

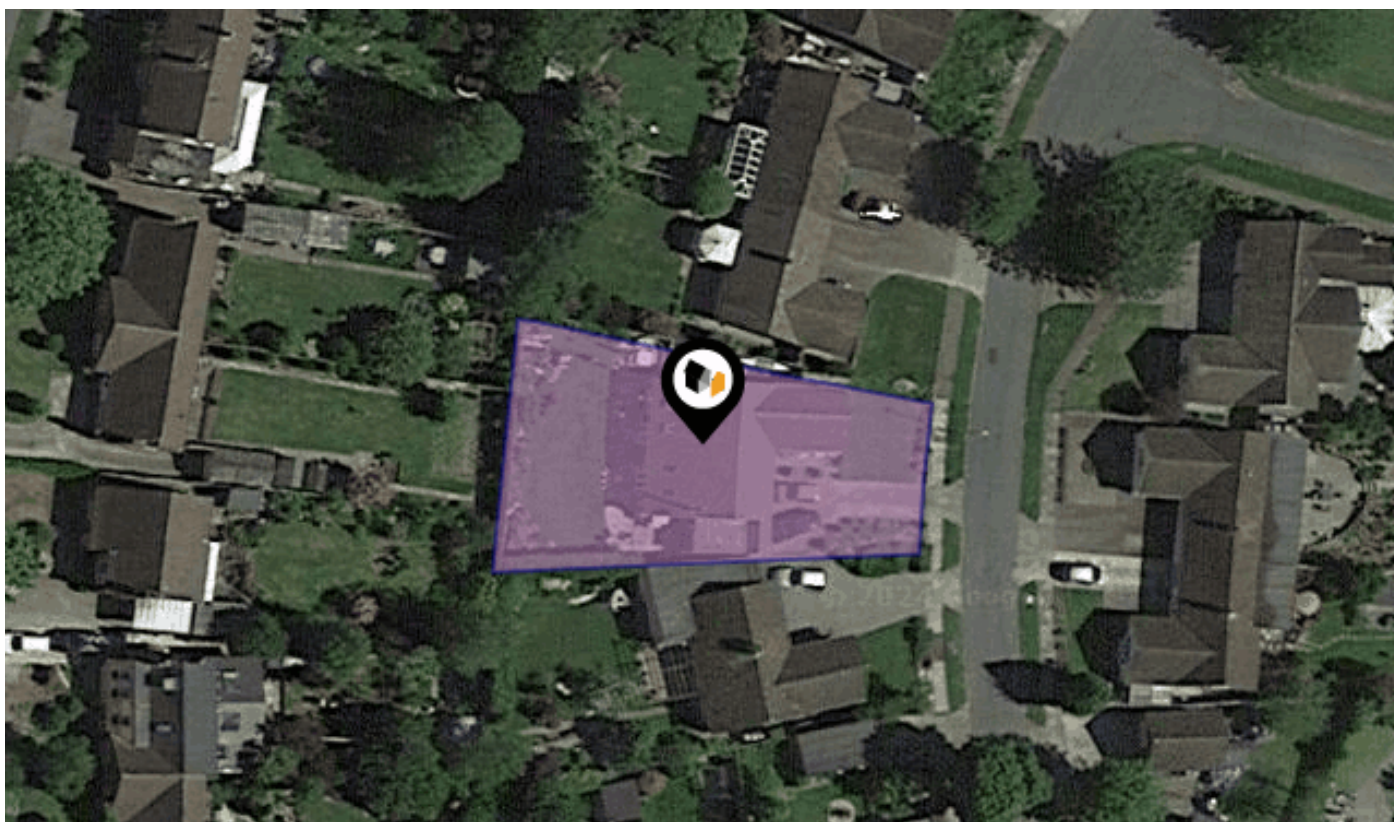


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13th February 2024



5, MORRELL AVENUE, HORSHAM, RH12 4DD

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:	18/07/2017
Bedrooms:	3	Last Sold Price:	£485,000
Floor Area:	1,323 ft ² / 123 m ²	Last Sold £/ft²:	£366
Plot Area:	0.16 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,456		
Title Number:	SX42844		
UPRN:	100061816517		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	224 mb/s	1139 mb/s
		

