

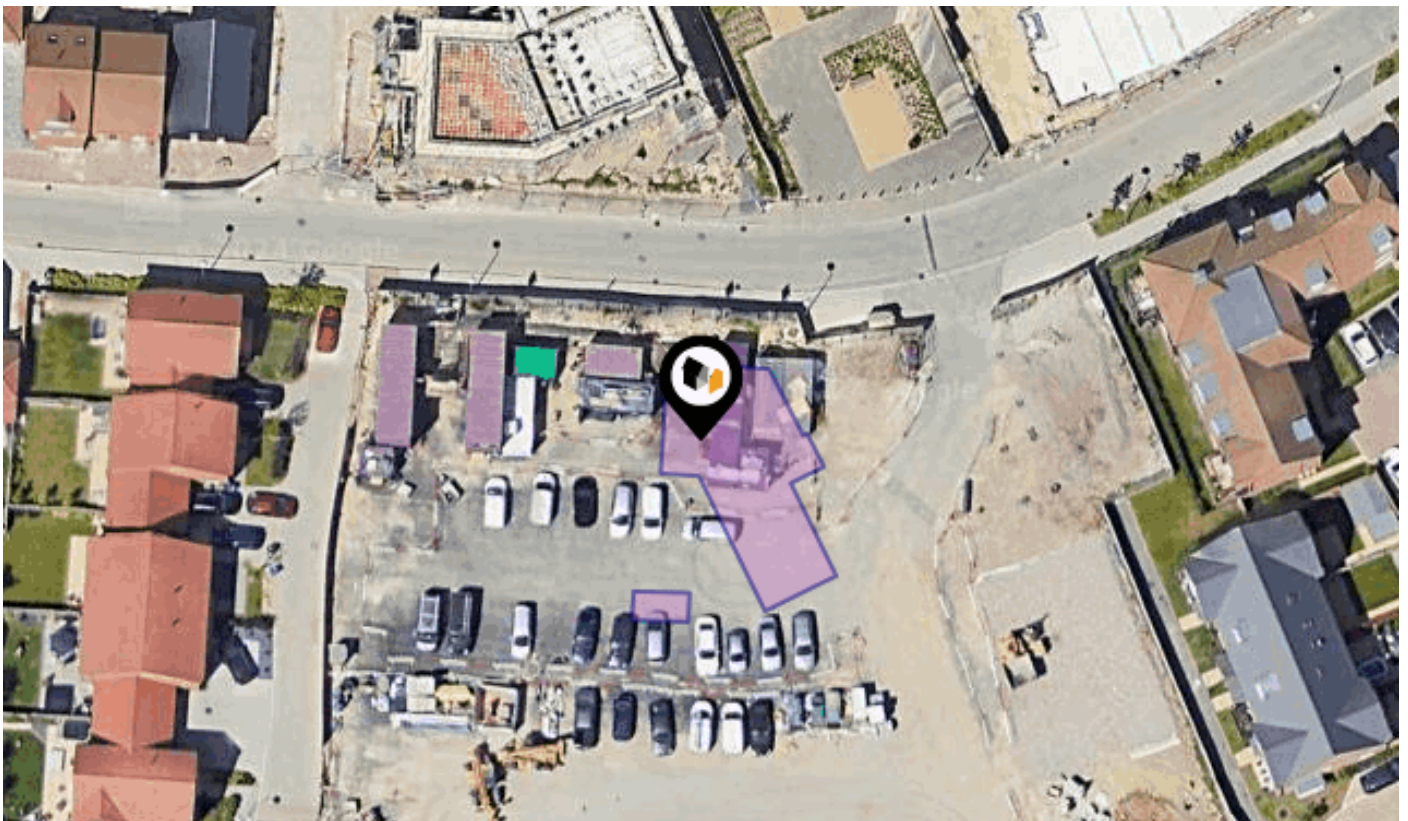


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26<sup>th</sup> April 2024



**70, ILLETT WAY, FAYGATE, HORSHAM, RH12 0AJ**

## At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

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www.athomeestates.co.uk







## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	11/06/2021
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£269,950
<b>Floor Area:</b>	785 ft <sup>2</sup> / 73 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£343
<b>Plot Area:</b>	0.05 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2021	<b>Start Date:</b>	10/06/2021
<b>Council Tax :</b>	Band C	<b>End Date:</b>	01/01/2145
<b>Annual Estimate:</b>	£1,967	<b>Lease Term:</b>	125 years from 1 January 2020
<b>Title Number:</b>	WSX425673	<b>Term Remaining:</b>	120 years
<b>UPRN:</b>	10094145379		

