

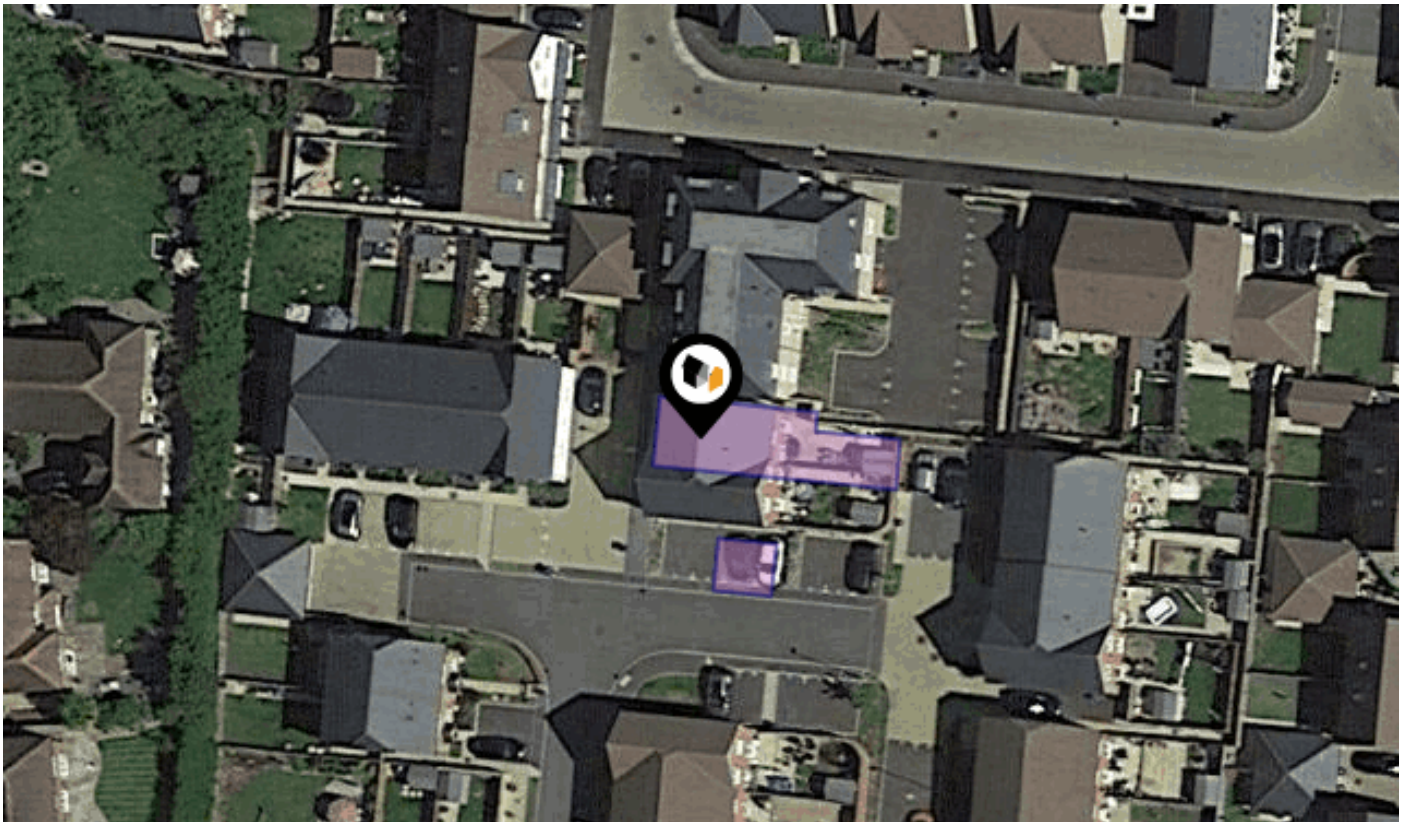


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13<sup>th</sup> February 2024



