

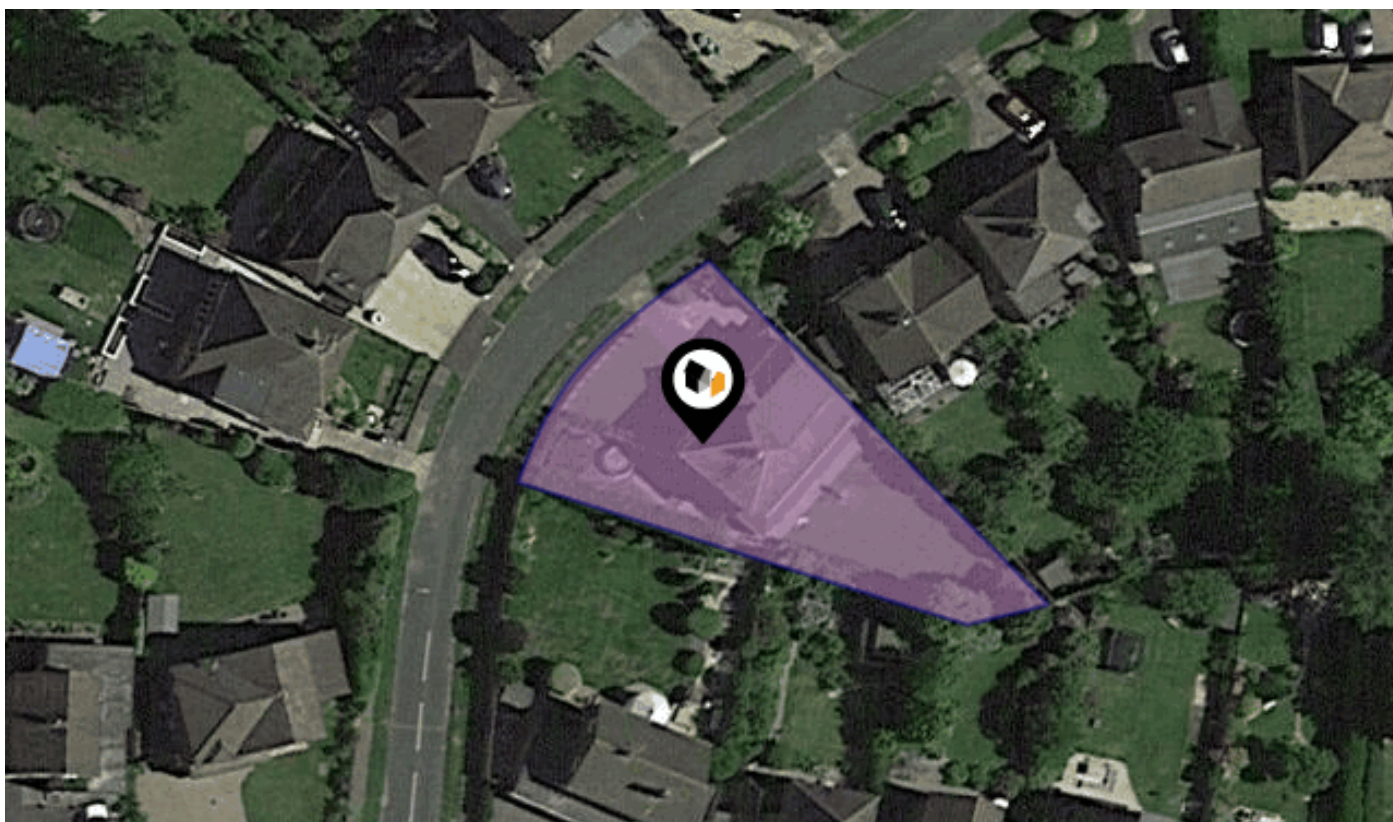


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 21st October 2023



26, PATCHINGS, HORSHAM, RH13 5HL

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

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www.athomeestates.co.uk





Property

Type:	Detached	Last Sold Date:	01/07/2010
Bedrooms:	5	Last Sold Price:	£465,000
Floor Area:	2,529 ft ² / 235 m ²	Last Sold £/ft²:	£413
Plot Area:	0.16 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band F		
Annual Estimate:	£2,903		
Title Number:	SX44328		
UPRN:	100061818139		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	32 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

