

Energy performance certificate (EPC)

Rochester House
48 Rochester Gardens
HOVE
BN3 3AW

Energy rating

D

Valid until:

25 September 2035

Certificate number:

2135-3211-8952-2505-6221

Property type	Offices and Workshop Businesses
Total floor area	276 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property’s energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). A yellow arrow points to the D rating, which corresponds to a score of 85. A line indicates the Net zero CO2 target at 0.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

How this property compares to others

Properties similar to this one could have ratings:

If newly built	0 A
If typical of the existing stock	83 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2135-3211-8952-2505-6221?print=true>

1/2

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	18.28
Primary energy use (kWh/m ² per year)	147

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2615-8545-3922-5121-2202\)](/energy-certificate/2615-8545-3922-5121-2202).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Becky Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Energy Performance Projects Ltd
Employer address	Flat 2 Van Alen Building, 24-30 Marine Parade, Brighton, BN2 1WP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 September 2025
Date of certificate	26 September 2025