

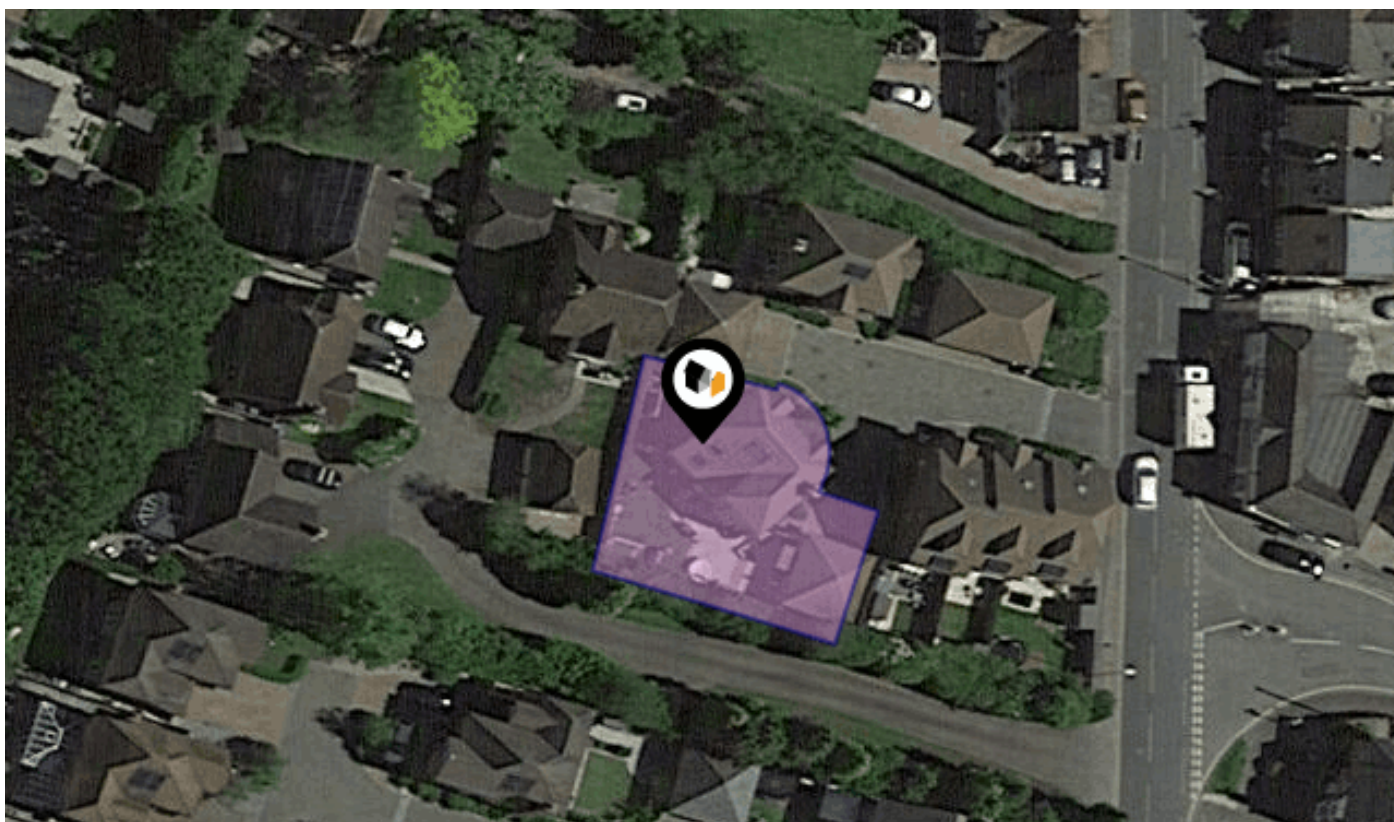


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th April 2024



4, FOUNTAIN PLACE, HORSHAM, RH12 4DU

At Home Estate And Lettings Agency

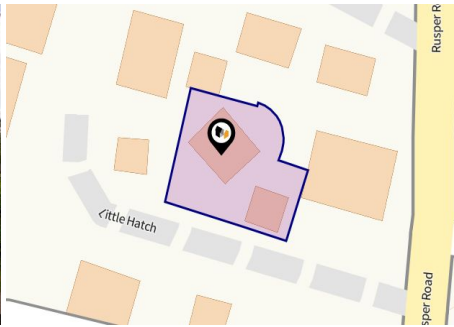