**26, ONSLOW WALK, BROADBRIDGE HEATH, HORSHAM,  
RH12 3XJ**

## At Home Estate And Lettings Agency

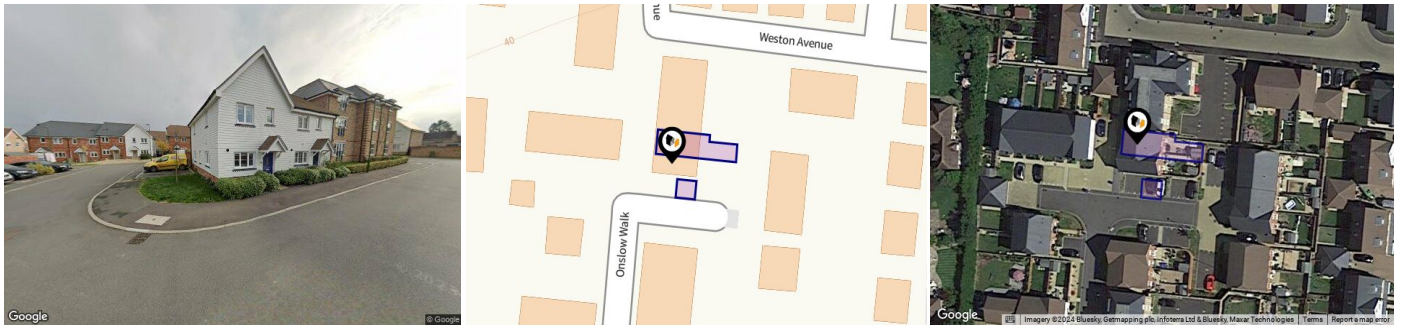
35 Carfax, Horsham, West Sussex, RH12 1EE

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	29/11/2018
<b>Floor Area:</b>	818 ft <sup>2</sup> / 76 m <sup>2</sup>	<b>End Date:</b>	30/11/3017
<b>Plot Area:</b>	0.04 acres	<b>Lease Term:</b>	999 years from and including 30 November 2018
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	994 years
<b>Annual Estimate:</b>	£1,786		
<b>Title Number:</b>	WSX415143		
<b>UPRN:</b>	10093102960		

## Local Area

<b>Local Authority:</b>	West sussex
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Very Low

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

<b>3</b> mb/s	<b>168</b> mb/s	<b>1000</b> mb/s

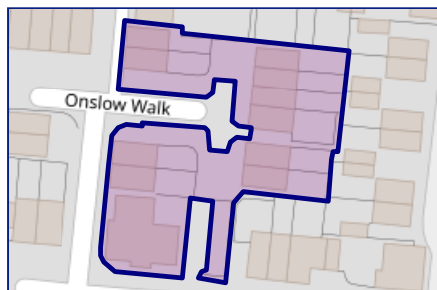
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

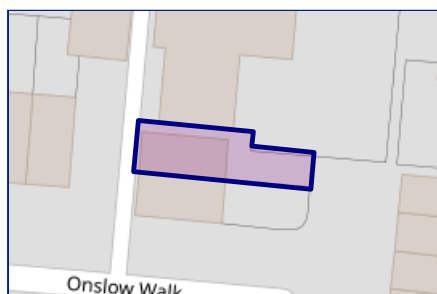


## Freehold Title Plan



**WSX396091**

## Leasehold Title Plan



**WSX415143**

Start Date: 29/11/2018  
End Date: 30/11/3017  
Lease Term: 999 years from and including 30 November 2018  
Term Remaining: 994 years