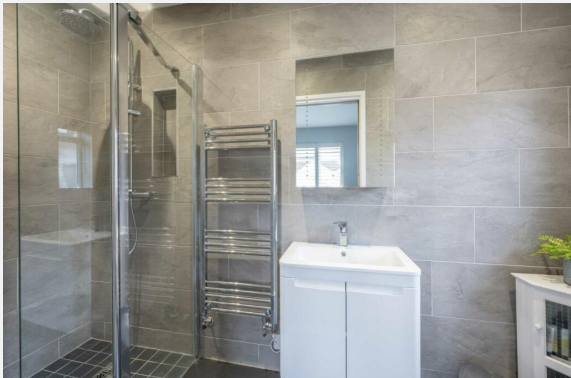
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





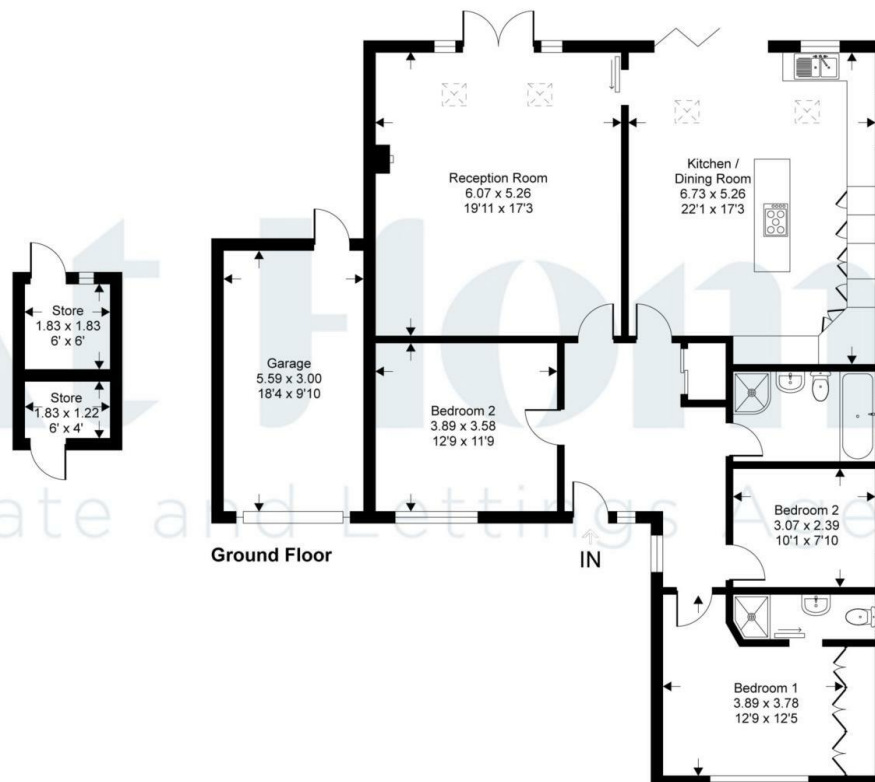




5, MORRELL AVENUE, HORSHAM, RH12 4DD

Morrell Avenue, RH12

Approximate Gross Internal Area = 131 sq m / 1409 sq ft
Approximate Garage Internal Area = 17 sq m / 180 sq ft
Approximate Outbuildings Internal Area = 6 sq m / 60 sq ft
Approximate Total Internal Area = 154 sq m / 1649 sq ft



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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5, Morrell Avenue, RH12 4DD

Energy rating

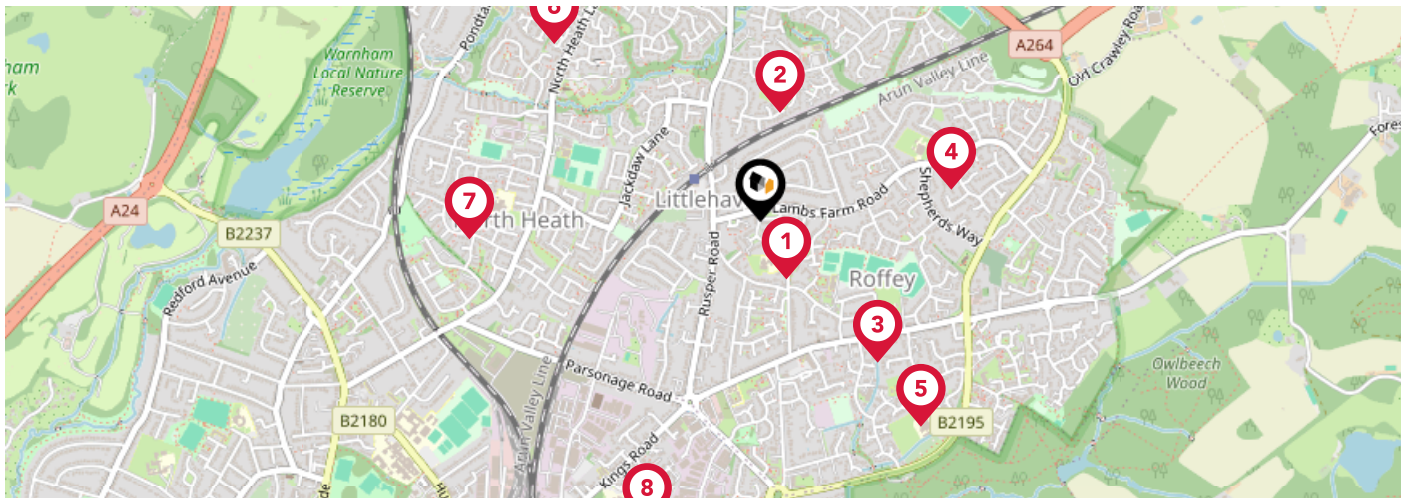
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Valid until 21.02.2027

