

20 KINGSLAND ROAD, WORTHING BN14 9EB

DETAILS

WINDOWS / DOORS

Double-glazed A-rated uPVC Sash Windows in:
Living Room, Bedrooms 1, 2 & 3
Installed by Countryman Improvements, Summer 2022
CERTASS certificate available
Ultimate Rose Vertical Sliding Windows

Double-glazed A-rate Aluminium French doors in:
Office/Music Room
CERTASS certificate available
Installed by Countryman Improvements, Summer 2022

Double-glazed A-rate uPVC casement window in:
Bathroom
CERTASS certificate available
Installed by Countryman Improvements, Summer 2022

Double-glazed A-rate uPVC fixed window in:
Upstairs landing
CERTASS certificate will be available
Installed by Countryman Improvements, February 2025

Double-glazed uPVC sliding doors & casement window in:
Kitchen
FENSA certificate can be purchased from FENSA site
Installed by previous owner, circa summer 2016

Double glazed front door & side/top windows
FENSA certificate can be purchased from FENSA site
Installed by previous owner, circa summer 2016

GAS CH BOILER

Worcester Greenstar 30iErp
Installed by previous owner, circa summer 2016
Serviced every year since by British Gas engineers under HomeCare policy
Gas Safety Certificate available
Controlled by Hive with remote app access
Hive home hub located in cupboard under the stairs

ALARM

Installed by Bespoke Security, Summer 2017
SSAIB Certificate available
Movement sensors in all downstairs rooms
Vibration sensors on all downstairs rear windows and doors
Contact sensor on front door
Remote access via app and accessible by Bespoke Security

CAMERAS

Installed by Bespoke Security, April 2024
5 external cameras (front door, front drive, alley, garden, side return)

Remote access via app and accessible by Bespoke Security
Records to 4TB hard drive in cupboard under the stairs

ETHERNET NETWORK

Installed Summer 2017
Patch bay in cupboard under the stairs
Ports in living room, office/music room, bedrooms 2 & 3

BROADBAND

Currently Virgin Media – port in living room
Business-grade service up to 1GB download, 100Mb upload speeds
External cable protected in wall mounted casing

AIR CONDITIONING

2.5 Daikin Split System
Installed by Cen Air March 2021
In office/music room with external wall mounted condensing unit
Heat-pump technology
Provide cooling, heating & dehumidifying functionality
Remote control

GARDEN

Landscaping by Bell Gardens Autumn 2017
Rear wall reinforced with two buttresses and wall ties
Rear patio, alley and side return laid with Indian Sandstone
Additional air bricks fitted all around the outside of the property per surveyor's guidance

GARDEN SHED

Asgard Gladiator Metal Shed. High security.
Additional shelves, hooks, ramp and wooden flooring
Installed August 2017

SIDE FLANK WALL / SIDE ALLEY

Repointed by A.G.McBride August 2019

REAR ELEVATION

Render stripped, re-rendered and painted by Darrell Wilson (Revive Total Property Management) October 2024