

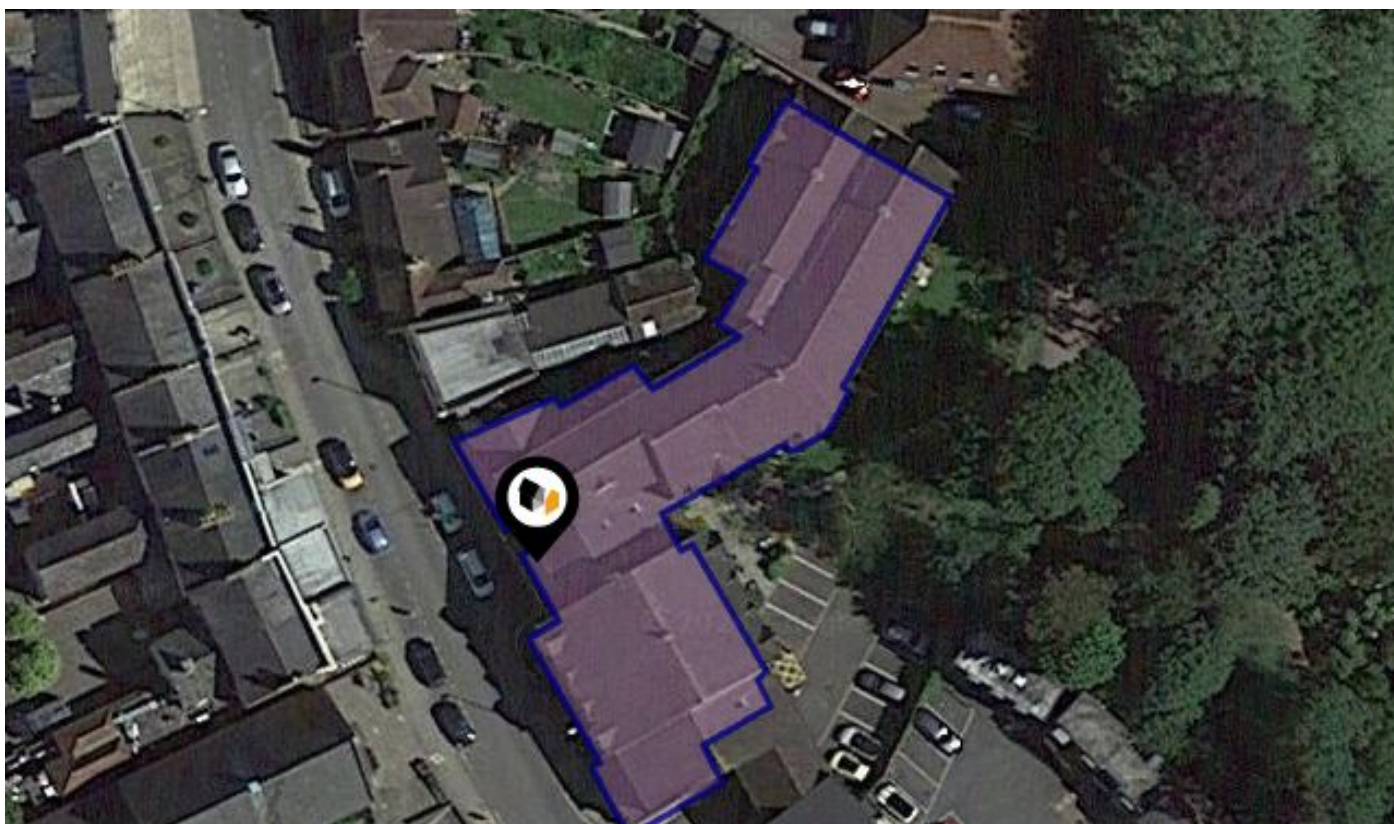


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 11<sup>th</sup> September 2024**