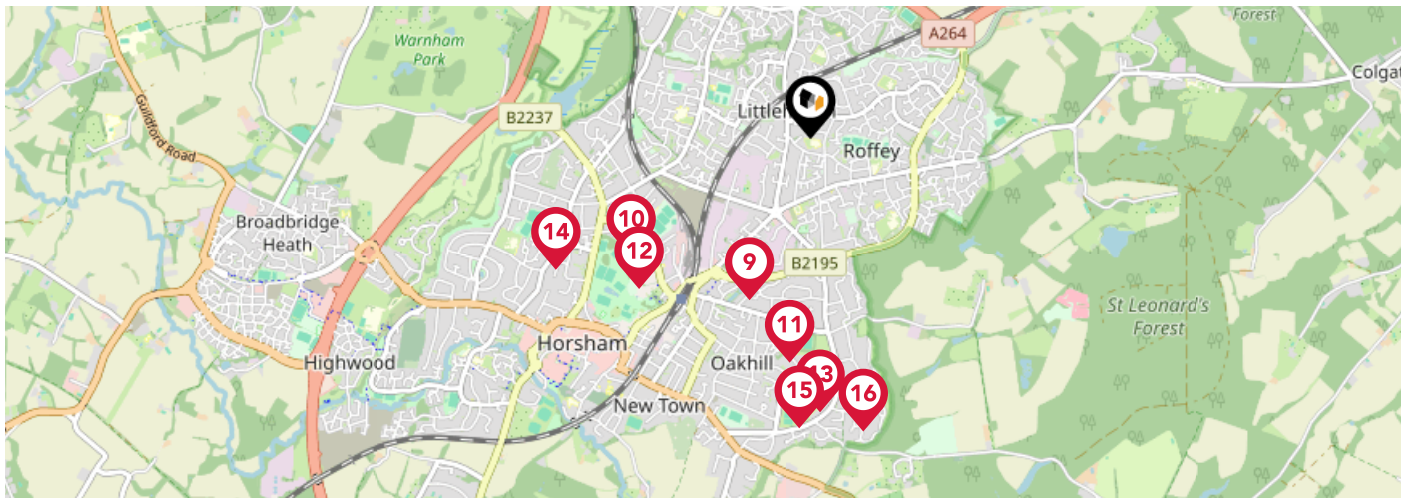
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

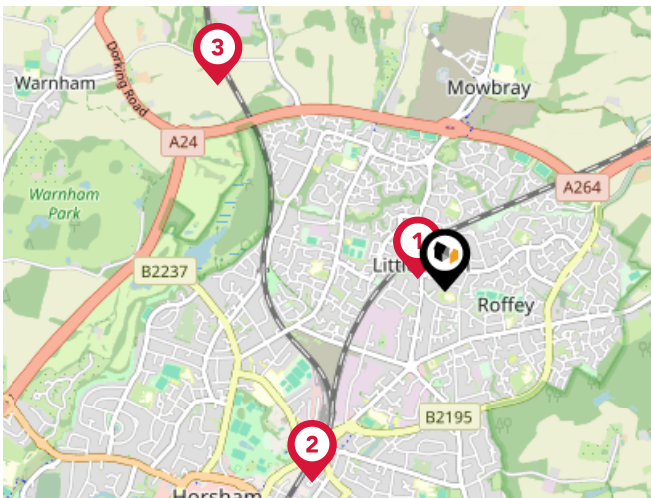
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 15% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	123 m ²