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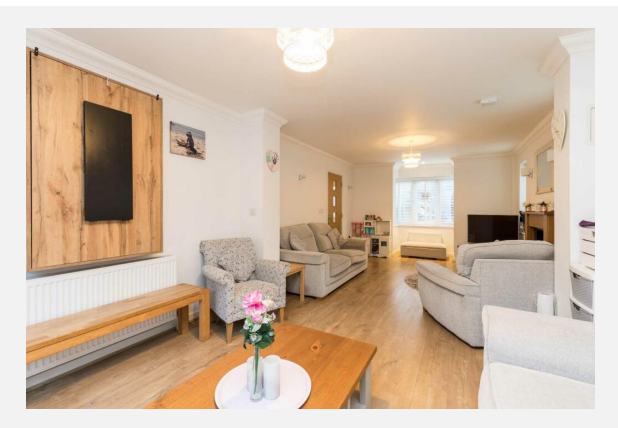
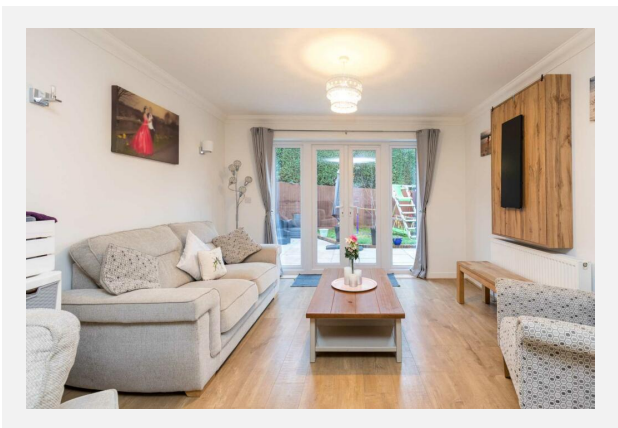
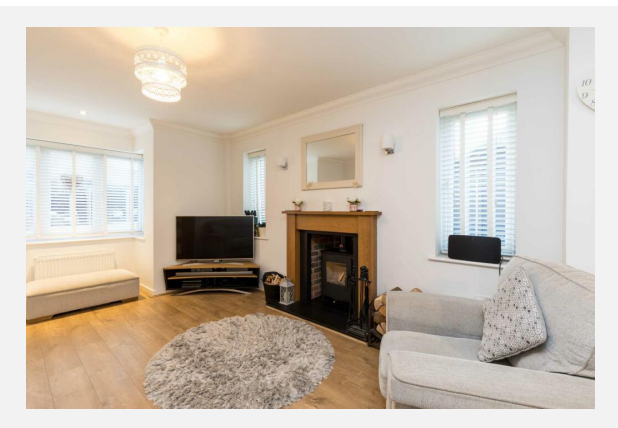
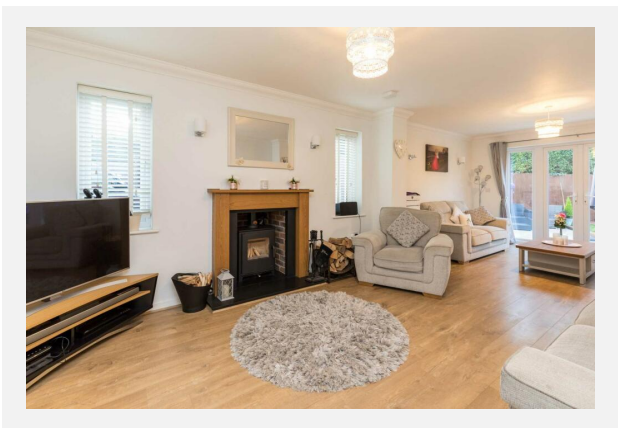
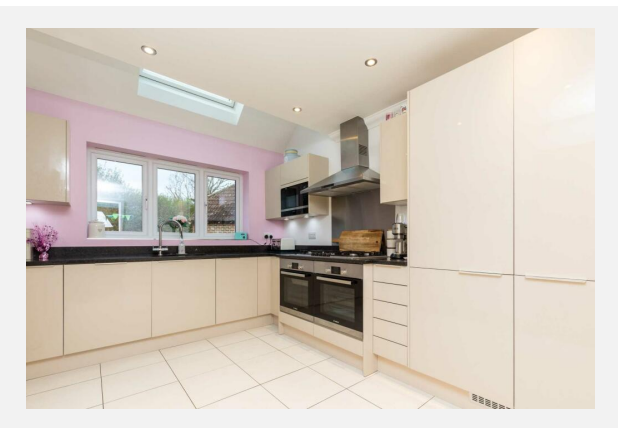
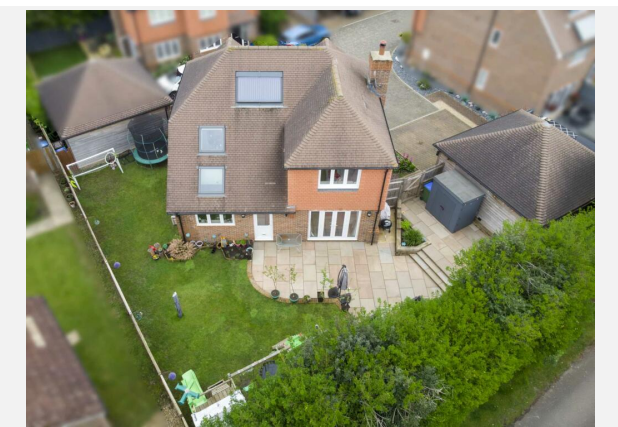
Property