**34, JASMINE COURT, HORSHAM, RH12 1AX**

## At Home Estate And Lettings Agency

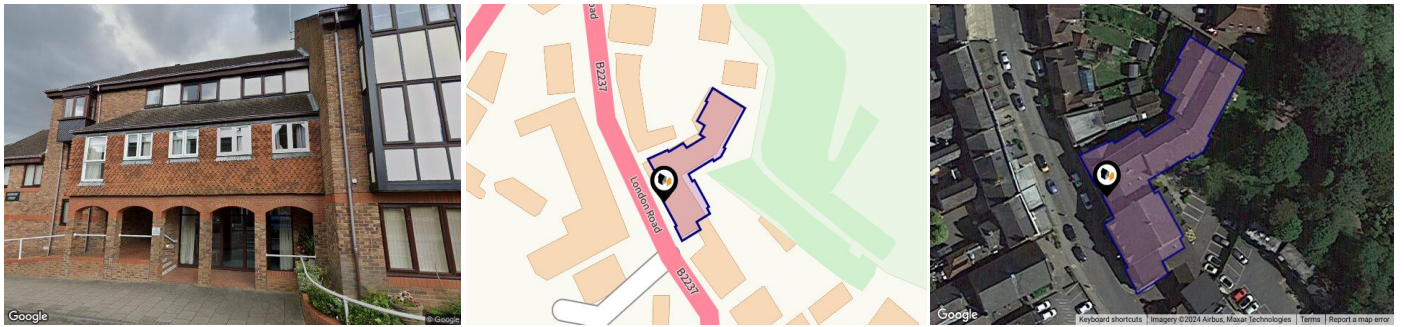
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01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





## Property

|                         |   |                        |                           |
|-------------------------|---|------------------------|---------------------------|
| <b>Type:</b>            | Flat / Maisonette                       | <b>Tenure:</b>         | Leasehold                 |
| <b>Bedrooms:</b>        | 1                                       | <b>Start Date:</b>     | 09/05/1985                |
| <b>Floor Area:</b>      | 452 ft <sup>2</sup> / 42 m <sup>2</sup> | <b>End Date:</b>       | 01/06/2082                |
| <b>Plot Area:</b>       | 0.23 acres                              | <b>Lease Term:</b>     | 99 years from 1 June 1983 |
| <b>Year Built :</b>     | 1983-1990                               | <b>Term Remaining:</b> | 57 years                  |
| <b>Council Tax :</b>    | Band C                                  |                        |                           |
| <b>Annual Estimate:</b> | £1,967                                  |                        |                           |
| <b>Title Number:</b>    | WSX92385                                |                        |                           |
| <b>UPRN:</b>            | 100062193857                            |                        |                           |

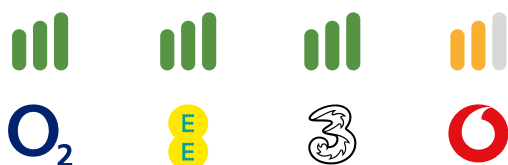
## Local Area

|                           |                      |
|---------------------------|----------------------|
| <b>Local Authority:</b>   | West sussex          |
| <b>Conservation Area:</b> | Horsham, London Road |
| <b>Flood Risk:</b>        |                      |
| ● Rivers & Seas           | No Risk              |
| ● Surface Water           | Very Low             |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                   |                    |                  |
|-------------------|--------------------|------------------|
| <b>17</b><br>mb/s | <b>260</b><br>mb/s | <b>-</b><br>mb/s |
|                   |                    |                  |

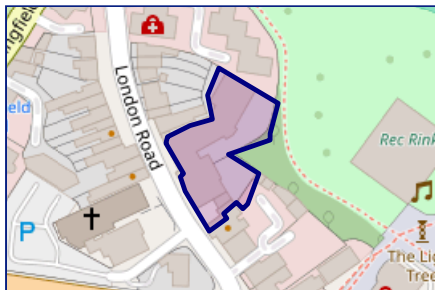
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