		Nursery	Primary	Secondary	College	Private
1	Littlehaven Infant School Ofsted Rating: Good Pupils: 110 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Saints CofE Primary School, Horsham Ofsted Rating: Good Pupils: 206 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Northolmes Junior School, Horsham Ofsted Rating: Good Pupils: 179 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good Pupils: 198 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Leechpool Primary School Ofsted Rating: Good Pupils: 417 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holbrook Primary School Ofsted Rating: Good Pupils: 416 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	North Heath Community Primary School Ofsted Rating: Good Pupils: 396 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kingslea Primary School Ofsted Rating: Good Pupils: 426 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

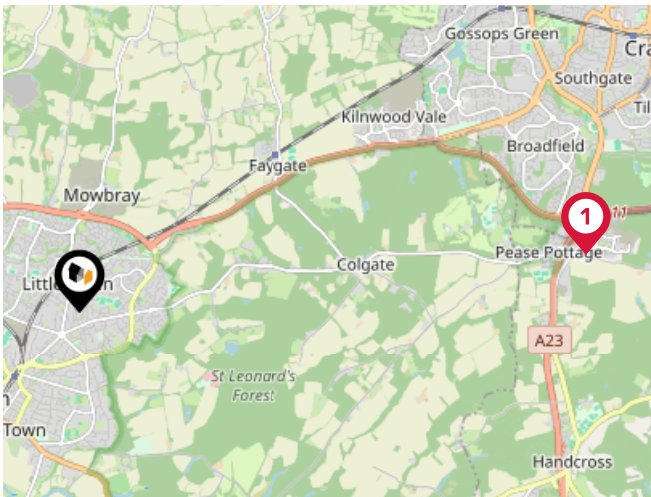


	Nursery	Primary	Secondary	College	Private
<p>9 Horsham Nursery School Ofsted Rating: Good Pupils: 118 Distance:0.81</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The College of Richard Collyer In Horsham Ofsted Rating: Outstanding Pupils:0 Distance:1.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Millais School Ofsted Rating: Outstanding Pupils: 1522 Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Bohunt Horsham Ofsted Rating: Not Rated Pupils: 120 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 102 Distance:1.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Trafalgar Community Infant School Ofsted Rating: Good Pupils: 239 Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Forest School Ofsted Rating: Good Pupils: 1072 Distance:1.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



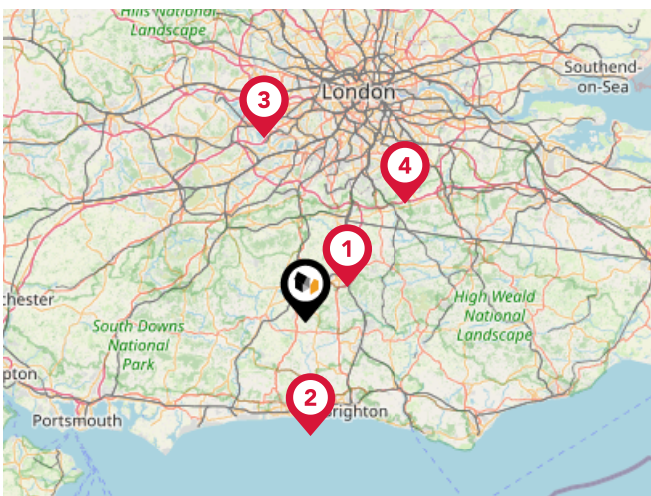
National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.14 miles
2	Horsham Rail Station	1.09 miles
3	Warnham Rail Station	1.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	4.75 miles
2	M23 J10A	7.23 miles
3	M23 J9A	8.61 miles
4	M23 J10	8.03 miles
5	M23 J9	9.23 miles

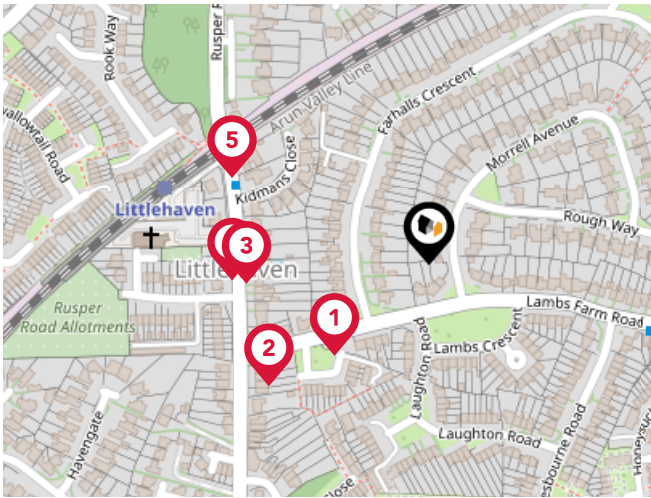


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	8.18 miles
2	Shoreham Brighton City Airport	17.03 miles
3	London Heathrow Airport	28.09 miles
4	Biggin Hill Airport	22.87 miles