26, Onslow Walk, Broadbridge Heath, RH12 3XJ

Energy rating

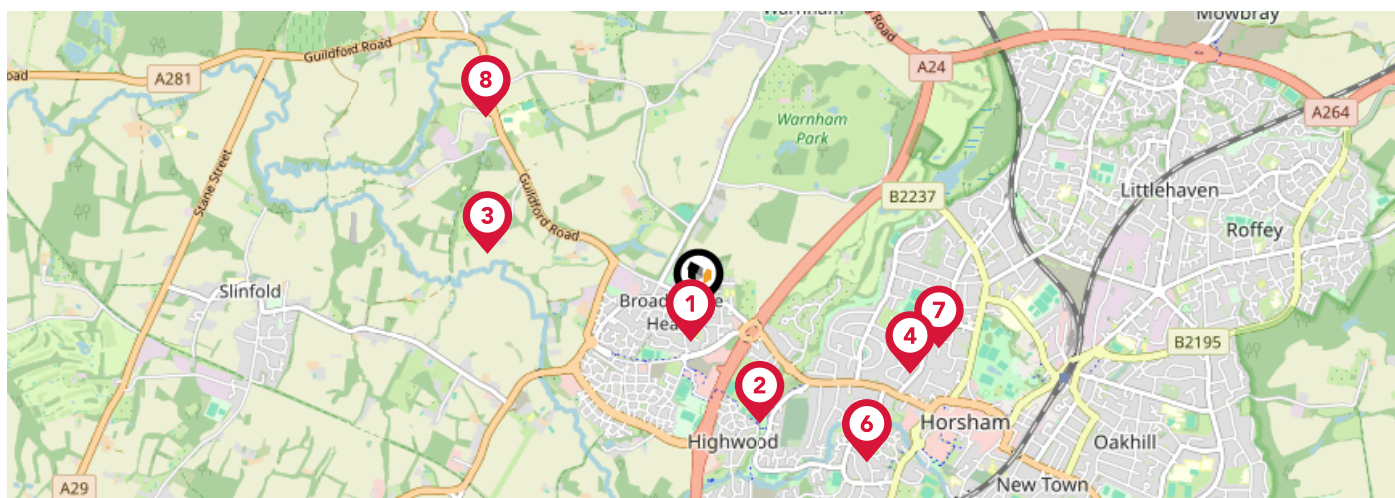
**B**

Valid until 13.09.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		96   <b>A</b>
81-91	<b>B</b>	84   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

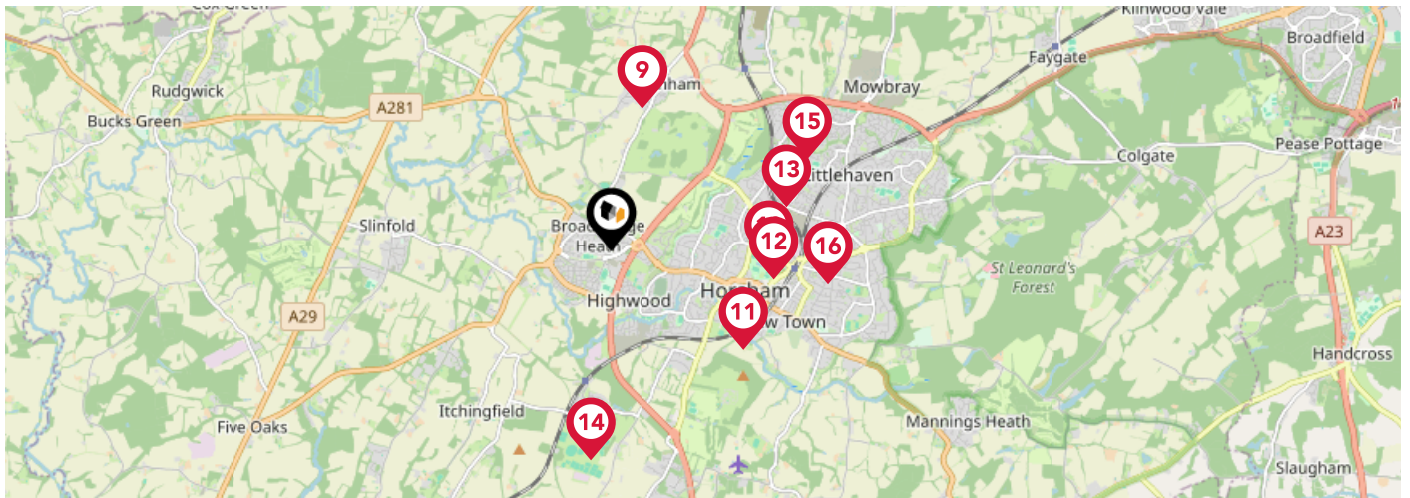
## Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.12 W/m-Â°K
<b>Total Floor Area:</b>	76 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Shelley Primary School</b> Ofsted Rating: Good   Pupils: 366   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Tanbridge House School</b> Ofsted Rating: Outstanding   Pupils: 1544   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>New Barn School</b> Ofsted Rating: Good   Pupils: 42   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Greenway Academy</b> Ofsted Rating: Good   Pupils: 385   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 360   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Farlington School</b> Ofsted Rating: Not Rated   Pupils: 267   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