## 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>18</b> mb/s	<b>1000</b> mb/s
	

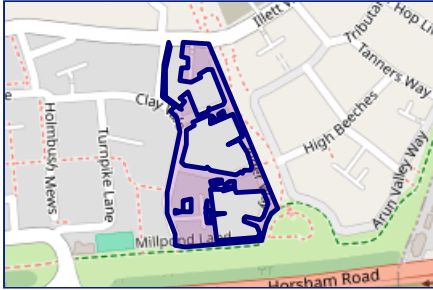
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

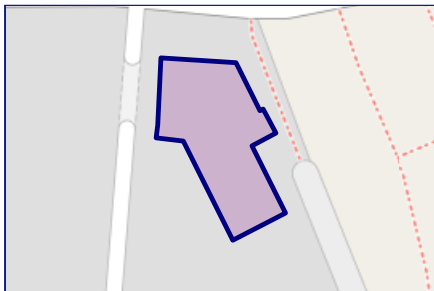


## Freehold Title Plan



**WSX389798**

## Leasehold Title Plan



**WSX425673**

Start Date: 10/06/2021  
End Date: 01/01/2145  
Lease Term: 125 years from 1 January 2020  
Term Remaining: 120 years

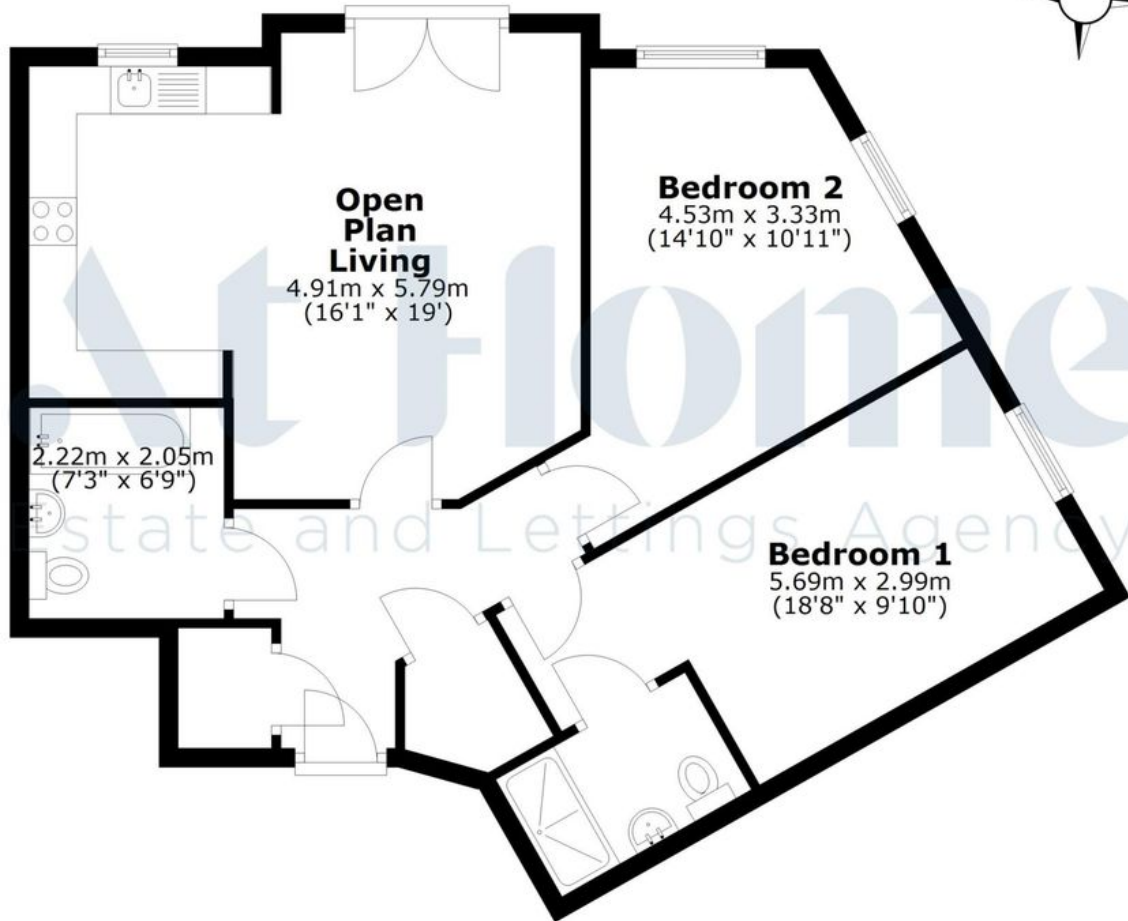




## 70, ILLETT WAY, FAYGATE, HORSHAM, RH12 0AJ

### First Floor

Approx. 71.8 sq. metres (772.6 sq. feet)



# Property EPC - Certificate

70 ILLETT WAY, FAYGATE, RH12 0AJ

Energy rating

**B**

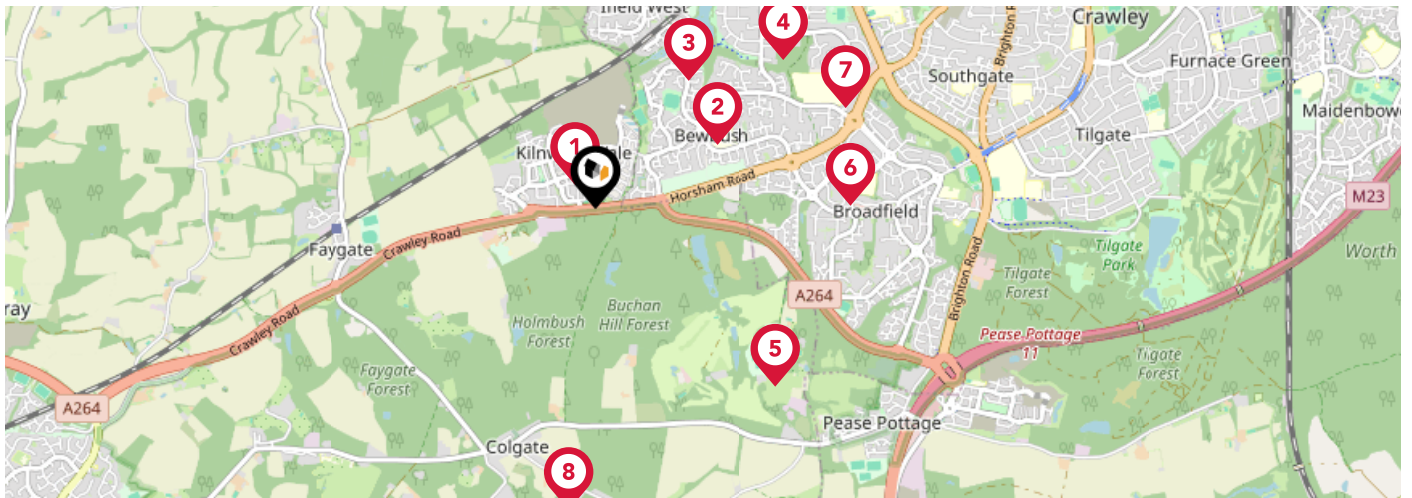
Valid until 07.04.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	85   <b>B</b>	85   <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>		