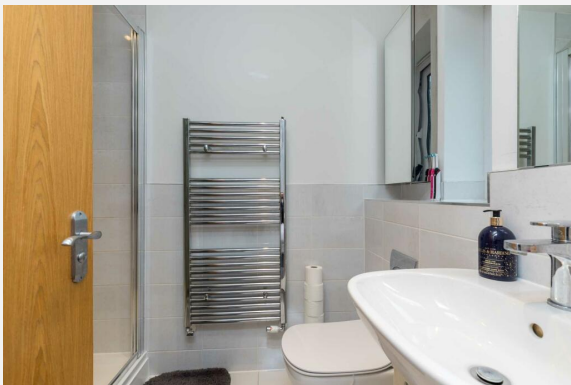
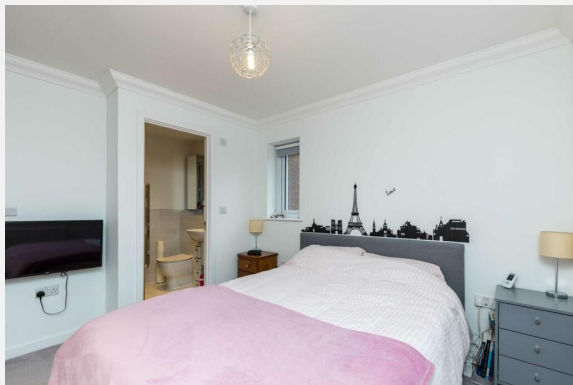
Type:	Detached	Last Sold Date:	03/11/2017
Bedrooms:	4	Last Sold Price:	£595,000
Floor Area:	1,399 ft ² / 130 m ²	Last Sold £/ft ² :	£425
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	2017		
Council Tax :	Band F		
Annual Estimate:	£3,196		
Title Number:	WSX395619		
UPRN:	10093100667		

Local Area

Local Authority:	Horsham	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very Low	7	52	910
● Surface Water	Very Low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