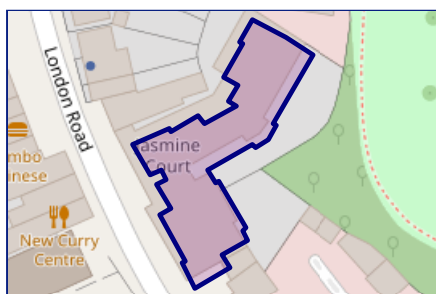


## Freehold Title Plan



**WSX71325**

## Leasehold Title Plan



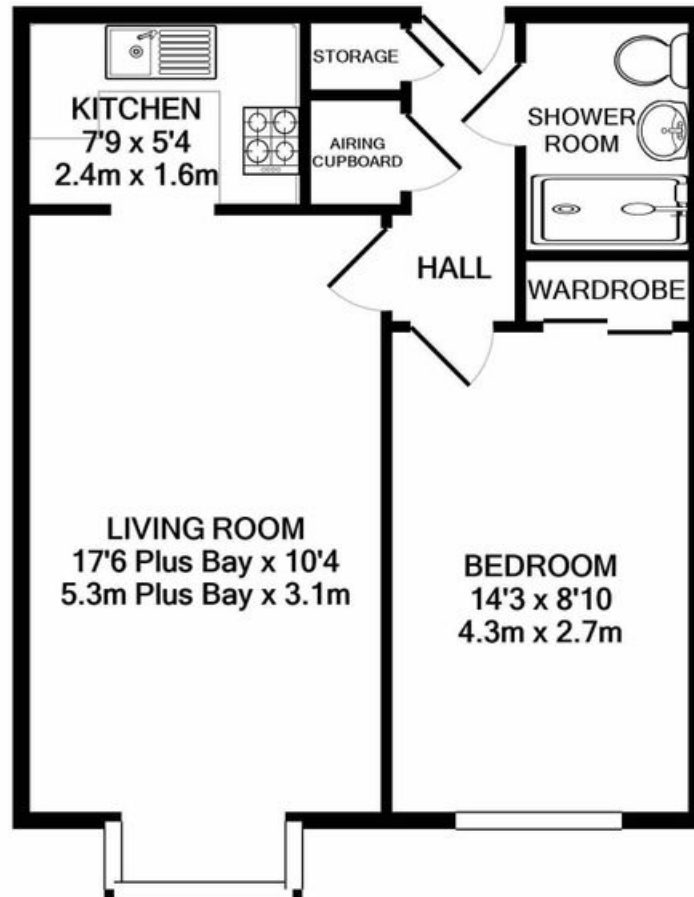
**WSX92385**

Start Date: 09/05/1985  
End Date: 01/06/2082  
Lease Term: 99 years from 1 June 1983  
Term Remaining: 57 years





## 34, JASMINE COURT, HORSHAM, RH12 1AX



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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# Property EPC - Certificate

