

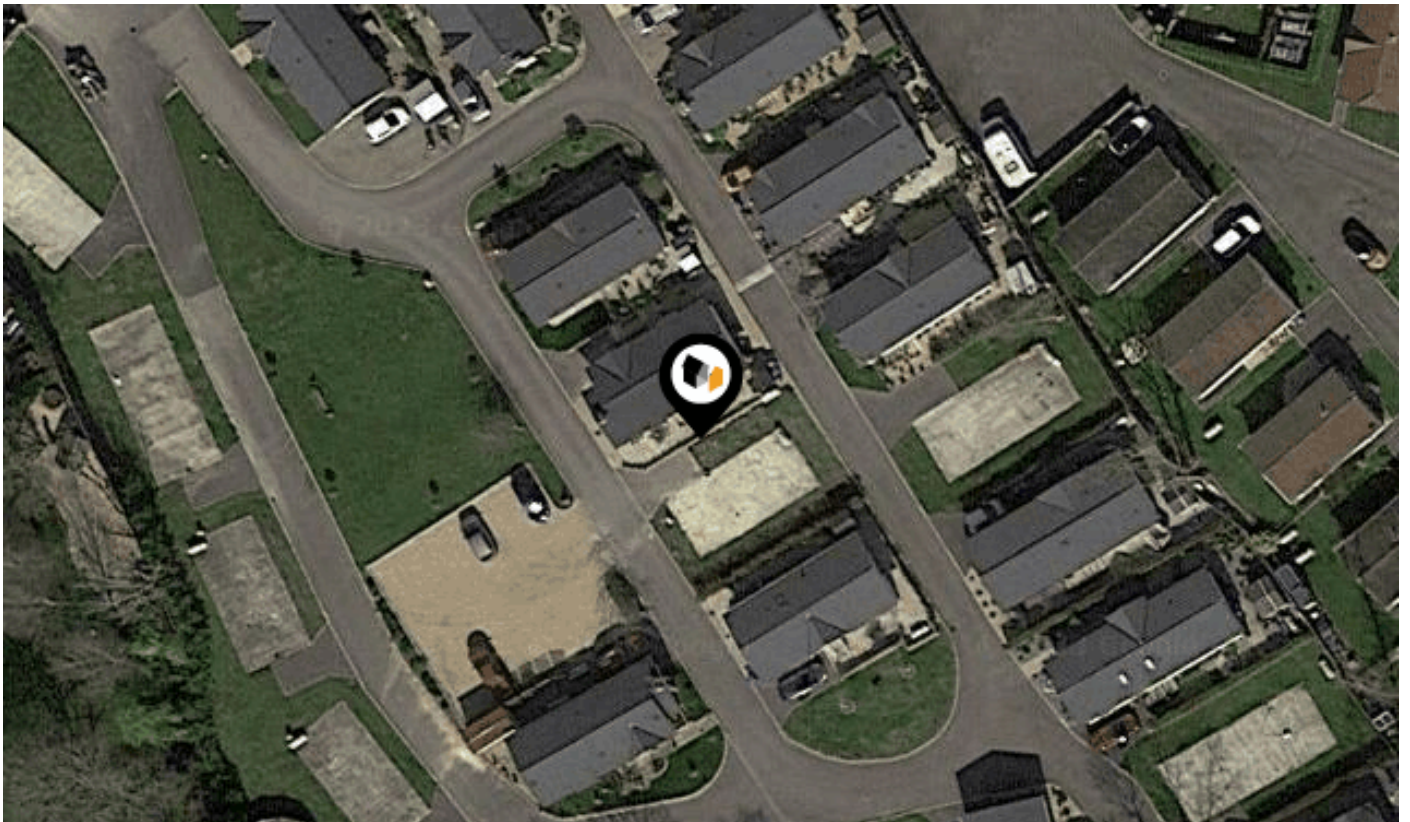


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 21st October 2023



**20 OAKLANDS PARK, EMMS LANE, BROOKS GREEN,
HORSHAM, RH13 0BB**

At Home Estate And Lettings Agency

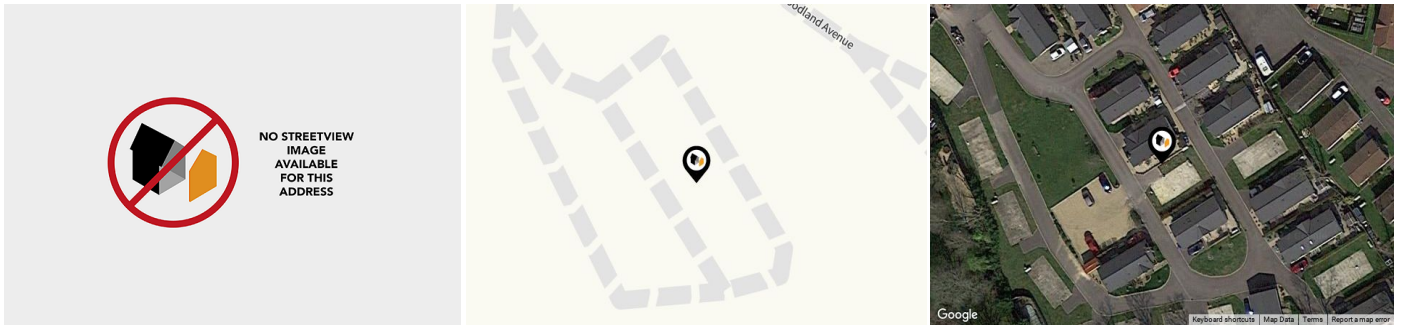
35 Carfax, Horsham, West Sussex, RH12 1EE

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Property

Type:	Dwelling
Bedrooms:	2
Council Tax :	Band B
Annual Estimate:	£1,563
UPRN:	10013797302

Local Area

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

Satellite/Fibre TV Availability:





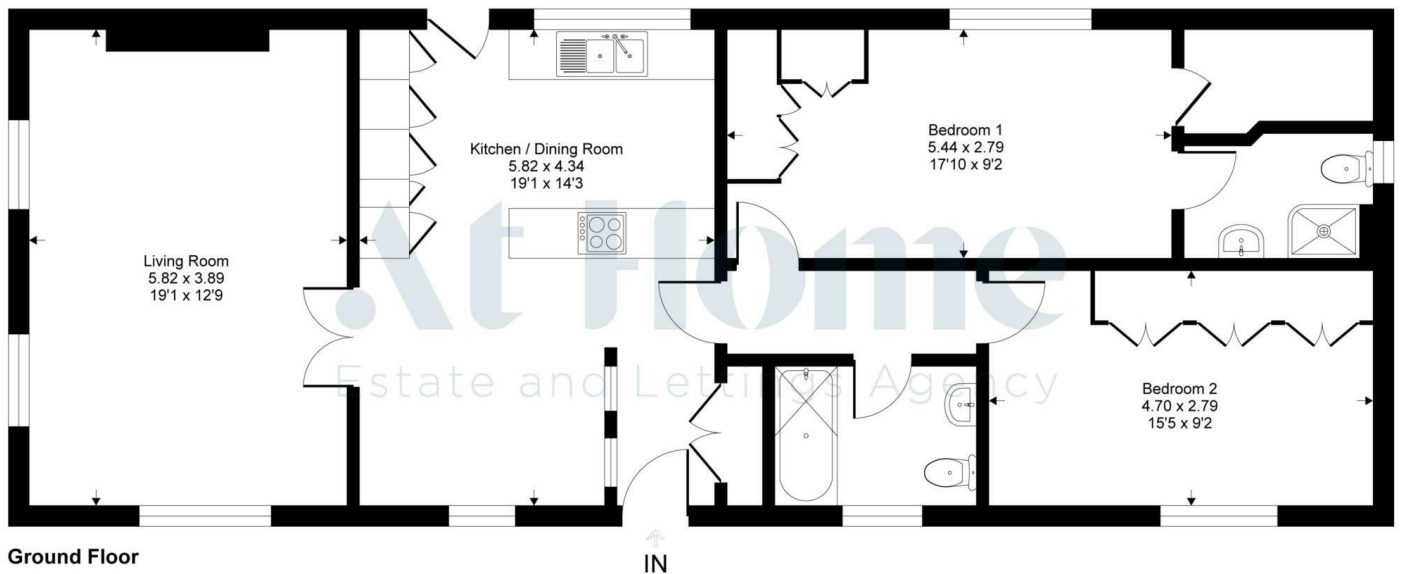




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Oaklands Park, RH13

Approximate Gross Internal Area = 96 sq m / 1029 sq ft