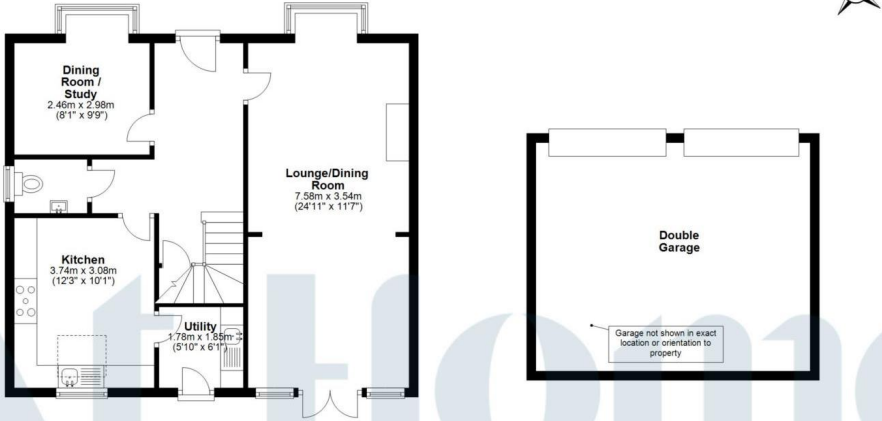




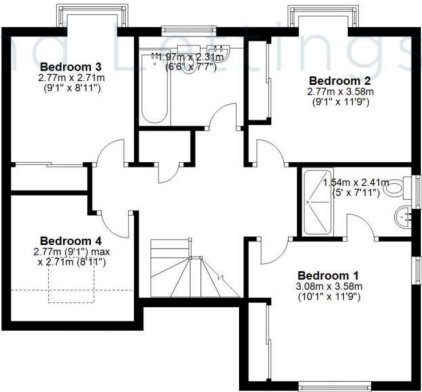


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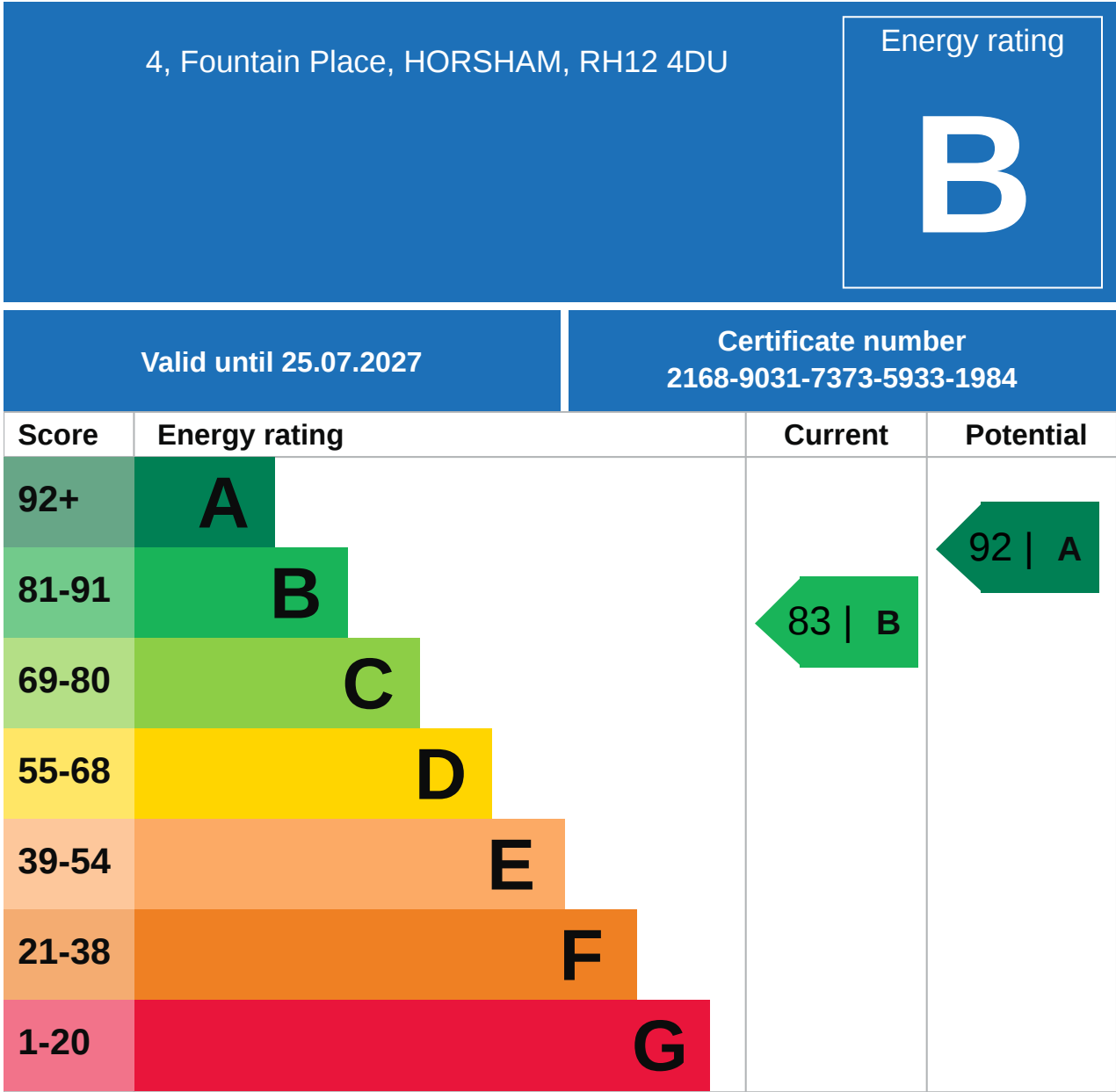
Ground Floor
Approx. 96.9 sq. metres (1042.7 sq. feet)