Energy rating
C

34, Jasmine Court, RH12 1AX

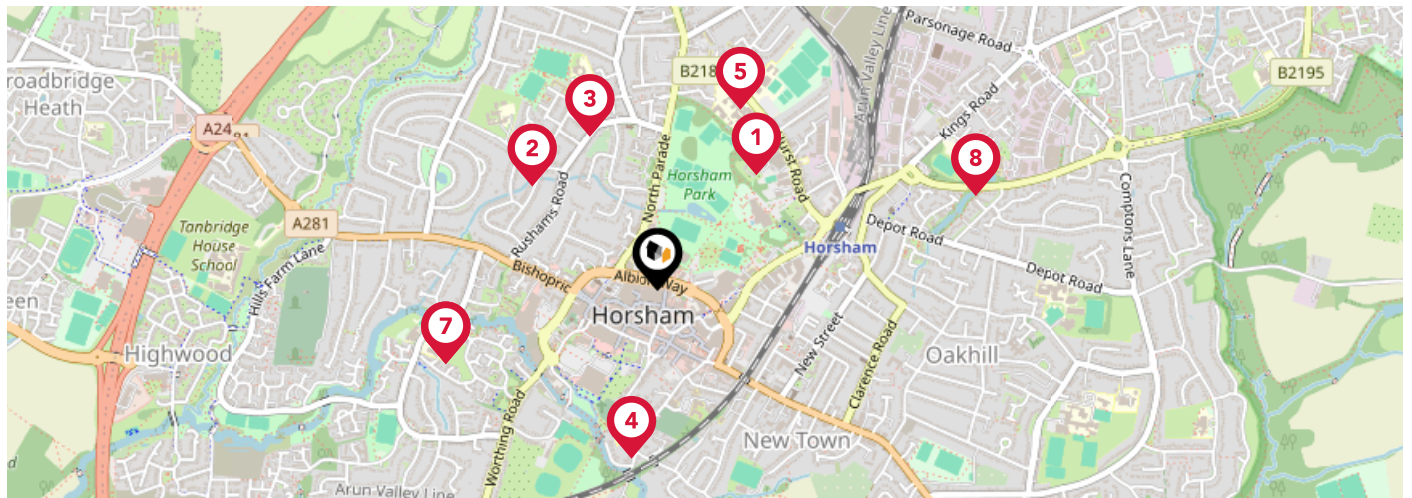
Valid until 17.02.2030

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74   C  | 75   C    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

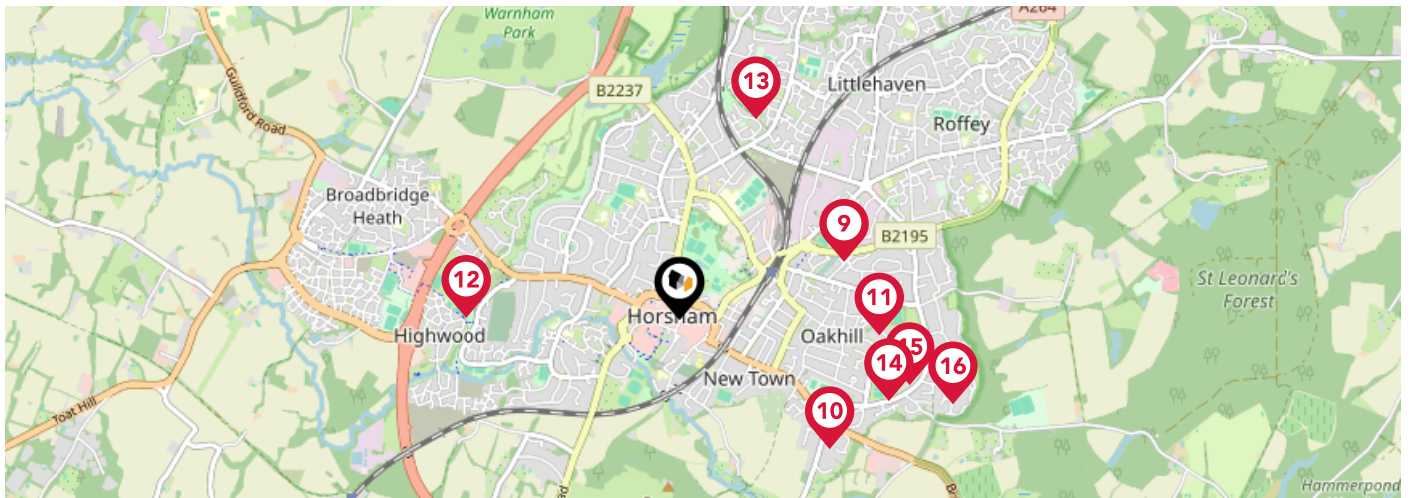
## Additional EPC Data









|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Flat  |
| <b>Build Form:</b>                  | Enclosed Mid-Terrace                        |
| <b>Transaction Type:</b>            | Marketed sale                               |
| <b>Energy Tariff:</b>               | Dual  |
| <b>Main Fuel:</b>                   | Electricity (not community)                 |
| <b>Main Gas:</b>                    | No  |
| <b>Floor Level:</b>                 | 2nd   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing, unknown install date        |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                     |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)  |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation             |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Electric storage heaters                    |
| <b>Main Heating Controls:</b>       | Manual charge control                       |
| <b>Hot Water System:</b>            | Electric immersion, off-peak                |
| <b>Hot Water Energy Efficiency:</b> | Very Poor                                   |
| <b>Lighting:</b>                    | Low energy lighting in 83% of fixed outlets |
| <b>Floors:</b>                      | (another dwelling below)                    |
| <b>Total Floor Area:</b>            | 42 m <sup>2</sup>                           |