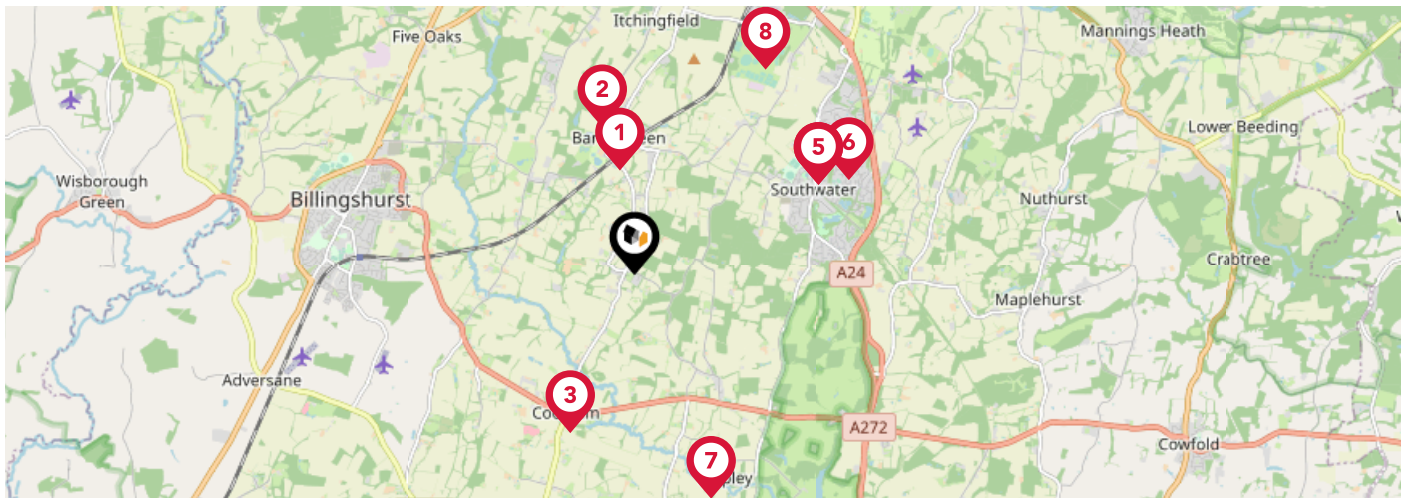


Ground Floor

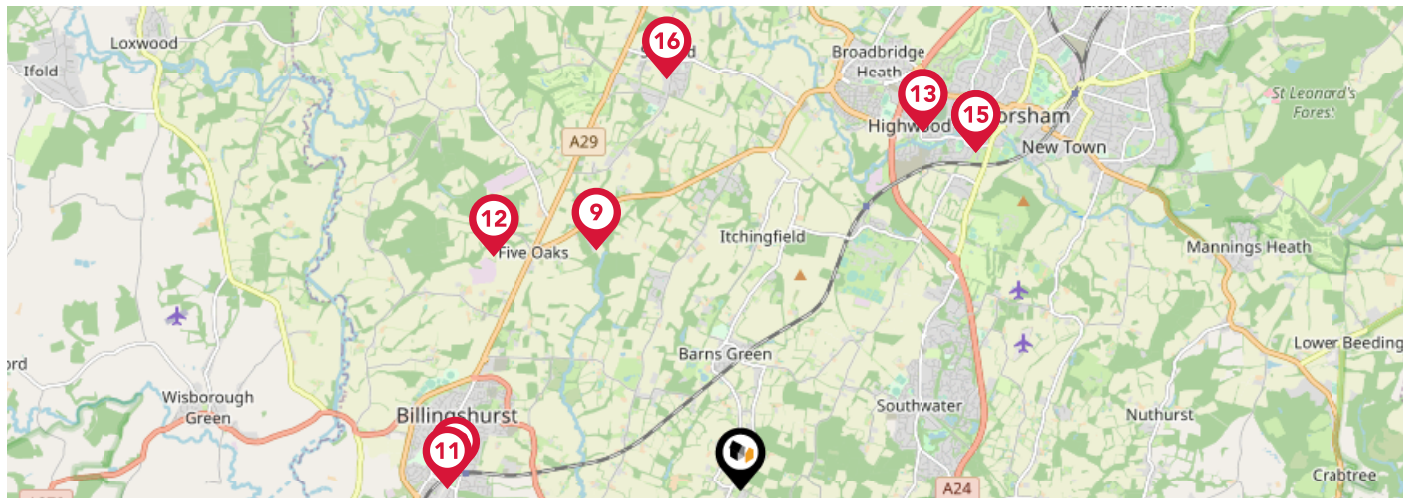
IN

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.