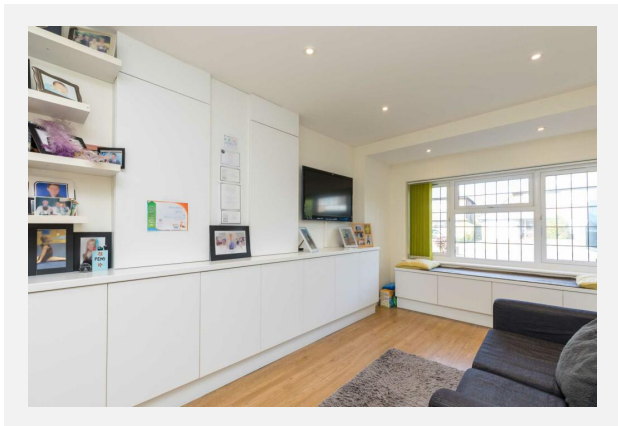
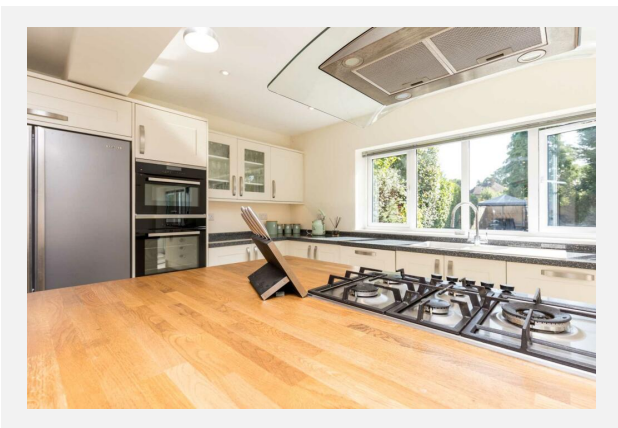
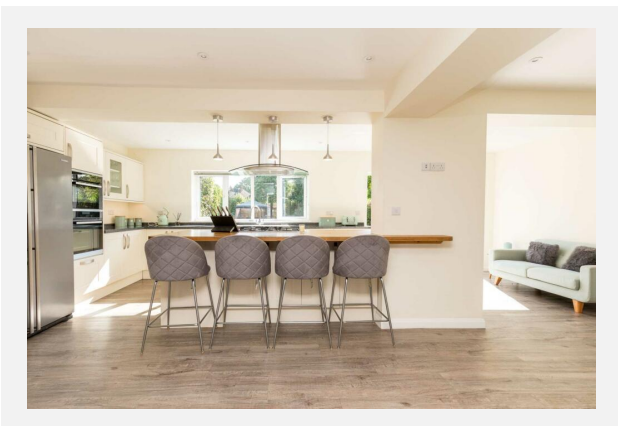
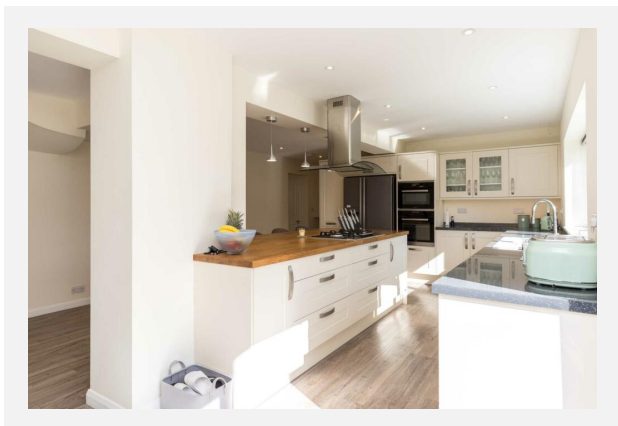
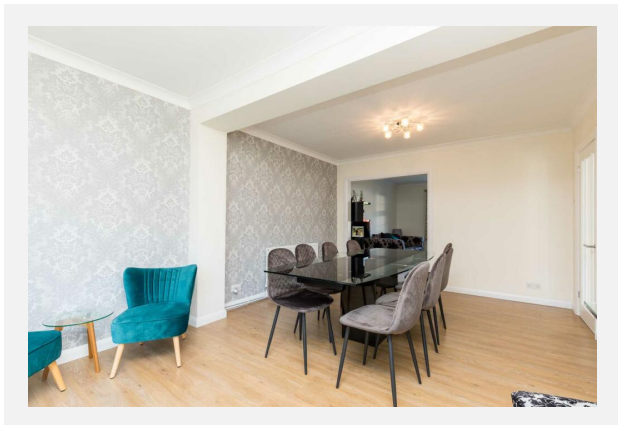
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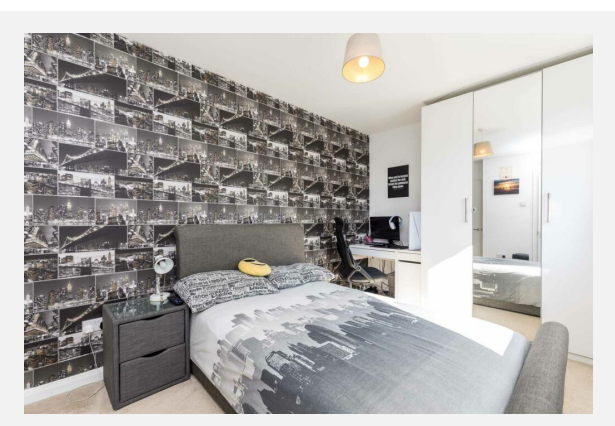
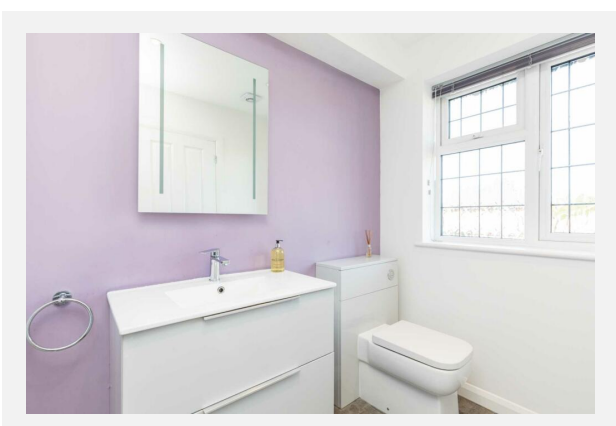
