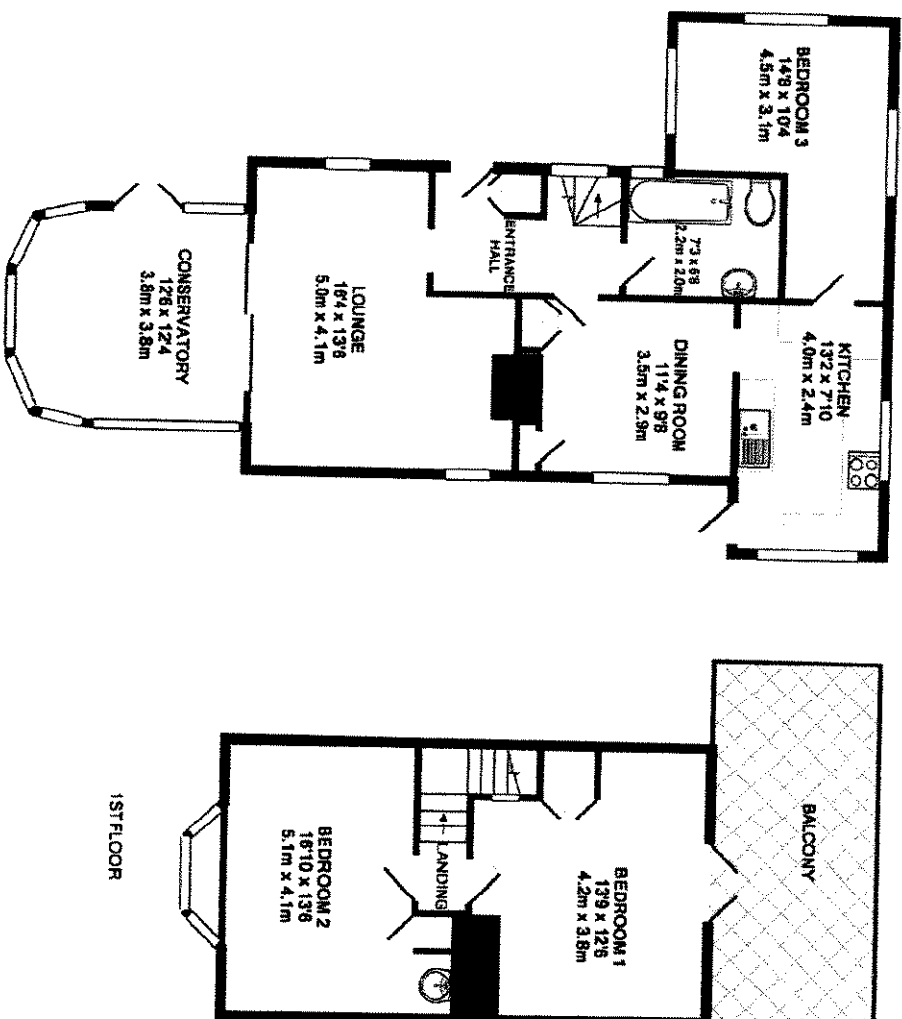




Made with Metapic ©2015

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every effort has been made to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property. The room measurements are given in good faith as a guide and should not be relied upon for carpets or furnishings.

East Preston Office | 01903 856400

47 Seaford Road, East Preston, West Sussex, BN16 1JN

www.grahambutt.co.uk



Energy Efficiency Rating	
Typ. energy use/kWh/m ² /year (rating band)	Current Potential
A (31-35)	
B (36-47)	
C (48-55)	
D (56-67)	
E (68-75)	
F (76-90)	
G (91-120)	
Energy use/kWh/m ² /year (rating band)	44 45
England, Scotland & Wales	EU Directive 2002/91/EC



GRAHAM BUTT
EXCLUSIVE HOMES