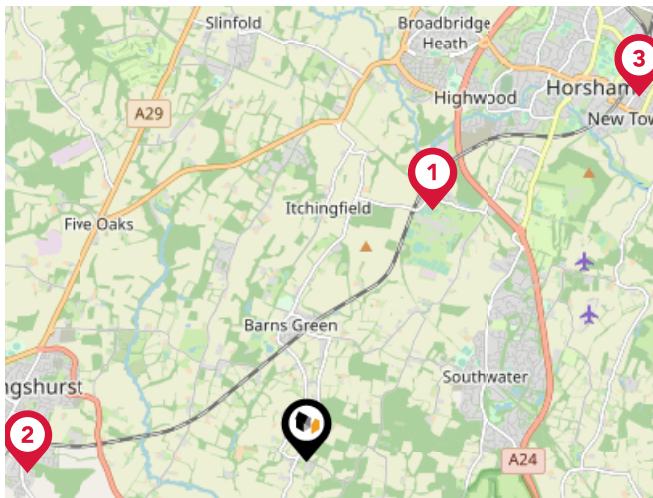
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		Nursery	Primary	Secondary	College	Private
1	Barns Green Primary School Ofsted Rating: Requires Improvement Pupils: 125 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Muntham House School Ofsted Rating: Good Pupils: 77 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	William Penn School Ofsted Rating: Good Pupils: 84 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Southwater Infant Academy Ofsted Rating: Outstanding Pupils: 290 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Southwater Junior Academy Ofsted Rating: Good Pupils: 455 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Castlewood Primary School Ofsted Rating: Good Pupils: 193 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shipleigh CofE Primary School Ofsted Rating: Good Pupils: 68 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Christ's Hospital Ofsted Rating: Not Rated Pupils: 874 Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

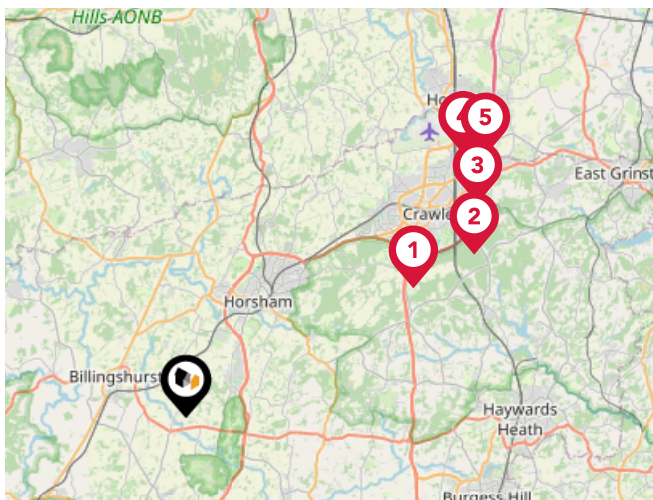


	Nursery	Primary	Secondary	College	Private
<p>9 Apple Orchard School Ofsted Rating: Outstanding Pupils: 24 Distance:2.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Billingshurst Primary School Ofsted Rating: Requires Improvement Pupils: 601 Distance:2.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Weald School, The Ofsted Rating: Outstanding Pupils: 1735 Distance:2.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Ingfield Manor School Ofsted Rating: Good Pupils: 51 Distance:3.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Tanbridge House School Ofsted Rating: Outstanding Pupils: 1544 Distance:3.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St John's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:3.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Arunside School, Horsham Ofsted Rating: Good Pupils: 360 Distance:3.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Slinfold CofE Primary School Ofsted Rating: Requires Improvement Pupils: 124 Distance:3.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



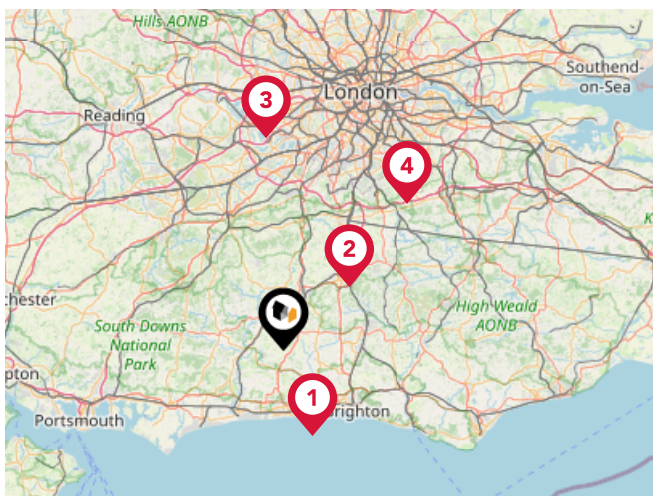
National Rail Stations

Pin	Name	Distance
1	Christ's Hospital Rail Station	2.62 miles
2	Billingshurst Rail Station	2.59 miles
3	Horsham Rail Station	4.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	9.74 miles
2	M23 J10A	12.34 miles
3	M23 J10	13.5 miles
4	M23 J9A	14.27 miles
5	M23 J9	14.84 miles