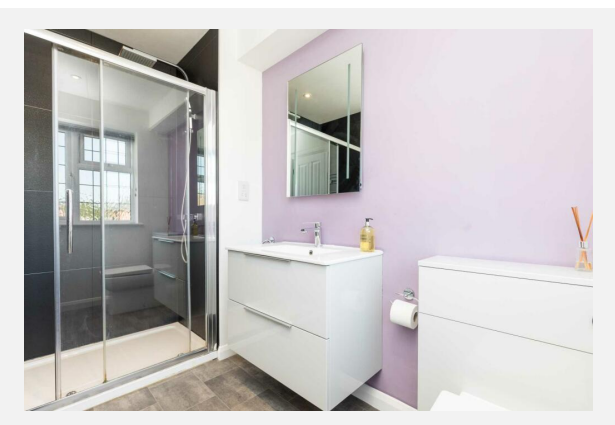
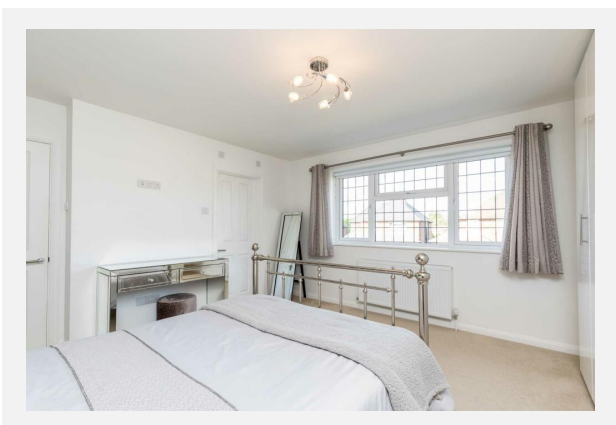
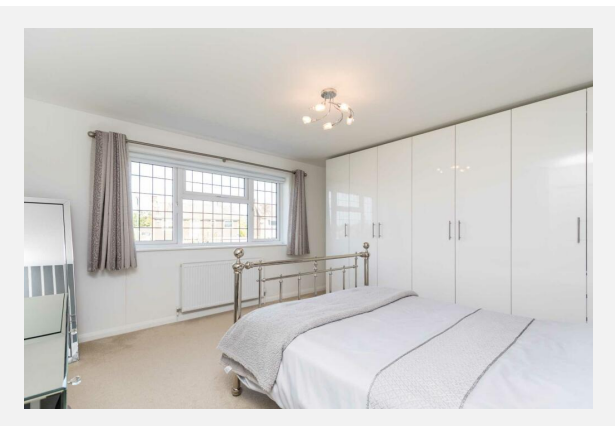
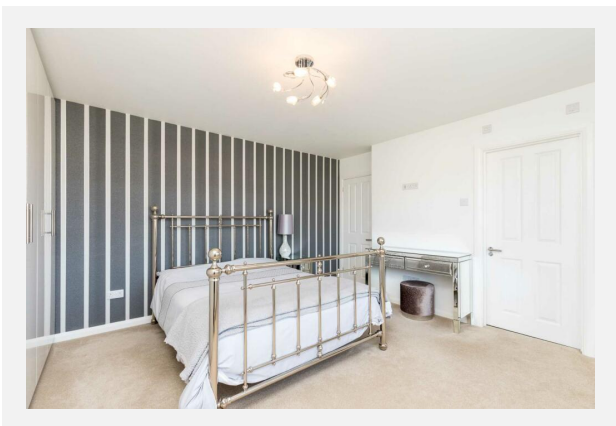
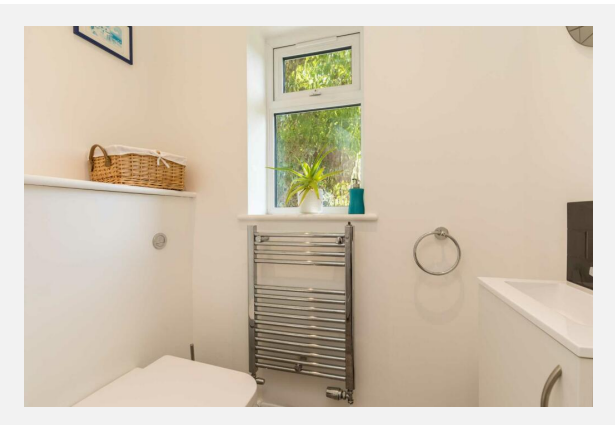
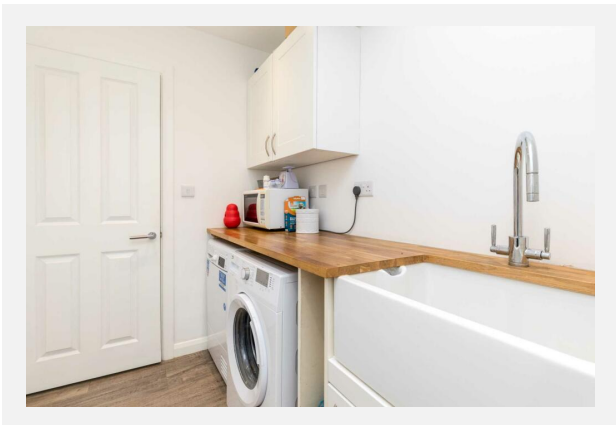
Planning records for: *26, Patchings, Horsham, RH13 5HL*