First Floor
Approx. 99.0 sq. metres (635.4 sq. feet)

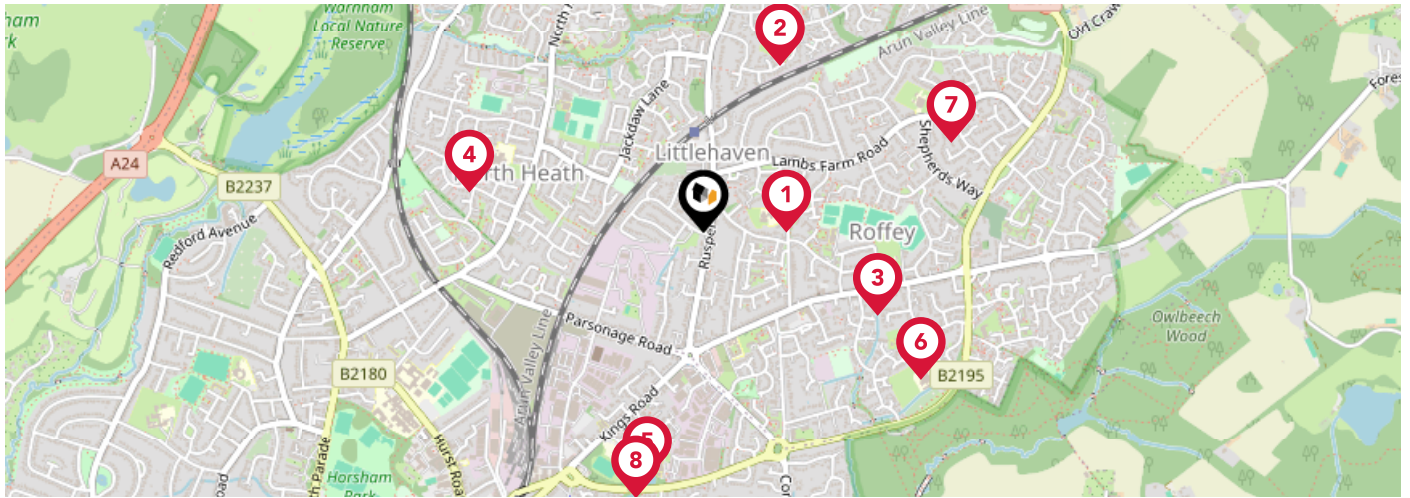


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 PlanItUp

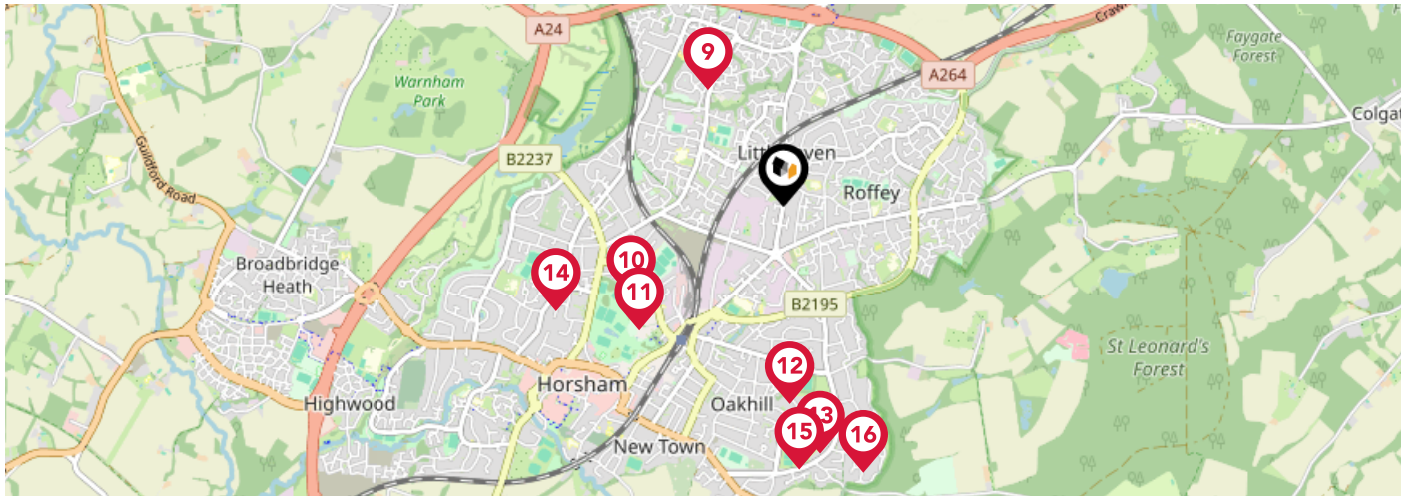










Additional EPC Data

Property Type:	Detached house
Walls:	Average thermal transmittance 0.19 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.12 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.16 W/m ² K
Floors Energy:	Very good
Secondary Heating:	Room heaters, wood logs
Air Tightness:	Air permeability 4.0 m ³ /h.m ² (as tested)
Air Tightness Energy:	Good
Total Floor Area:	130 m ²



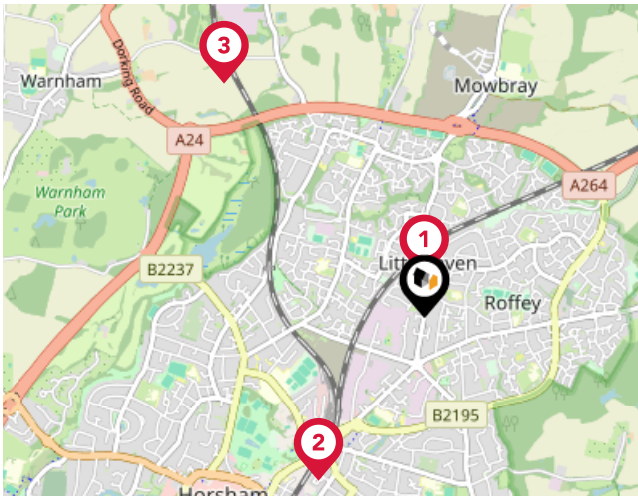
		Nursery	Primary	Secondary	College	Private
1	Littlehaven Infant School Ofsted Rating: Good Pupils: 110 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Saints CofE Primary School, Horsham Ofsted Rating: Good Pupils: 206 Distance:0.43	<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:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Heath Community Primary School Ofsted Rating: Good Pupils: 396 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kingslea Primary School Ofsted Rating: Good Pupils: 426 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	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"/>
7	St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good Pupils: 198 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Horsham Nursery School Ofsted Rating: Good Pupils: 118 Distance:0.64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Holbrook Primary School Ofsted Rating: Good Pupils: 416 Distance:0.65	<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:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bohunt Horsham Ofsted Rating: Not Rated Pupils: 120 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millais School Ofsted Rating: Outstanding Pupils: 1522 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 102 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 239 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Forest School Ofsted Rating: Good Pupils: 1072 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

