

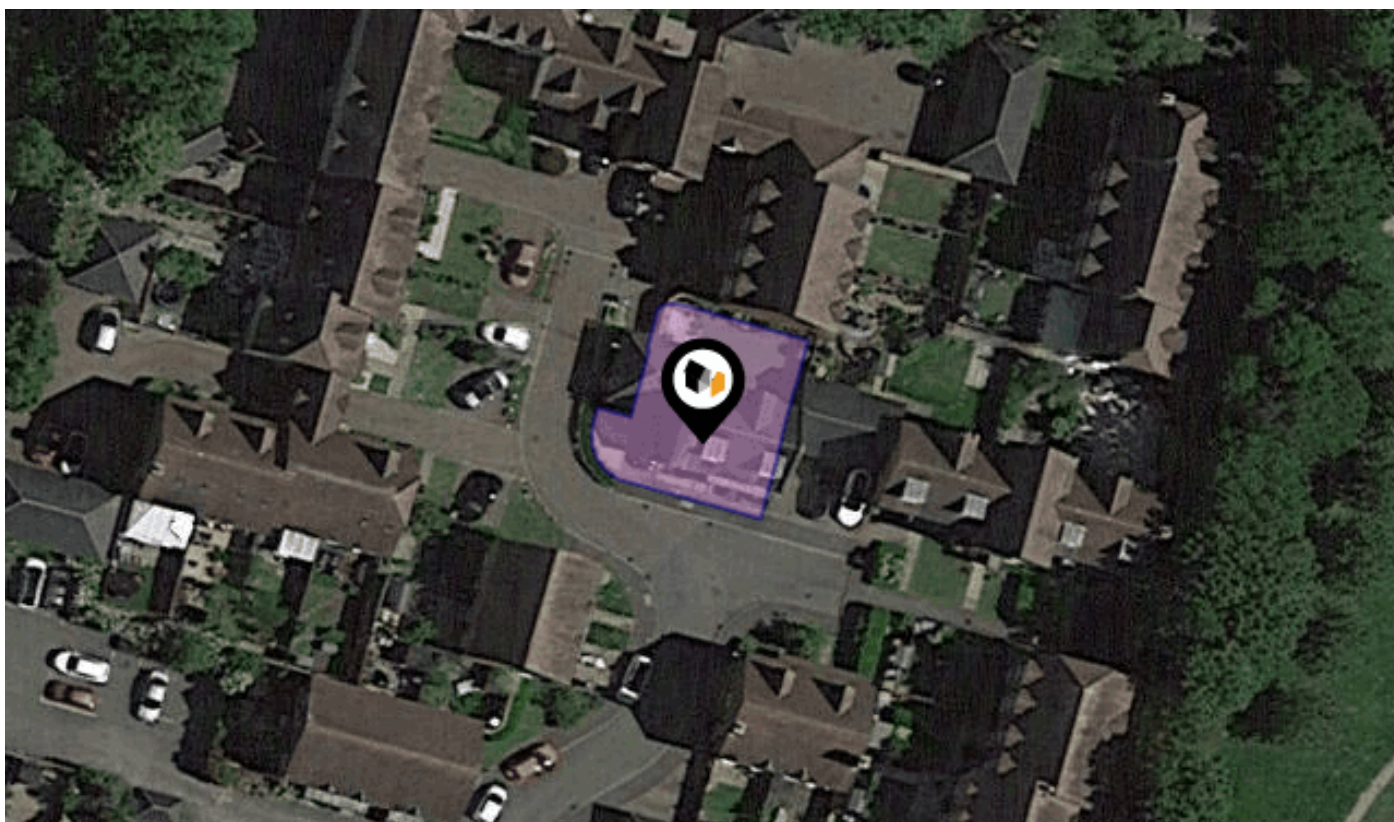


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 09th September 2023



33, PONDTAIL PARK, HORSHAM, RH12 5LD

At Home Estate And Lettings Agency

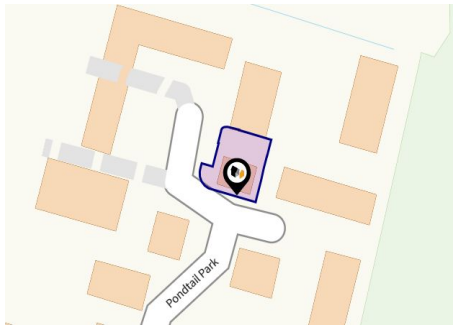
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Detached	Last Sold Date:	19/11/2004
Bedrooms:	4	Last Sold Price:	£365,000
Floor Area:	1,474 ft ² / 137 m ²	Last Sold £/ft²:	£247
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	2004		
Council Tax :	Band F		
Annual Estimate:	£2,903		
Title Number:	WSX285609		
UPRN:	200004793763		