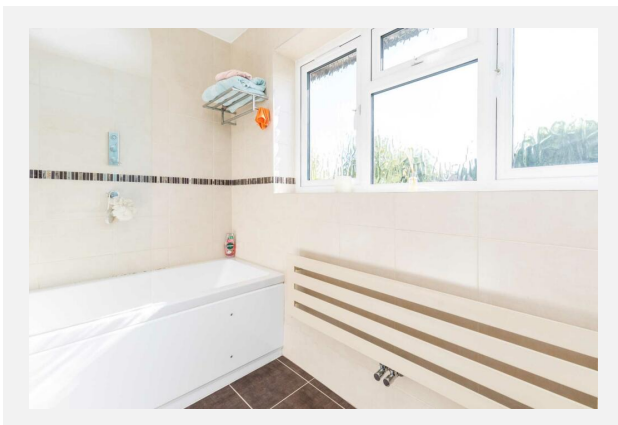
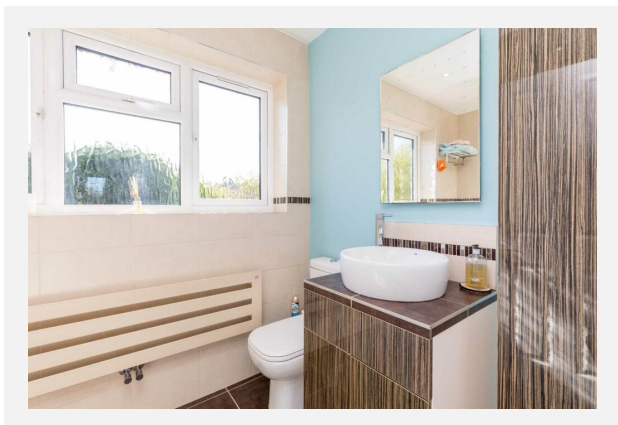
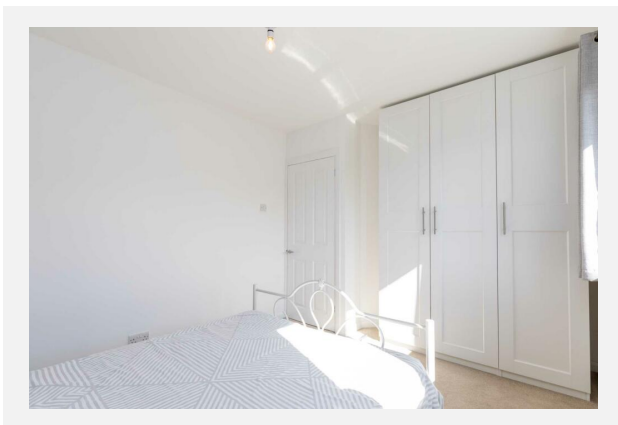
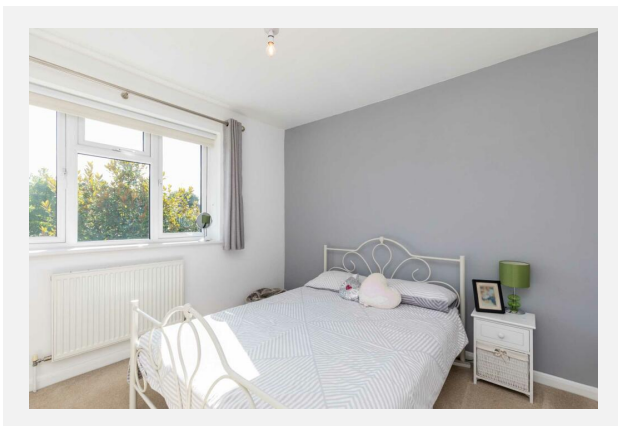
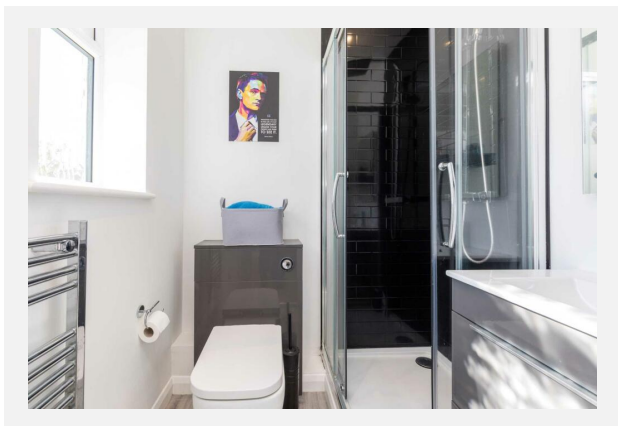
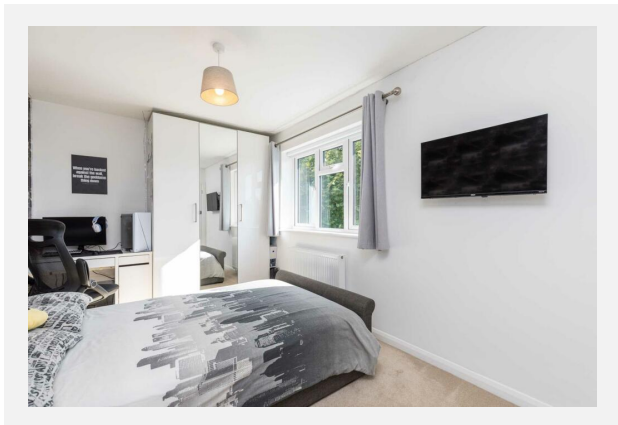
Reference - Horsham/DC/16/0978	
Decision:	Decided
Date:	26th April 2016
Description:	Two storey side extension and single storey extension to rear