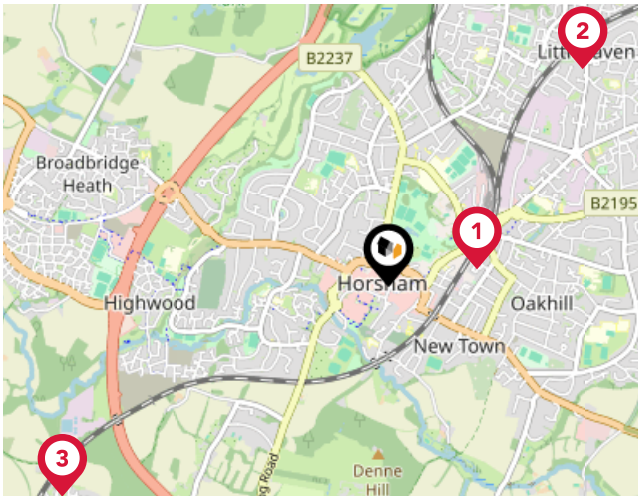
|          |  | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Bohunt Horsham</b><br>Ofsted Rating: Good   Pupils: 966   Distance:0.35                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Greenway Junior School</b><br>Ofsted Rating: Good   Pupils: 309   Distance:0.38                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Trafalgar Community Infant School</b><br>Ofsted Rating: Good   Pupils: 234   Distance:0.39      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Mary's CofE (Aided) Primary School</b><br>Ofsted Rating: Good   Pupils: 204   Distance:0.4   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>The College of Richard Collyer In Horsham</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.46 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Arunside School, Horsham</b><br>Ofsted Rating: Good   Pupils: 419   Distance:0.52               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St John's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 203   Distance:0.52      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Horsham Nursery School</b><br>Ofsted Rating: Good   Pupils: 142   Distance:0.78                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|   |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Kingslea Primary School</b><br>Ofsted Rating: Good   Pupils: 429   Distance:0.81                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Littlehaven Educational Trust</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.93                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Millais School</b><br>Ofsted Rating: Good   Pupils: 1194   Distance:0.93  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Tanbridge House School</b><br>Ofsted Rating: Outstanding   Pupils: 1508   Distance:0.99                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>North Heath Community Primary School</b><br>Ofsted Rating: Good   Pupils: 398   Distance:1                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Forest School</b><br>Ofsted Rating: Good   Pupils: 1039   Distance:1.05                                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Queen Elizabeth II Silver Jubilee School, Horsham</b><br>Ofsted Rating: Outstanding   Pupils: 134   Distance:1.11 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Heron Way Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 418   Distance:1.33                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