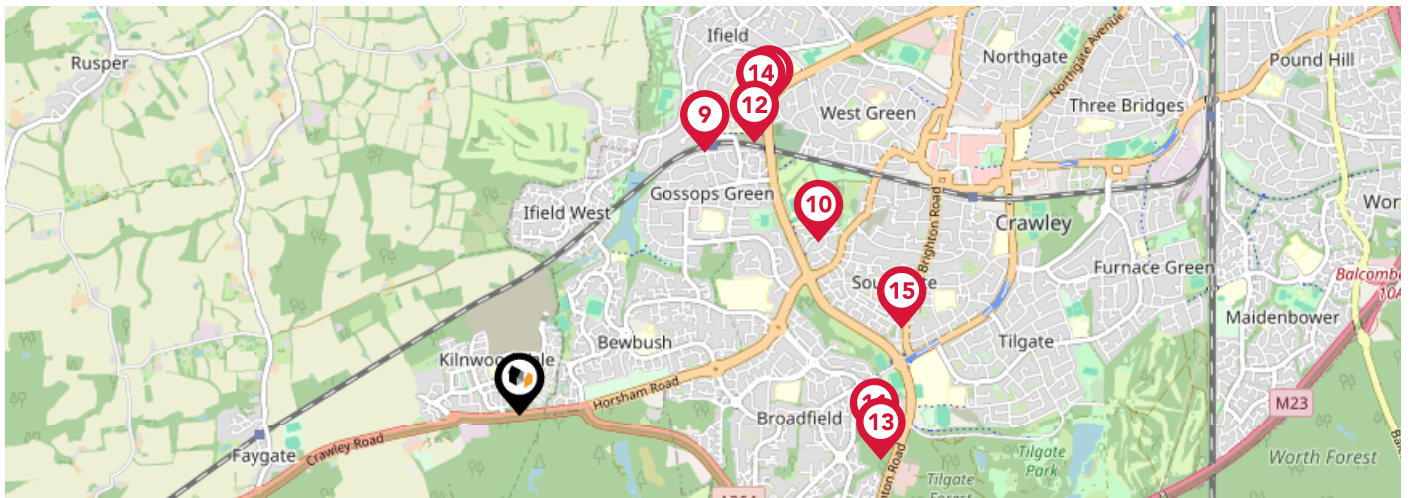
## Additional EPC Data









<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Floor Level:</b>	2
<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 0.23 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	(other premises below)
<b>Total Floor Area:</b>	73 m <sup>2</sup>

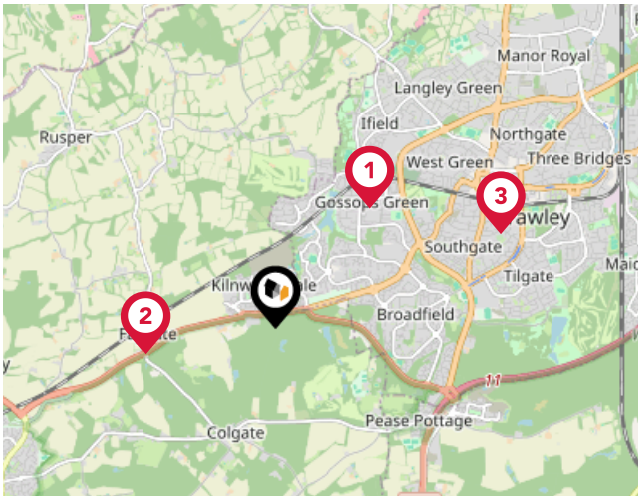




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Kilnwood Vale Primary School</b> Ofsted Rating: Not Rated   Pupils: 49   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Bewbush Academy</b> Ofsted Rating: Good   Pupils: 572   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Waterfield Primary School</b> Ofsted Rating: Good   Pupils: 361   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Gossops Green Primary</b> Ofsted Rating: Good   Pupils: 572   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cottesmore School</b> Ofsted Rating: Not Rated   Pupils: 177   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Seymour Primary School</b> Ofsted Rating: Good   Pupils: 498   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Holy Trinity CofE Secondary School, Crawley</b> Ofsted Rating: Good   Pupils: 1232   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Colgate Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

