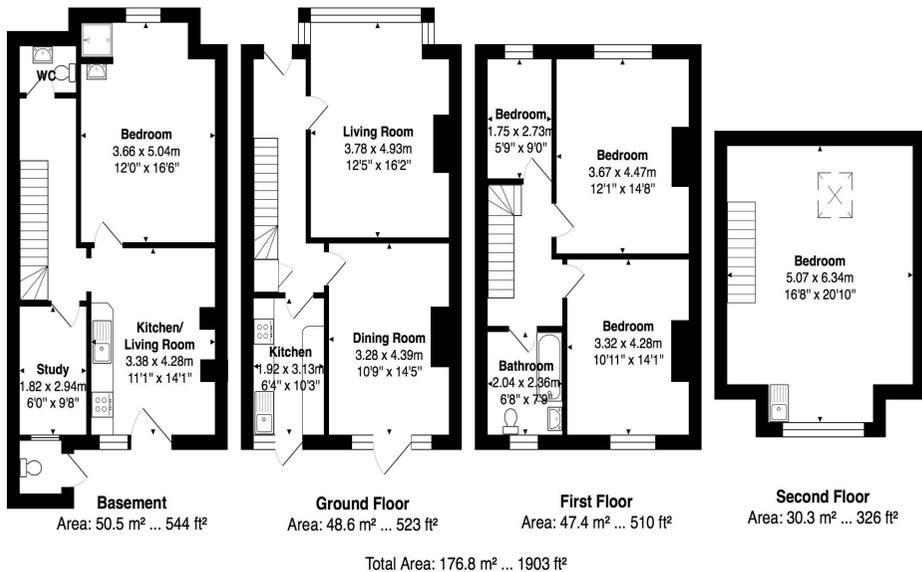
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KENDRICK PROPERTY SERVICES



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Under the property misrepresentations act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers should not rely on the statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Kendrick Property Services has authority to make or give any representation or warranty to this property.

Energy Performance Certificate



Princes Terrace, BRIGHTON, BN2 5JS

Dwelling type: Mid-terrace house

Reference number: 9708-0096-7213-2068-0970

Date of assessment: 10 July 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 10 July 2018

Total floor area: 175 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: £ 4,101

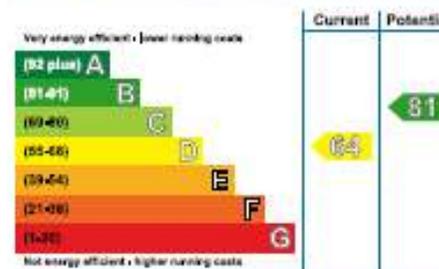
Over 3 years you could save £ 1,206

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 354 over 3 years	
Heating	£ 3,435 over 3 years	£ 2,220 over 3 years	
Hot Water	£ 318 over 3 years	£ 321 over 3 years	
Totals	£ 4,101	£ 2,895	

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



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.