Local Area

Local Authority:	West Sussex
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	283 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





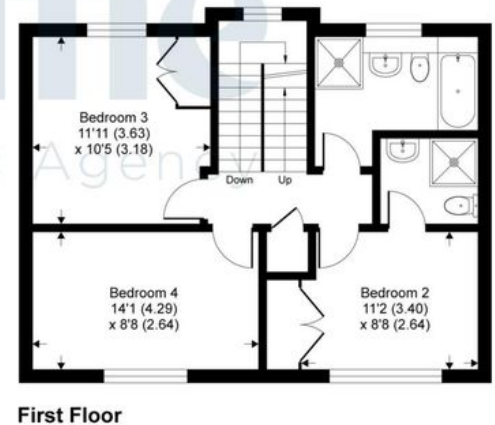
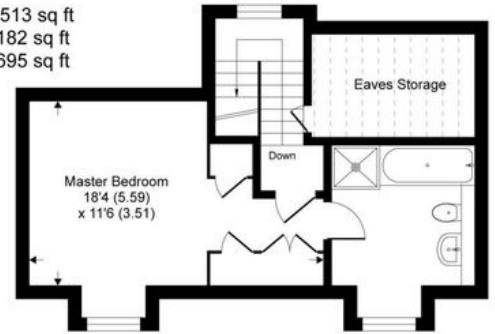




33, PONDTAIL PARK, HORSHAM, RH12 5LD

Pondtail Park, RH12

Approximate Gross Internal Area = 141 sq m / 1513 sq ft
 Approximate Garage Internal Area = 17 sq m / 182 sq ft
 Approximate Total Internal Area = 158 sq m / 1695 sq ft
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Property EPC - Certificate

33 Pondtail Park HORSHAM RH12 5LD

Energy rating

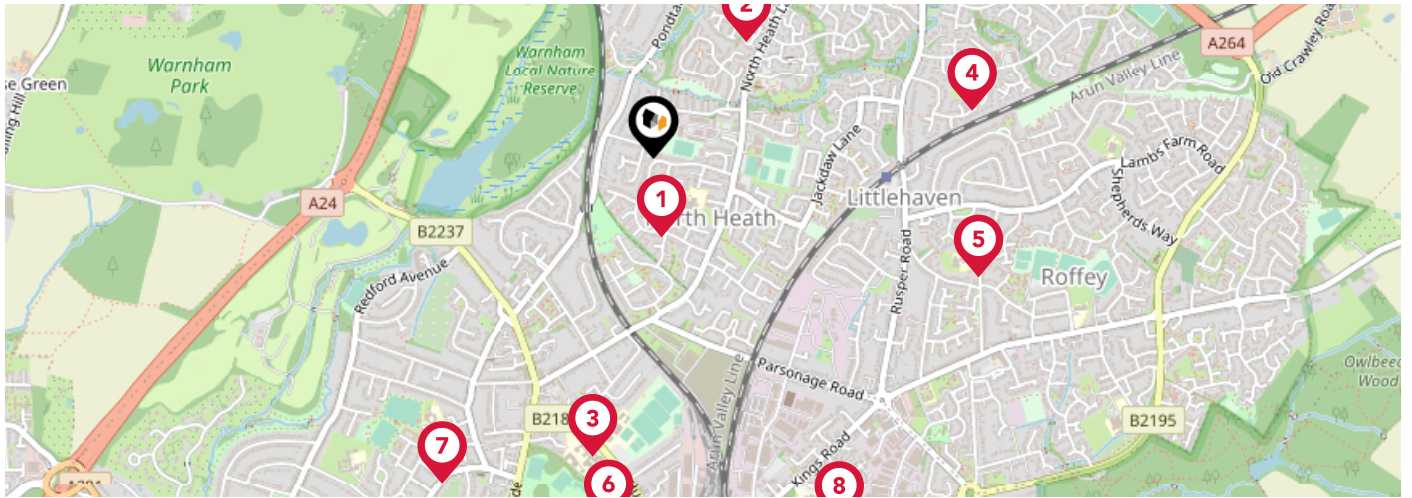
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Valid until 06.08.2033