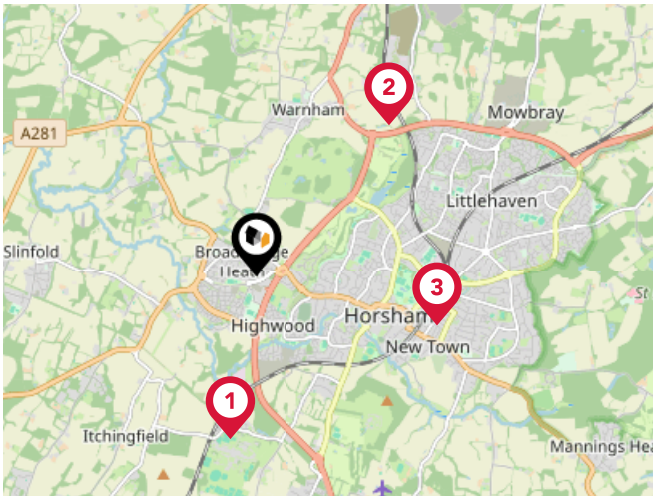




	Nursery	Primary	Secondary	College	Private
 <b>Warnham CofE Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The College of Richard Collyer In Horsham</b> Ofsted Rating: Outstanding   Pupils: 0   Distance: 1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bohunt Horsham</b> Ofsted Rating: Not Rated   Pupils: 120   Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance: 1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 874   Distance: 1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Holbrook Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance: 2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 118   Distance: 2.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

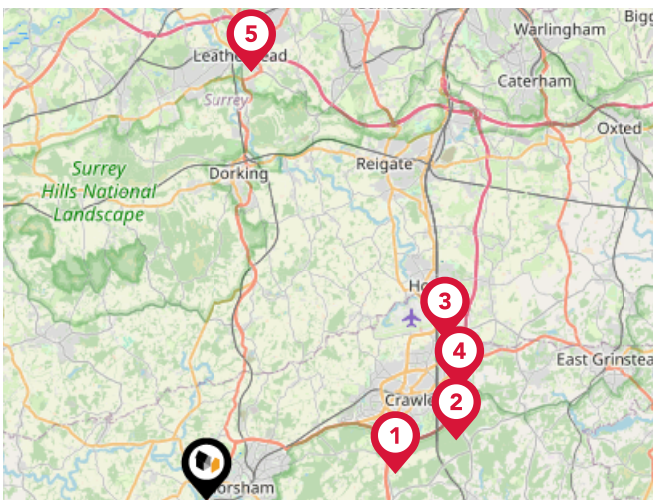
# Area

## Transport (National)



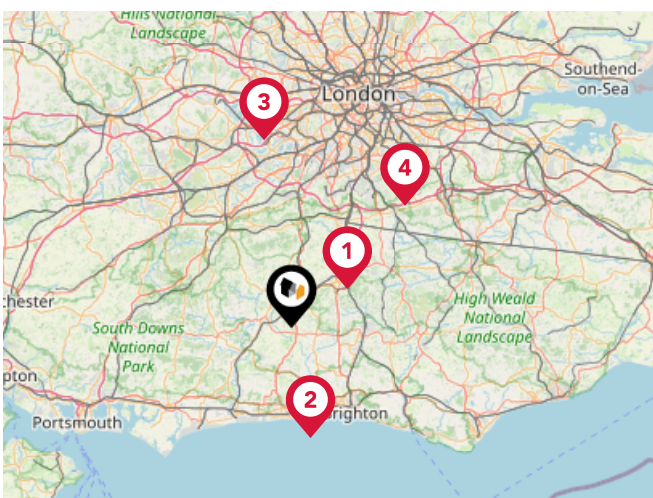
### National Rail Stations

Pin	Name	Distance
1	Christ's Hospital Rail Station	1.53 miles
2	Warnham Rail Station	1.88 miles
3	Horsham Rail Station	1.75 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.1 miles
2	M23 J10A	9.58 miles
3	M23 J9A	10.72 miles
4	M23 J10	10.31 miles
5	M25 J9	16.02 miles



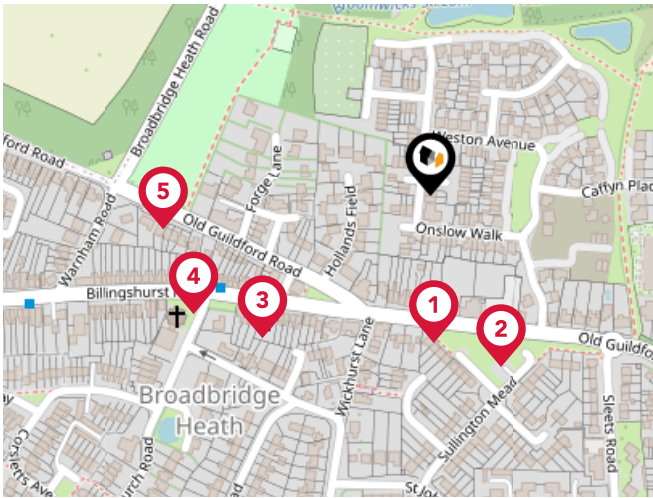
### Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	10.29 miles
2	Shoreham Brighton City Airport	16.83 miles
3	London Heathrow Airport	28.1 miles
4	Biggin Hill Airport	24.73 miles