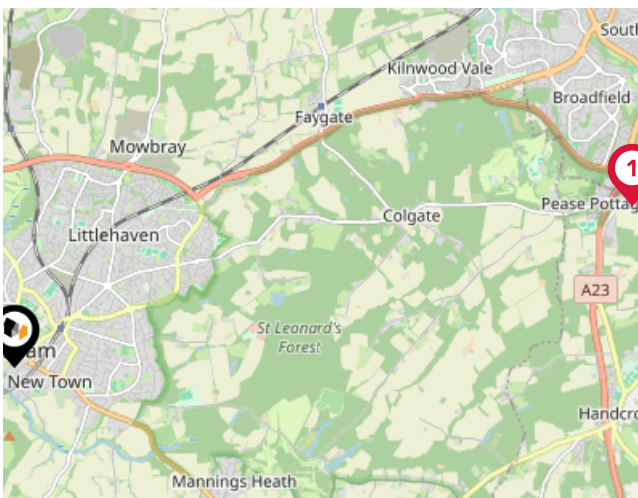
# Area

## Transport (National)



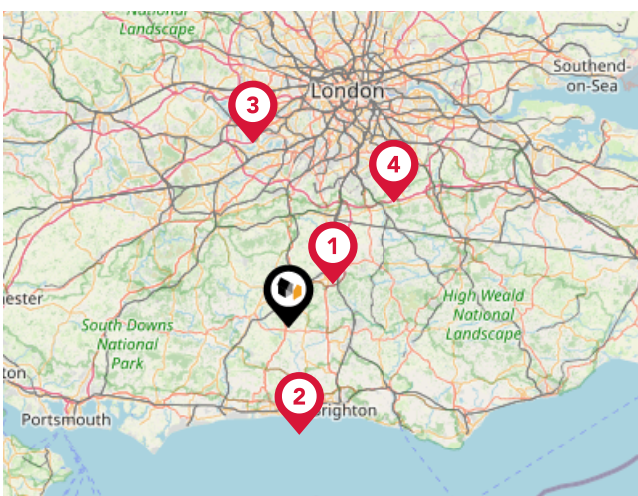
### National Rail Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Horsham Rail Station          | 0.42 miles |
| 2   | Littlehaven Rail Station      | 1.36 miles |
| 3   | Christs Hospital Rail Station | 1.81 miles |



### Trunk Roads/Motorways

| Pin | Name     | Distance    |
|-----|----------|-------------|
| 1   | M23 J11  | 5.95 miles  |
| 2   | M23 J10A | 8.5 miles   |
| 3   | M23 J9A  | 10.03 miles |
| 4   | M23 J10  | 9.41 miles  |
| 5   | M23 J9   | 10.64 miles |

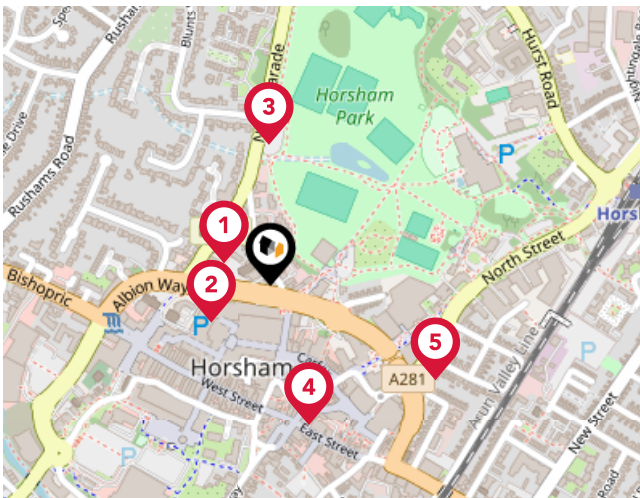


### Airports/Helipads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | Gatwick Airport             | 9.34 miles  |
| 2   | Shoreham-by-Sea             | 16.13 miles |
| 3   | Heathrow Airport Terminal 4 | 27.81 miles |
| 4   | Leaves Green                | 24.28 miles |

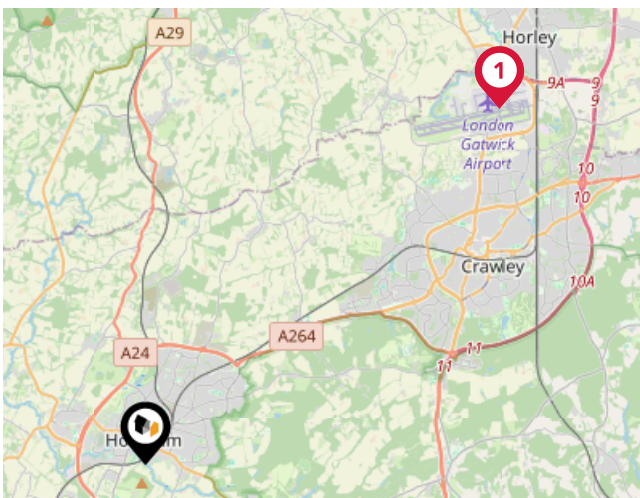
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Springfield Road | 0.06 miles |
| 2   | Albion Way       | 0.08 miles |
| 3   | Blunts Way       | 0.16 miles |
| 4   | Carfax           | 0.17 miles |
| 5   | Wellington Road  | 0.22 miles |