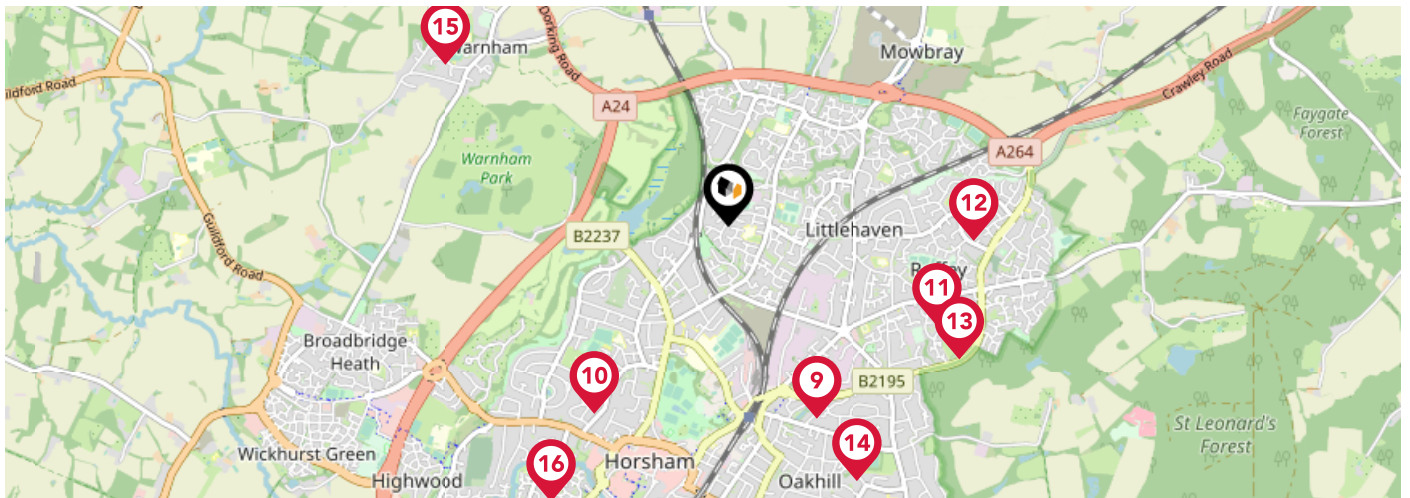
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid insulated (assumed)
Total Floor Area:	137 m ²



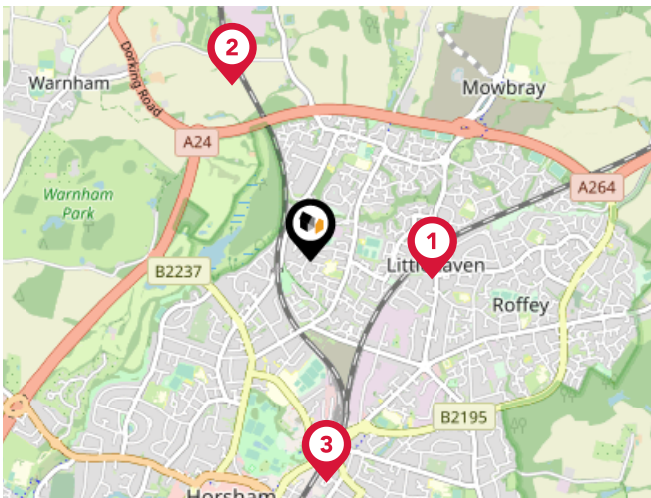
	Nursery	Primary	Secondary	College	Private
<p>1 North Heath Community Primary School Ofsted Rating: Good Pupils: 396 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Holbrook Primary School Ofsted Rating: Good Pupils: 416 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The College of Richard Collyer In Horsham Ofsted Rating: Outstanding Pupils:0 Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 All Saints CofE Primary School, Horsham Ofsted Rating: Good Pupils: 206 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Littlehaven Infant School Ofsted Rating: Good Pupils: 110 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Bohunt Horsham Ofsted Rating: Not Rated Pupils: 120 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Trafalgar Community Infant School Ofsted Rating: Good Pupils: 239 Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Kingslea Primary School Ofsted Rating: Good Pupils: 426 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Horsham Nursery School Ofsted Rating: Good Pupils: 118 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenway Academy Ofsted Rating: Good Pupils: 385 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northolmes Junior School, Horsham Ofsted Rating: Good Pupils: 179 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good Pupils: 198 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leechpool Primary School Ofsted Rating: Good Pupils: 417 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millais School Ofsted Rating: Outstanding Pupils: 1522 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Warnham CofE Primary School Ofsted Rating: Good Pupils: 195 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