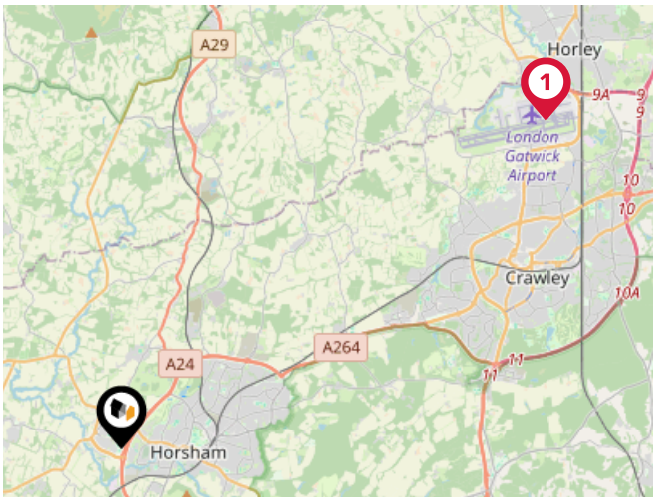
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Shelley Arms	0.09 miles
2	Shelley Arms	0.11 miles
3	Church Road	0.13 miles
4	Church Road	0.15 miles
5	Forge Close	0.16 miles

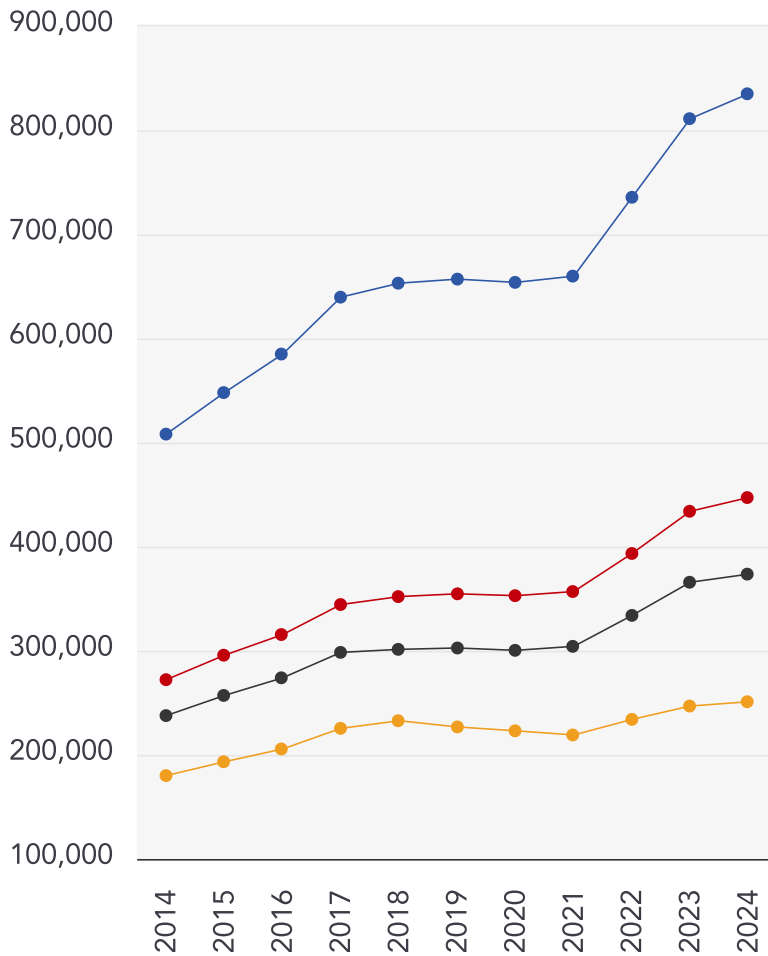


### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	9.98 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

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[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



/HOMEeagents



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**At Home**  
Estate and Lettings Agency

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