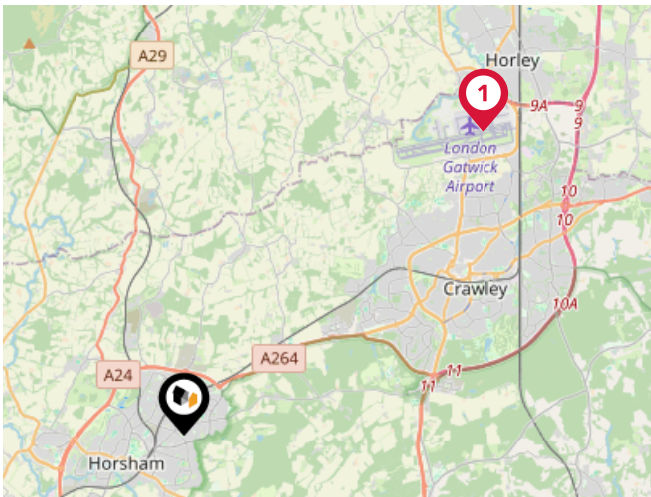
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Luxford Close	0.08 miles
2	Luxford Close	0.12 miles
3	Littlehaven Station	0.11 miles
4	Littlehaven Station	0.12 miles
5	Railway Station	0.13 miles

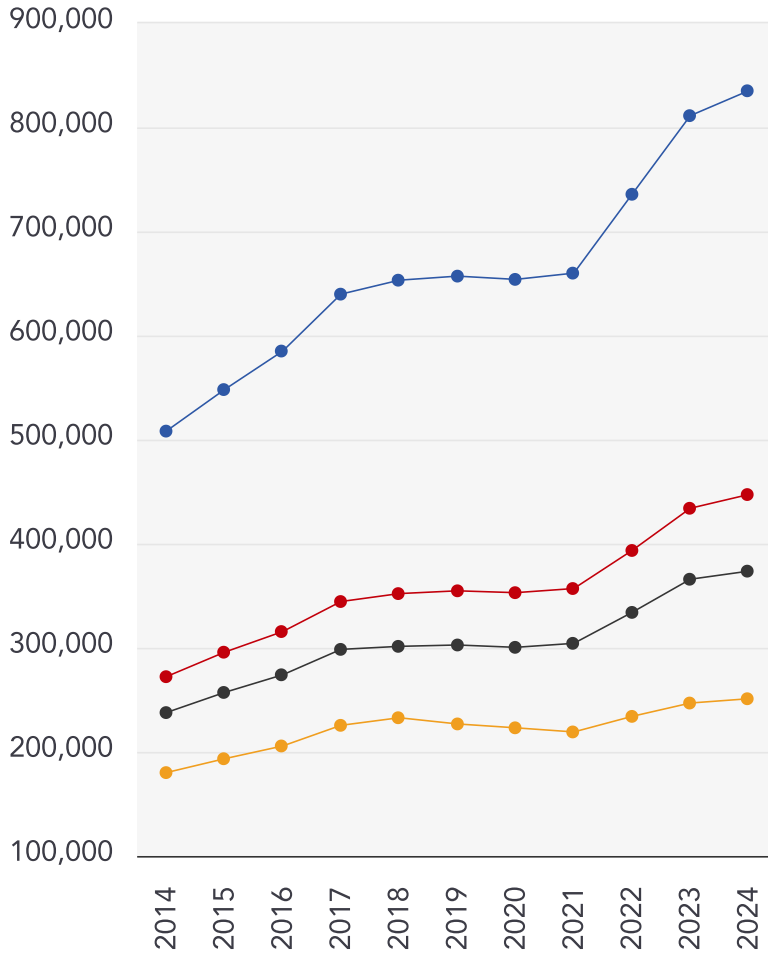


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	7.96 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

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!



/athomeestateagency



/HOMEeagents



/-home-estate-agency-and-lettings-ltd

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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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