

Southwick Road

**Part A**

**Heating:**

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

Gas

Do you have underfloor heating or radiators?

Radiators

Do you have an electricity supply via wind turbines, a generator or solar panels? If yes, please provide information and whether they are owned by you or leased and whether you are receiving an income from these or discount on your utilities.

Not applicable

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

Not applicable

Are there any communal heating systems? If yes, please provide the above and any further information on this.

Not applicable

Where is the boiler and when was it installed?

Boiler is located in the downstairs toilet and was installed in 2013. The boiler has an annual B1

Is it a combination boiler or do you have a separate water tank?

Combination boiler

Fuse box location?

In the cupboard under the stairs

Gas meter location?

Utility room, in the cupboard above the freezer

**Water and drainage:**

Do you have a water meter and if so, where is it located?

Not applicable

Is the water supplied by a borehole, spring or well?

No

Is the property on mains drainage or private drainage? If private, please provide details of this.

Mains

Is there a water softener?

No

Stop cock location?

In the cupboard in the downstairs office

**Phone and internet:**

Broadband type and indication of speed?

EE fibre optic broadband. Min speed 55mbps for downloads. Comfortably manages two work from home

Mobile signal / coverage?

No issues with network coverages.

**Parking:**

Is there a shared drive or access? If so, who maintains and pays for it?

Private drive

Is there parking to the property? Please provide information.

Private drive

Is there a garage and where is it located?

No

**Property construction:**

What year was the property built?

1920s / 1930s

If new build / newly converted, is the title registered?

Not applicable

Is the building pre-fabricated? If yes, who do you insure with?

Not applicable

Is the building thatched? If yes, who do you insure with?

Not applicable

Are there timber windows?

No

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

Previous owners added a two storey extension. Building regulations and planning paperwork is available

Has the property ever undergone any structural work or underpinning?

Yes. Underpinned and replacement of drainage pipes was completed in 1992. Full paperwork available

Has the property ever had subsidence? If yes, what work has been carried out, please supply documents

As per the above, the building has been underpinned. Presumably due to subsidence.

**Part B**

Are there any building safety or structural risks you are aware of?

No

Are you aware of there being any asbestos at the property?

No

Do you know of any existing or proposed planning permissions or building works in the area or to the property which will affect your property? (Planning permission expires within 3 years)

No

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

Not specified in Land Registry

Are there any public right of ways, easements or servitudes?

No

Are there any Tree Protection orders in the garden? Are any trees above 50'?

No

Is there any known flood risk of coastal erosion to your property or the local area?

No

Which way is the garden facing?

North west

**Other:**

Are you prepared to vacate the property?

Due to family size we wouldn't be able to vacate without onwards purchase

Have you considered which fixtures and fittings you would leave or take with you?

Fixtures will likely remain. Open to discussion on fridges etc dependent on what is available in

Is your loft boarded and insulated? Is there a loft ladder?

Yes. Large loft which is boarded and insulated. Loft ladder is attached to loft hatch.

Are you aware of any spray foam insulation?

No