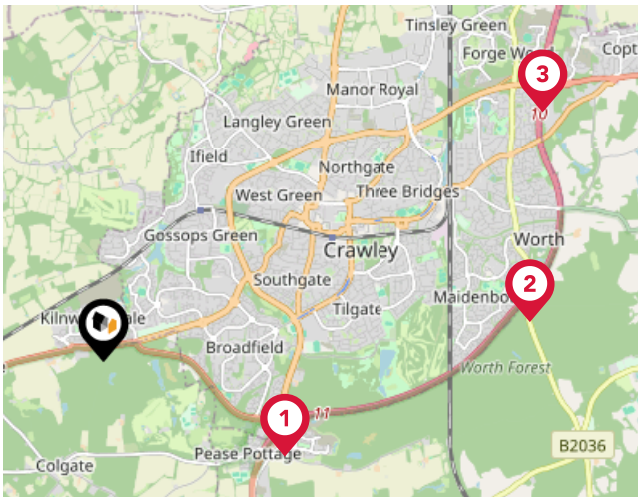


		Nursery	Primary	Secondary	College	Private
	<b>The Mill Primary Academy</b> Ofsted Rating: Good   Pupils: 494   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Wilfrid's Catholic Comprehensive School, Crawley</b> Ofsted Rating: Good   Pupils: 956   Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broadfield Primary Academy</b> Ofsted Rating: Good   Pupils: 583   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ifield Community College</b> Ofsted Rating: Good   Pupils: 1055   Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Atelier 21 Future School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Green College</b> Ofsted Rating: Good   Pupils: 215   Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hilltop Primary School</b> Ofsted Rating: Good   Pupils: 607   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Green Primary School</b> Ofsted Rating: Outstanding   Pupils: 211   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



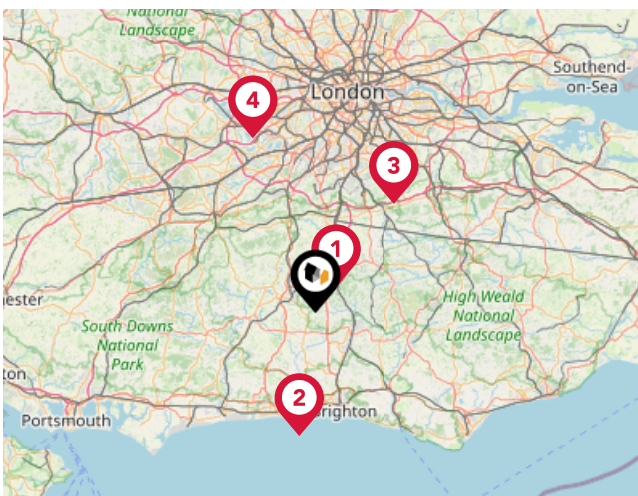
## National Rail Stations

Pin	Name	Distance
1	Ifield Rail Station	1.43 miles
2	Faygate Rail Station	1.23 miles
3	Crawley Rail Station	2.29 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	1.91 miles
2	M23 J10A	3.99 miles
3	M23 J10	4.7 miles
4	M23 J9A	5.46 miles
5	M23 J9	5.99 miles

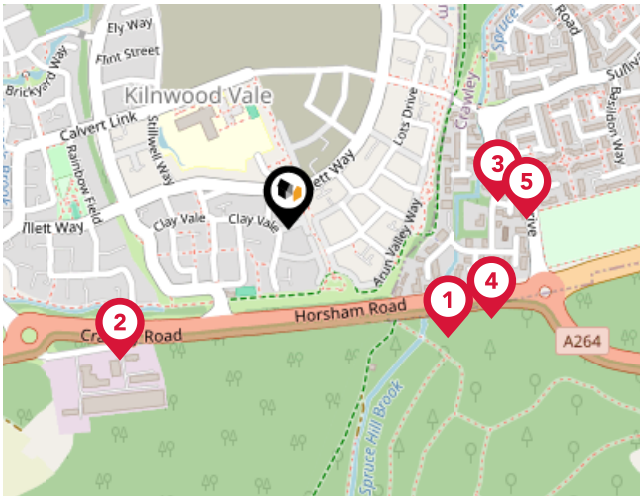


## Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	5.06 miles
2	Shoreham Brighton City Airport	18.59 miles
3	Biggin Hill Airport	19.89 miles
4	London Heathrow Airport	27.6 miles

