

SALEHURST

EAST SUSSEX



Church Road, Salehurst, East Sussex TN32 5PH

Displaying an abundance of period features, this charming detached cottage is located in the pretty village of Salehurst and enjoys far reaching views over the adjoining countryside.

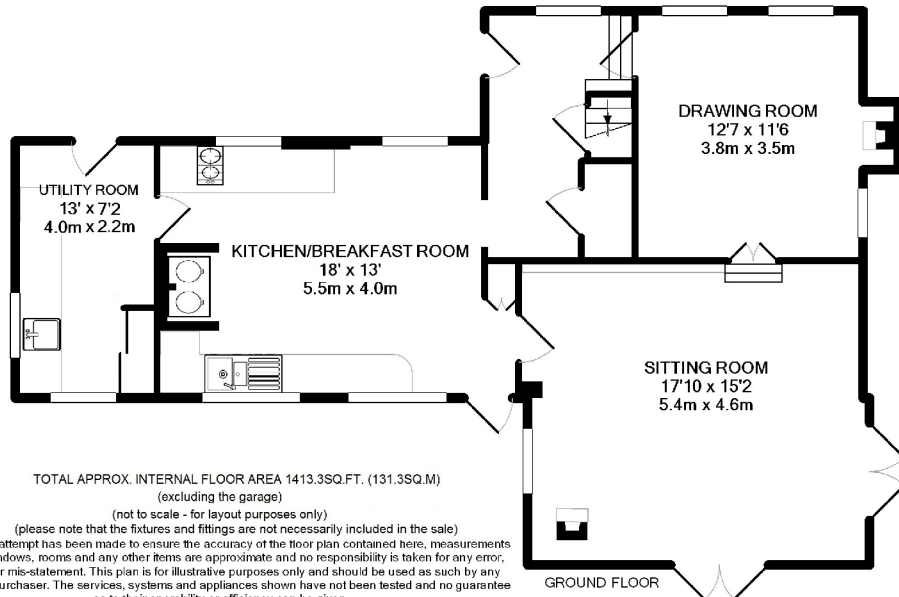
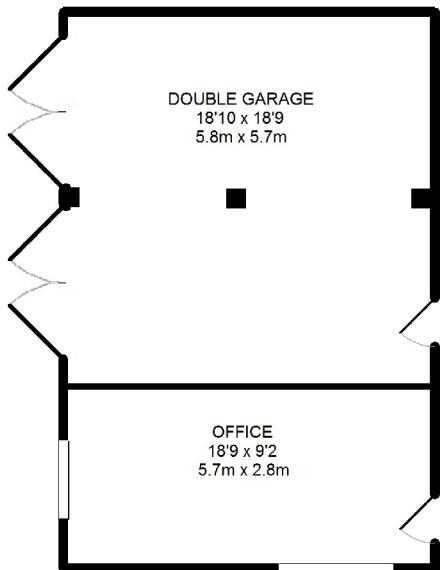
Outside a gate opens onto a path dissecting the front garden, which is laid predominantly to lawn bordered with flower beds, and leading to the front door. A driveway leads to the detached double garage and office and provides ample off road parking. Gates open onto a terrace and the garden to the rear. The garden is enclosed, laid to lawn interspersed with a number of trees. There is an area of raised terrace from which to enjoy the countryside views.

- Charming Detached Village Cottage
- Period Features Throughout
- Double Aspect Drawing Room
- Triple Aspect Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Delightful Gardens with Views
- Detached Double Garage
- Home Office









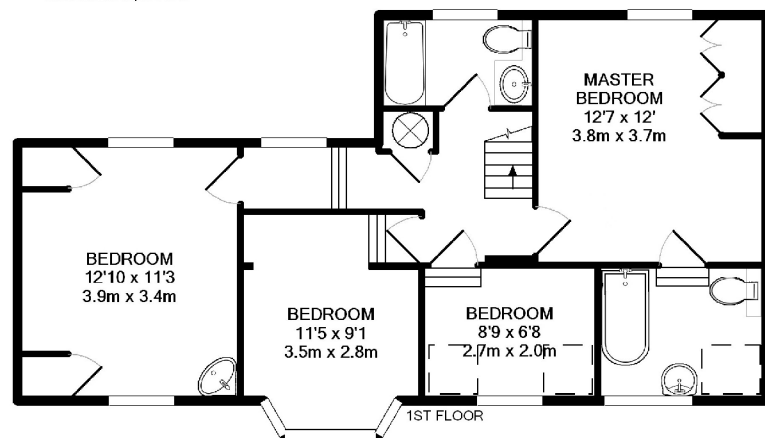
TOTAL APPROX. INTERNAL FLOOR AREA 1413.3SQ.FT. (131.3SQ.M)
(excluding the garage)

(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

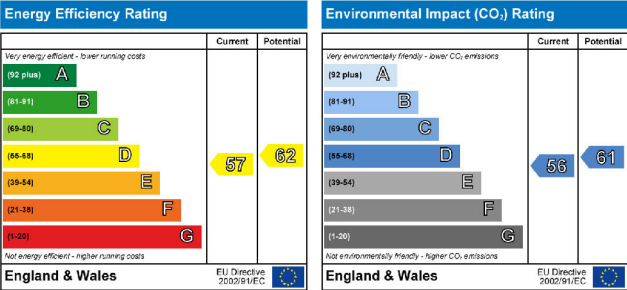
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Old Stone Cottage Church Lane
ROBERTSBRIDGE
East Sussex
TN32 5PH

Dwelling type: Detached house
Date of assessment: 24 January 2011
Date of certificate: 25 January 2011
Reference number: 0481-2834-6899-9129-3601
Type of assessment: RdSAP, existing dwelling
Total floor area: 134 m²

This home's performance is rated in terms of the 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy Use	285 kWh/m² per year	258 kWh/m² per year
Carbon dioxide emissions	5.8 tonnes per year	5.2 tonnes per year
Lighting	£165 per year	£82 per year
Heating	£932 per year	£926 per year
Hot Water	£191 per year	£151 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.



SERVICES
Mains electricity, gas, water and drainage.

Rother District Council - Council Tax G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

H&H
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