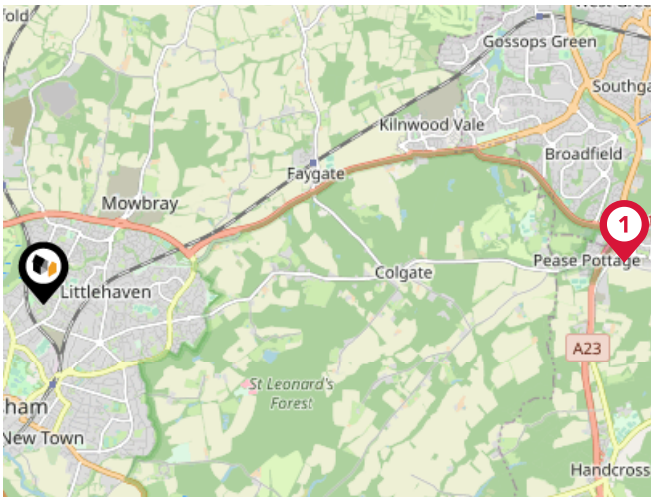
Area

Transport (National)



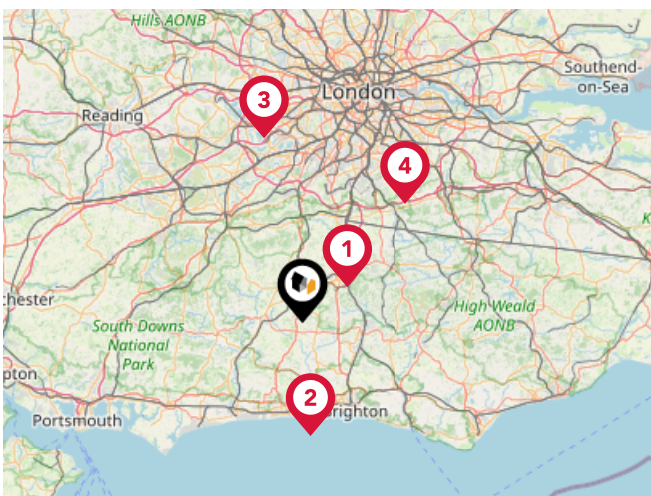
National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.57 miles
2	Warnham Rail Station	0.9 miles
3	Horsham Rail Station	1.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	5.44 miles
2	M23 J10A	7.88 miles
3	M23 J9A	9.07 miles
4	M23 J10	8.6 miles
5	M23 J9	9.71 miles

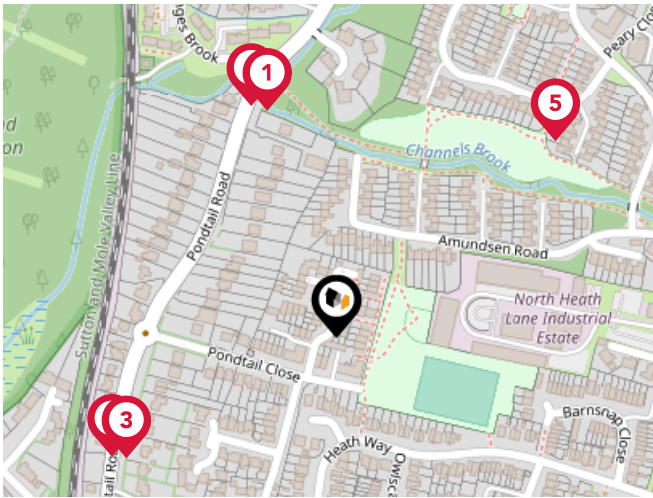


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	8.63 miles
2	Shoreham Brighton City Airport	17.21 miles
3	London Heathrow Airport	27.8 miles
4	Biggin Hill Airport	23.21 miles