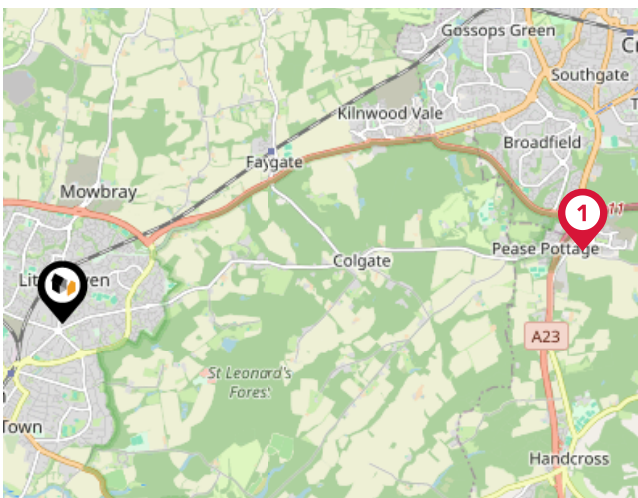
Area

Transport (National)



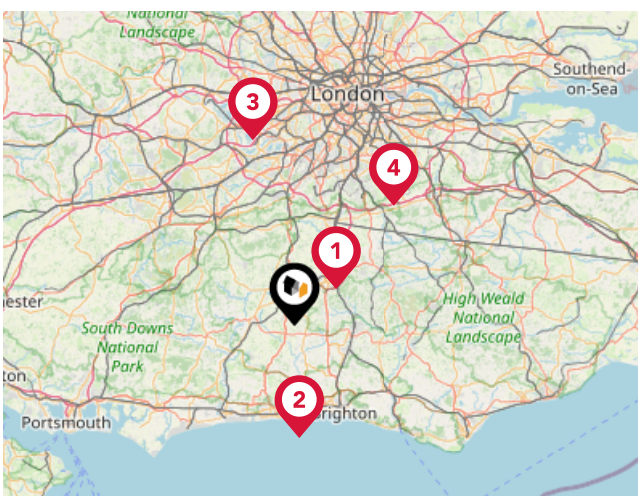
National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.19 miles
2	Horsham Rail Station	0.9 miles
3	Warnham Rail Station	1.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	4.9 miles
2	M23 J10A	7.39 miles
3	M23 J9A	8.8 miles
4	M23 J10	8.22 miles
5	M23 J9	9.41 miles

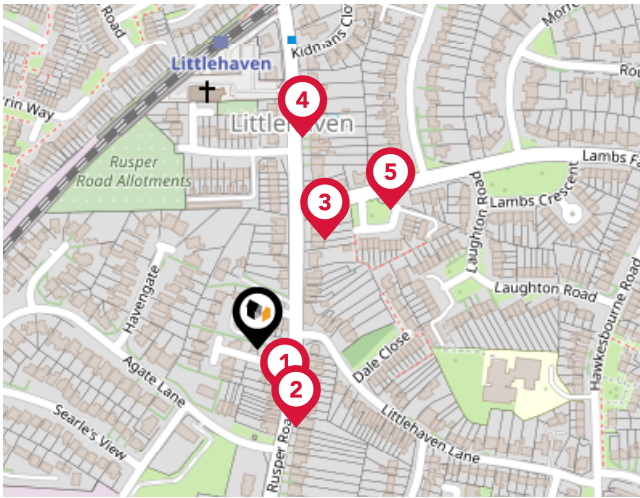


Airports/Helipads






Pin	Name	Distance
1	London Gatwick Airport	8.37 miles
2	Shoreham Brighton City Airport	16.9 miles
3	London Heathrow Airport	28.19 miles
4	Biggin Hill Airport	23.05 miles