Reference - Horsham/DC/10/2490	
Decision:	Decided
Date:	29th November 2010
Description:	Two-storey side extension



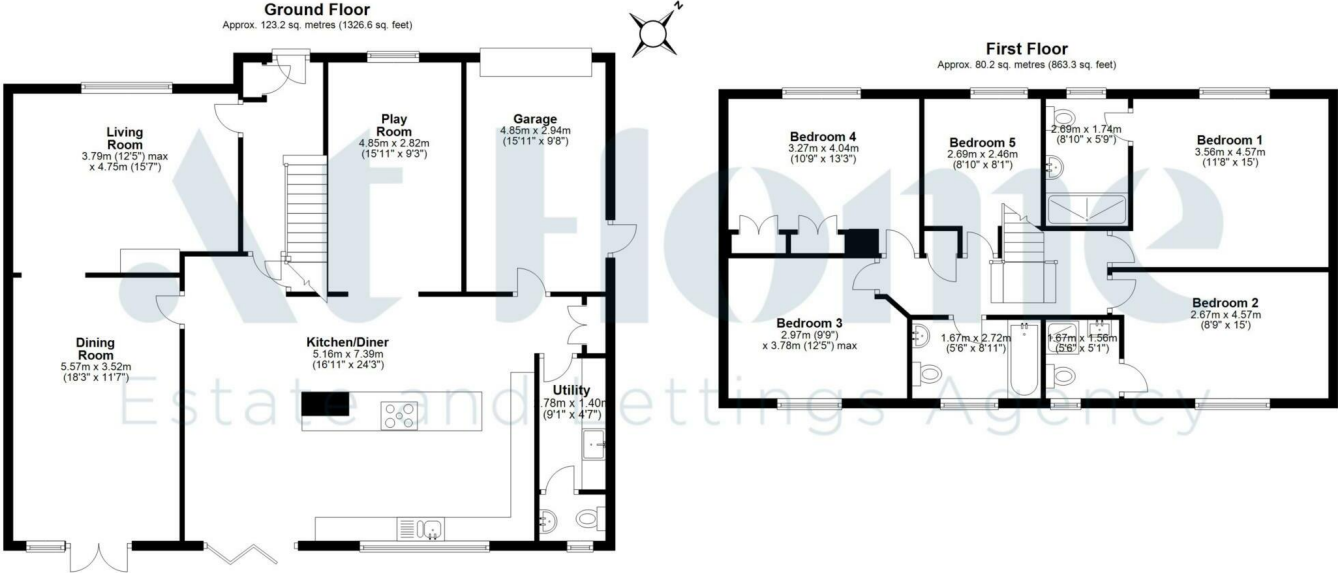








26, PATCHINGS, HORSHAM, RH13 5HL



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 of their operability or efficiency can be given. Plan produced using PlanUp.