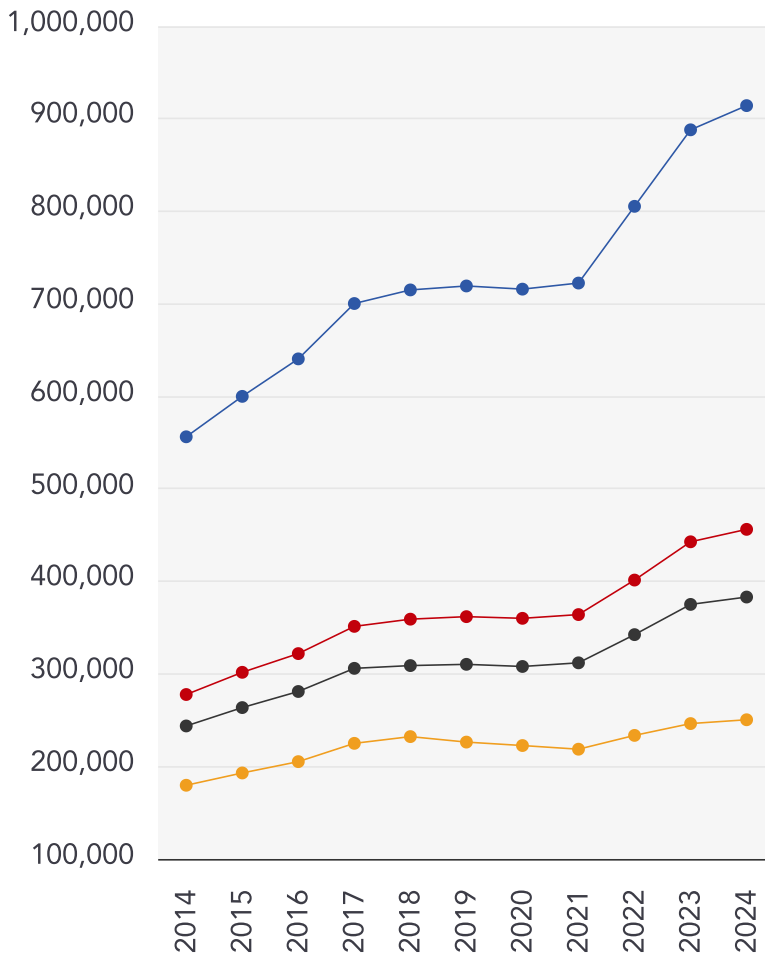


### Local Connections

| Pin | Name                                   | Distance   |
|-----|--|------------|
| 1   | Gatwick North Terminal Shuttle Station | 9.36 miles |

# Market House Price Statistics

10 Year History of Average House Prices by Property Type in RH12



Detached

**+64.34%**

Semi-Detached

**+64.26%**

Terraced

**+57.16%**

Flat

**+39.41%**



### **At Home Estate And Lettings Agency**

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The estate agency market has moved to buyers being online and so to get the best possible price for your home, you need an estate agency that is specifically geared towards this. However, as it is usually the biggest purchase or sale you'll ever make, you also want a locally based estate agent who can really help support you and remove the stress involved and that's where At Home Estate and Lettings Agency come in.

35 Carfax, Horsham, RH12 1EE

01403 886288

[help@athomeestates.co.uk](mailto:help@athomeestates.co.uk)

### Testimonial 1



We had a great experience selling with At Home. Paul was super helpful and very knowledgeable about the local housing market. He secured the price for our house that he said he would. We found Nicky brilliant at calling us to keep us informed on how the chain was progressing. They contacted us again following our move to check how everything had gone. We are pleased to recommend this fantastic local business!

### Testimonial 2



We could not recommend the At Home team enough, they have been absolutely amazing from the start. Paul was always available day or night for any matter, we also got our mortgage through about mortgages and Paul managed to find us the perfect mortgage. The whole team were always happy to help and were very professional, would highly recommend!

### Testimonial 3



Not sure where to even start !! After both buying and selling with Paul and his team I can't praise them enough. Day or night and 7 days if required the team were available. They went way beyond what I expect any other agent would do. No 'silly' question was ever too much hassle. Paul and the rest of the team are a very hands on business and a good example of what other agents can aspire to be. Thank you all so much.

### Testimonial 4



We had first class proactive service from Paul, Alex and the team, who kept on top of the process of moving from beginning to end, made the effort to manage the details and made sure we were happy every step of the way. Completely exemplary service, and we would recommend - great job!



/athomeestateagency



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**At Home**  
Estate and Lettings Agency

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