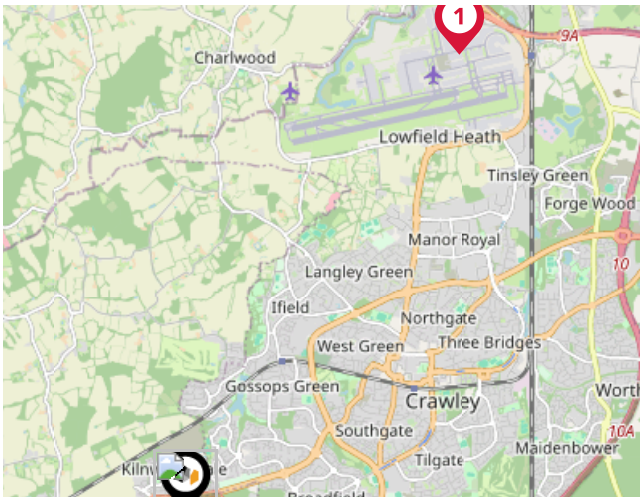
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cottages	0.23 miles
2	Holmbush Potteries	0.25 miles
3	Francis Edwards Way	0.25 miles
4	Cottages	0.26 miles
5	Redditch Close	0.28 miles

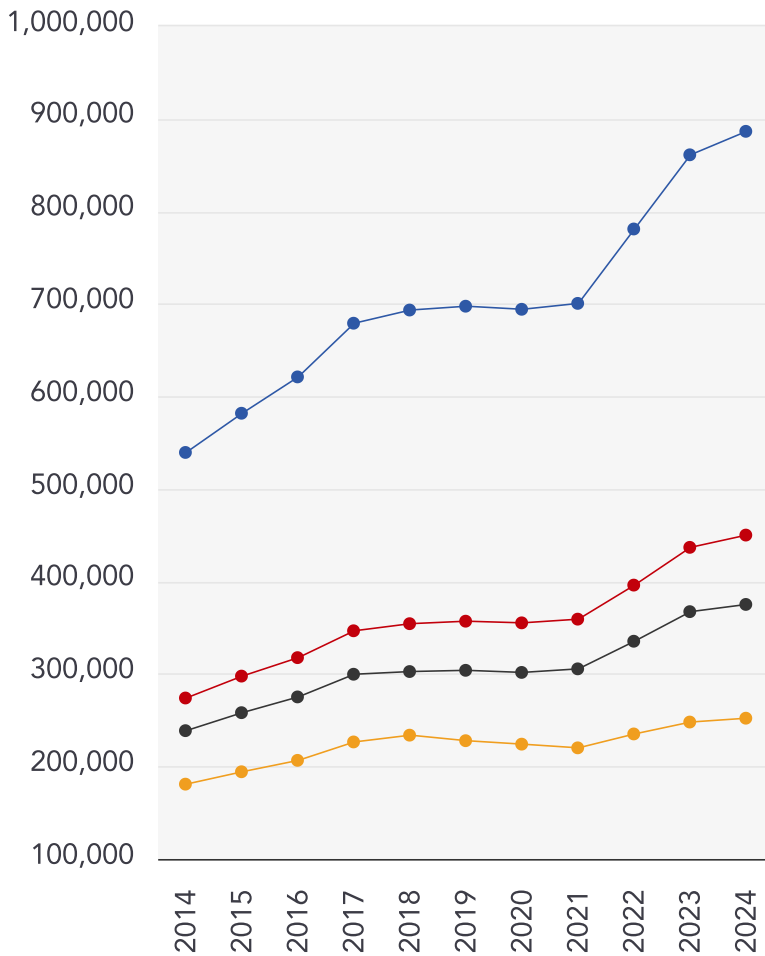


### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	4.97 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.

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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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