26 Patchings HORSHAM RH13 5HL

Energy rating

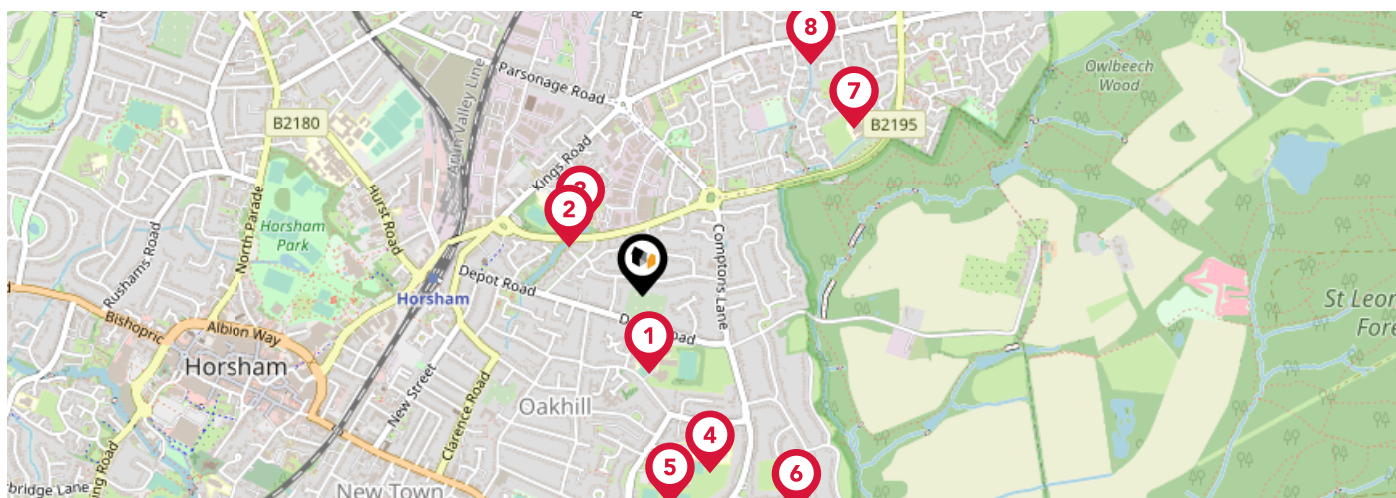
C

Valid until 16.08.2033

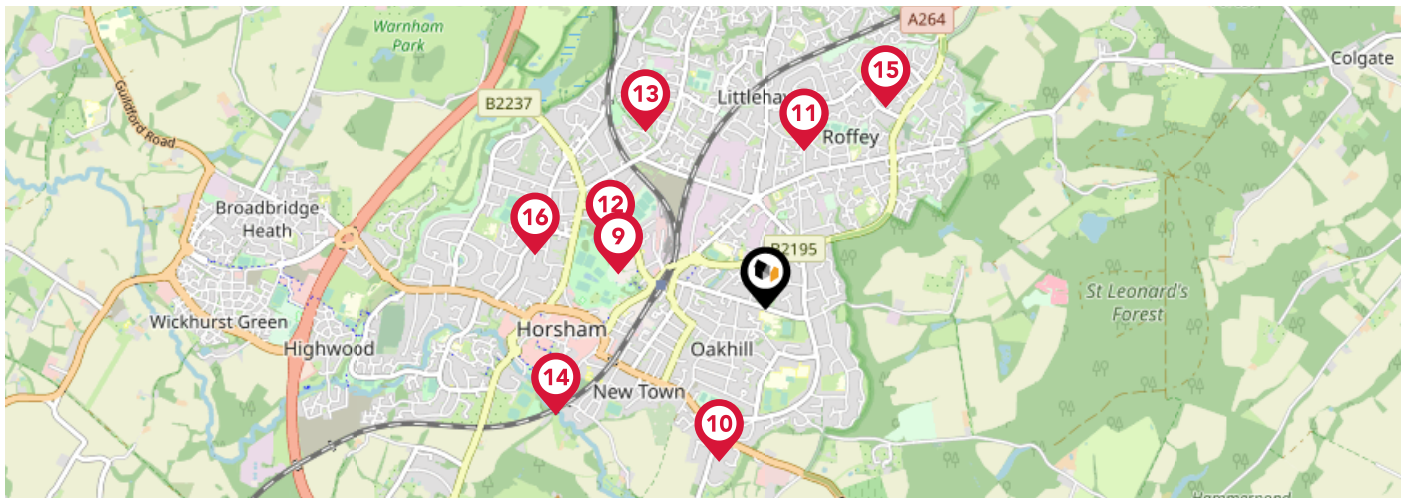
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
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 no insulation (assumed)
Total Floor Area:	235 m ²