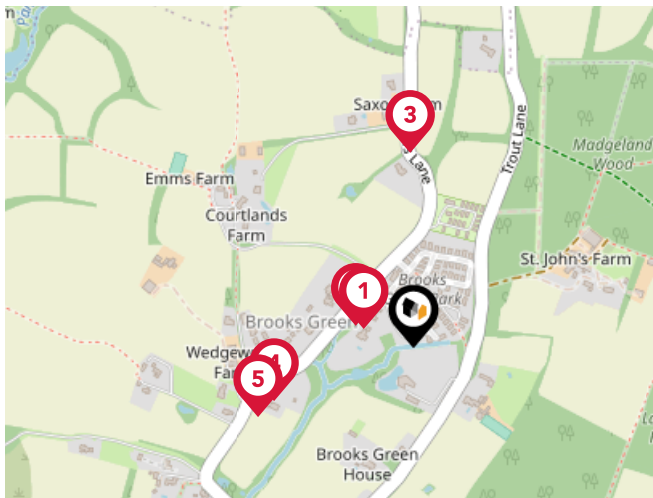


Airports/Helipads

Pin	Name	Distance
1	Shoreham Brighton City Airport	13.45 miles
2	London Gatwick Airport	13.84 miles
3	London Heathrow Airport	31.76 miles
4	Biggin Hill Airport	28.56 miles

Area

Transport (Local)

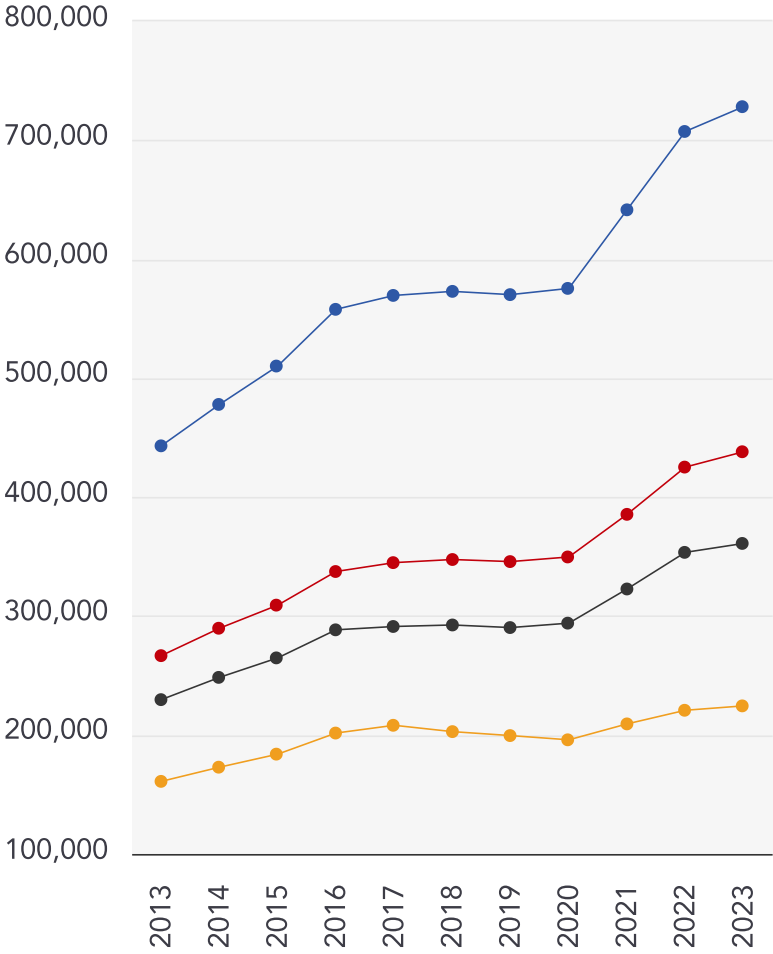


Bus Stops/Stations

Pin	Name	Distance
1	Caravan Park	0.06 miles
2	Caravan Park	0.07 miles
3	Saxon Farm	0.23 miles
4	Emms Lane	0.17 miles
5	Emms Lane	0.2 miles

Market House Price Statistics

10 Year History of Average House Prices by Property Type in RH13



Detached

+64.34%

Semi-Detached

+64.26%

Terraced

+57.16%

Flat

+39.41%



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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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 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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