

Lansdowne Mansions, 13, 110-112 Lansdowne Place, Hove,

There is a modern bathroom/WC.

This spacious flat benefits from gas central heating, fitted kitchen with integrated oven, hob and fridge/freezer, modern bathroom/WC and oblique sea views.

Steps rise up to communal front door with a well-maintained communal hallway and stairs lead up to flat 13 with the front door opening into the entrance hall with a lounge/dining room being situated on one side with a sash window to the rear which enjoys oblique sea views, in addition to a further window on one side.

A double bedroom is located at the rear of the building also with a sash window and oblique sea view, fitted storage provides both hanging and shelving as well as housing the combination boiler.

A modern fitted kitchen has work surfaces with cupboard and drawer storage, a stainless sink and integrated appliances that include oven, hob, fridge/freezer and space and plumbing for washing machine, window to the side.

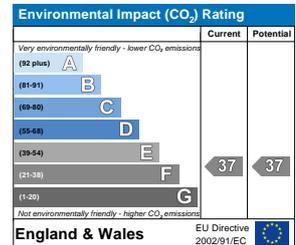
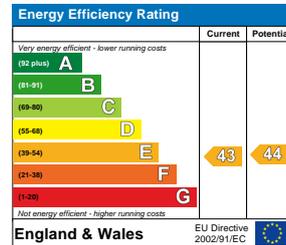
Energy Performance Certificate



Flat 13 Lansdowne Mansions, 110-112,
Lansdowne Place
HOVE
BN3 1FJ

Dwelling type: Top-floor flat
Date of assessment: 28 January 2010
Date of certificate: 28 January 2010
Reference number: 0971-2818-6095-9920-5311
Type of assessment: RdSAP, existing dwelling
Total floor area: 40 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

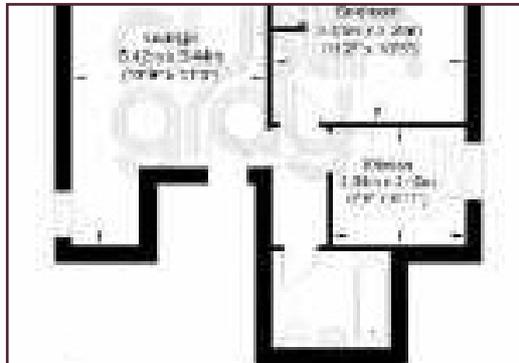
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	660 kWh/m ² per year	655 kWh/m ² per year
Carbon dioxide emissions	4.4 tonnes per year	4.4 tonnes per year
Lighting	£30 per year	£20 per year
Heating	£714 per year	£716 per year
Hot water	£65 per year	£65 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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.