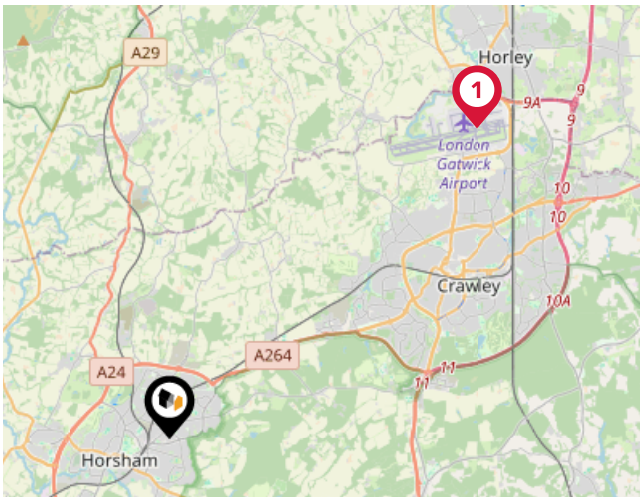
Area

Transport (Local)




Bus Stops/Stations

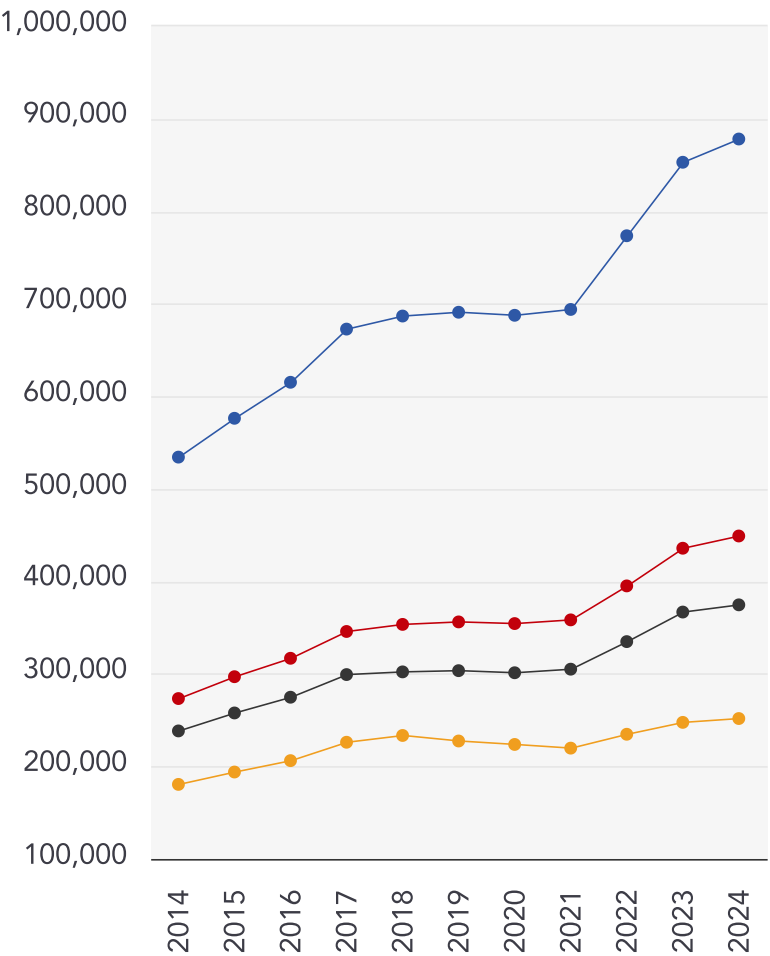
Pin	Name	Distance
	Littlehaven Lane	0.03 miles
	Littlehaven Lane	0.05 miles
	Luxford Close	0.07 miles
	Littlehaven Station	0.13 miles
	Luxford Close	0.11 miles



Local Connections

Pin	Name	Distance
	Gatwick North Terminal Shuttle Station	8.15 miles

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.

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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



/HOMEeagents



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

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