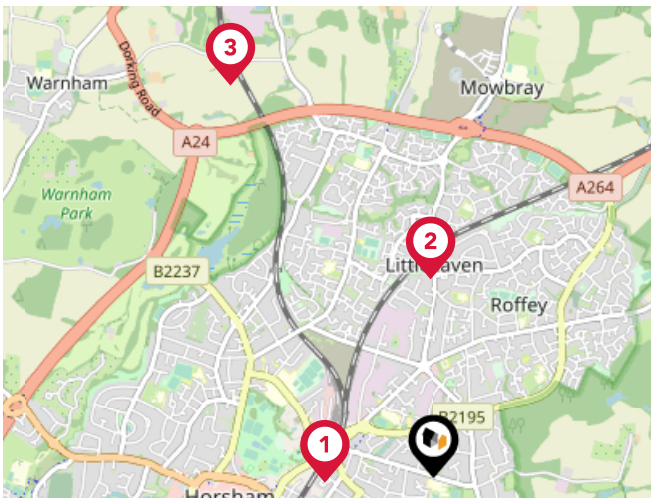
		Nursery	Primary	Secondary	College	Private
1	Millais School Ofsted Rating: Outstanding Pupils: 1522 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Horsham Nursery School Ofsted Rating: Good Pupils: 118 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kingslea Primary School Ofsted Rating: Good Pupils: 426 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 102 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Forest School Ofsted Rating: Good Pupils: 1072 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Leechpool Primary School Ofsted Rating: Good Pupils: 417 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Northolmes Junior School, Horsham Ofsted Rating: Good Pupils: 179 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Bohunt Horsham Ofsted Rating: Not Rated Pupils: 120 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Littlehaven Infant School Ofsted Rating: Good Pupils: 110 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The College of Richard Collyer In Horsham Ofsted Rating: Outstanding Pupils:0 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Heath Community Primary School Ofsted Rating: Good Pupils: 396 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.09	<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:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 239 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

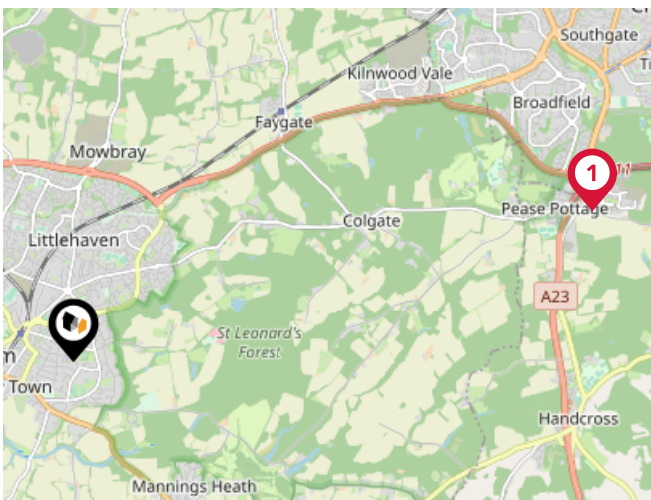
Area

Transport (National)



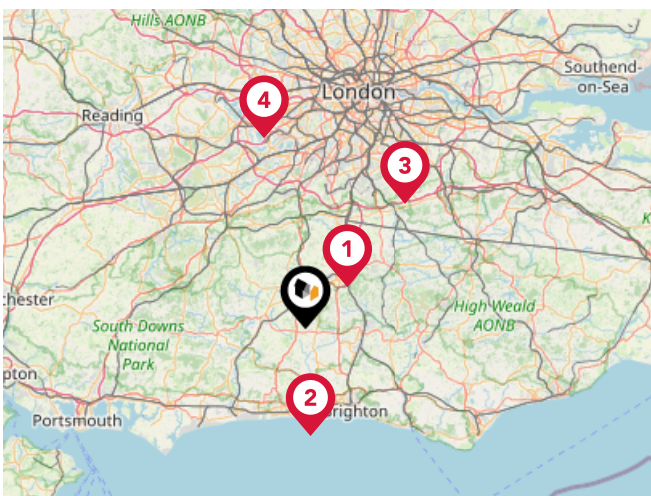
National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	0.5 miles
2	Littlehaven Rail Station	0.92 miles
3	Warnham Rail Station	2.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	5.04 miles
2	M23 J10A	7.6 miles
3	M23 J10	8.57 miles
4	M23 J9A	9.28 miles
5	M23 J9	9.86 miles