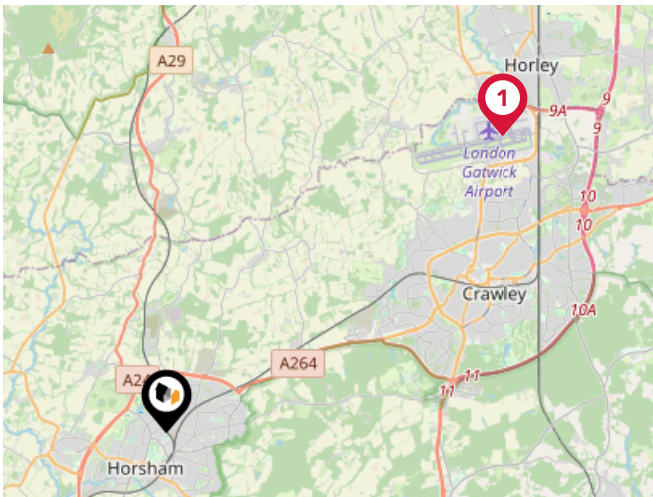
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pondtail Bridge	0.14 miles
2	Pondtail Bridge	0.14 miles
3	The Rising Sun	0.14 miles
4	The Rising Sun	0.15 miles
5	Cook Road South	0.17 miles

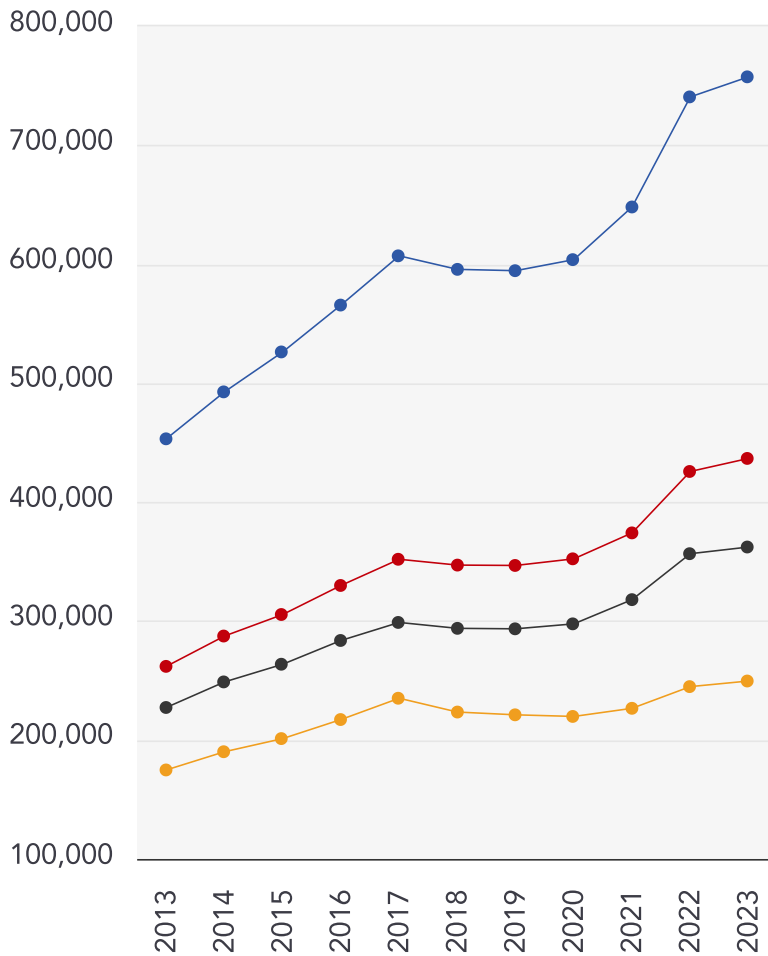


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	8.37 miles

Market House Price Statistics

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



Detached

+67.14%

Semi-Detached

+66.74%

Terraced

+59.33%

Flat

+42.76%



At Home Estate And Lettings Agency

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.

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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

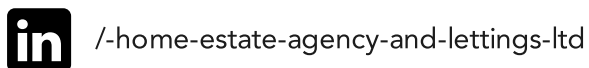
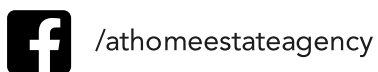


Not sure where to even start !! After both buying and selling with Paul and his team I can't praise them enough. Day or night and 7 days if required the team were available. They went way beyond what I expect any other agent would do. No 'silly' question was ever too much hassle. Paul and the rest of 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!



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of At Home Estate And Lettings Agency or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by At Home Estate And Lettings Agency and therefore no warranties can be given as to their good working order.

At Home Estate And Lettings Agency Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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