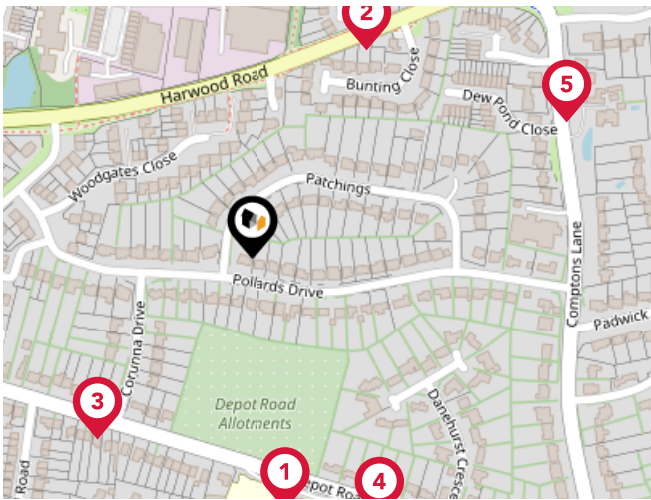


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	8.86 miles
2	Shoreham Brighton City Airport	16.16 miles
3	Biggin Hill Airport	23.61 miles
4	London Heathrow Airport	28.91 miles

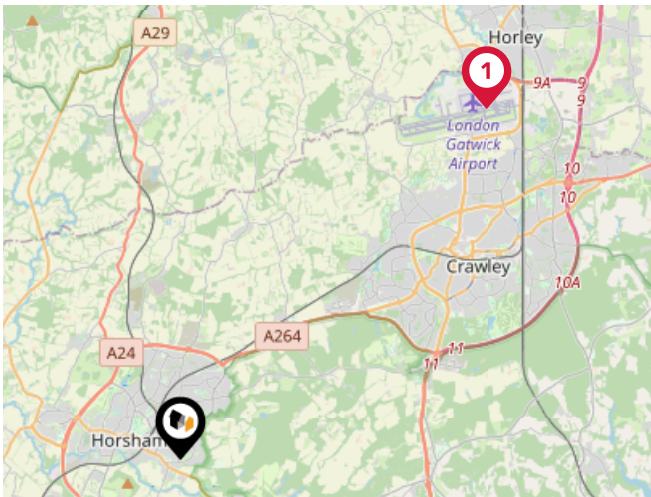
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Millais School	0.15 miles
2	Plovers Road	0.14 miles
3	Corunna Drive	0.14 miles
4	Millais School	0.17 miles
5	Watercress Place	0.2 miles

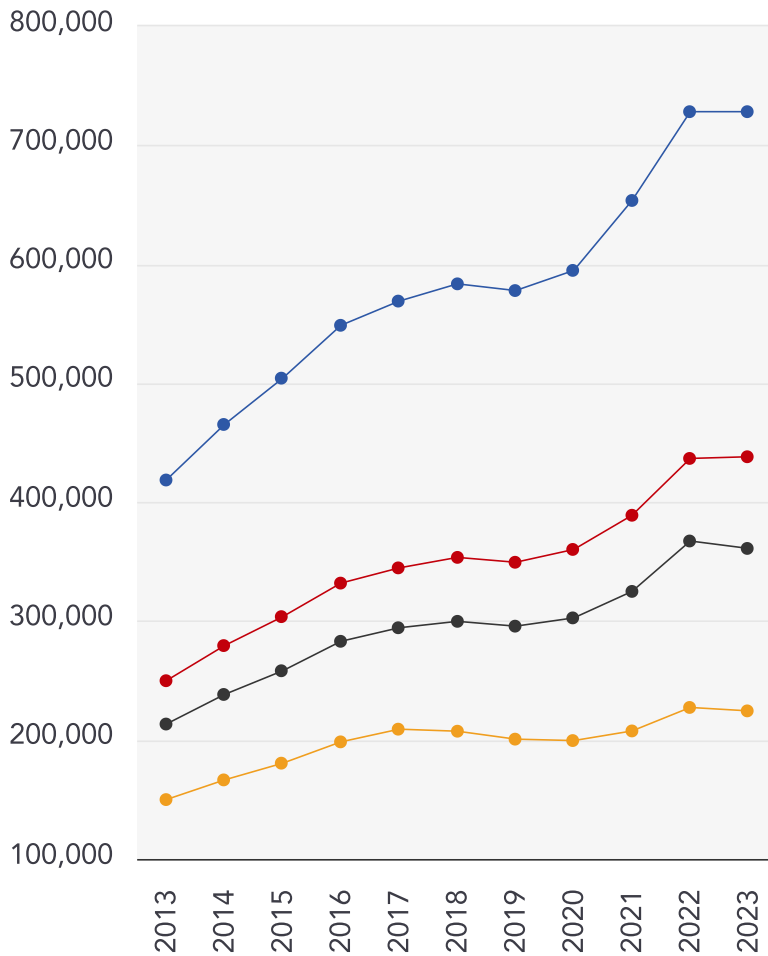


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	8.68 miles

Market House Price Statistics

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



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%



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.

35 Carfax, Horsham, RH12 1EE

01403 886288

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!



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/HOMEeagents



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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.

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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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

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