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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th April 2024



**20, WELLS CROFT, BROADBRIDGE HEATH, HORSHAM,
RH12 3GX**

At Home Estate And Lettings Agency

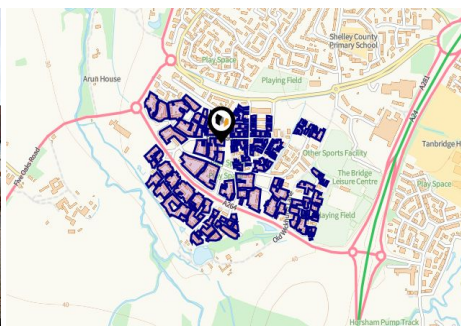
35 Carfax, Horsham, West Sussex, RH12 1EE

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www.athomeestates.co.uk





Property

Type:	Semi-Detached	Last Sold Date:	29/06/2015
Bedrooms:	3	Last Sold Price:	£385,000
Floor Area:	1,001 ft ² / 93 m ²	Last Sold £/ft²:	£384
Plot Area:	33.92 acres	Tenure:	Freehold
Year Built :	2015		
Council Tax :	Band D		
Annual Estimate:	£2,213		
Title Number:	WSX359134		
UPRN:	10013793325		

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)

2 mb/s	1000 mb/s

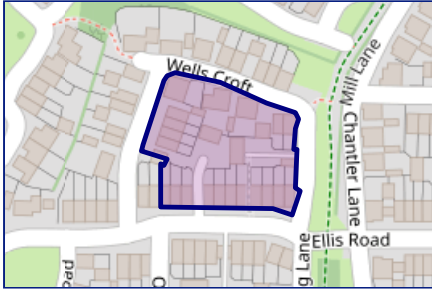
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

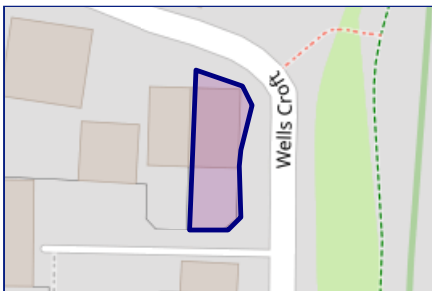


Multiple Freehold Title Plans Detected



WSX359134

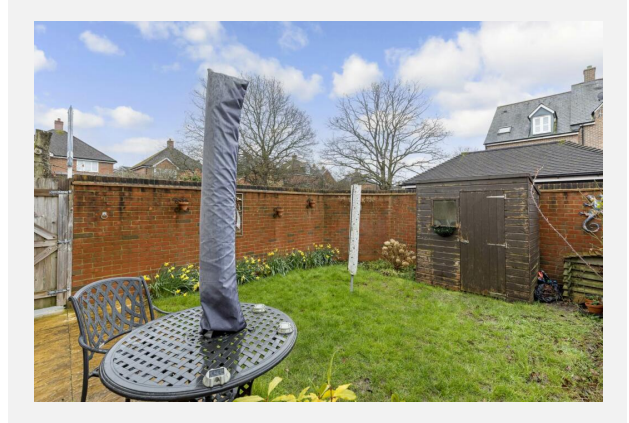
Multiple Freehold Title Plans Detected



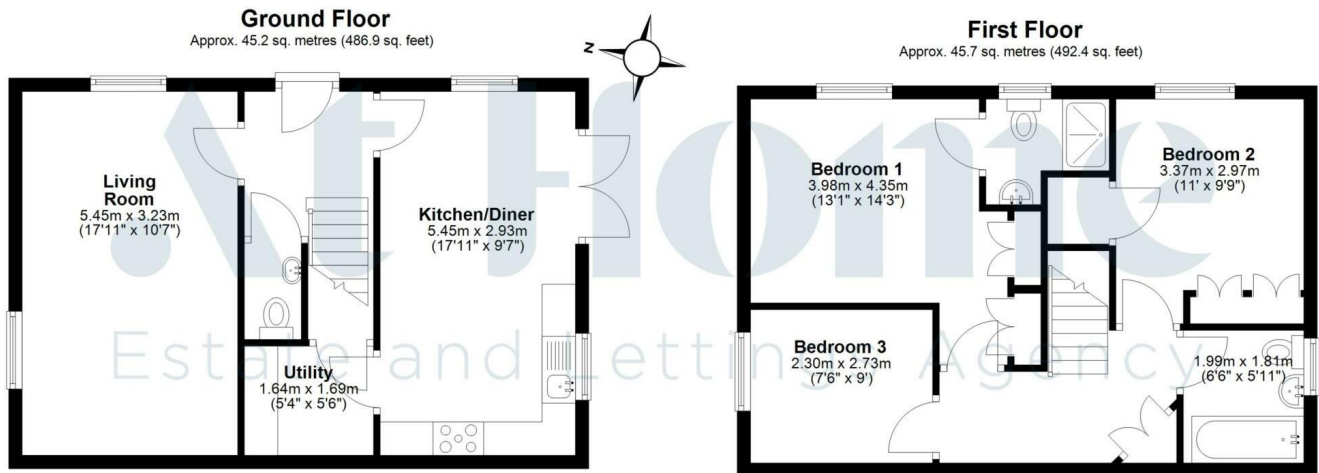
WSX373477







20, WELLS CROFT, BROADBRIDGE HEATH, HORSHAM, RH12 3GX



20, Wells Croft, Broadbridge Heath, RH12 3GX

Energy rating

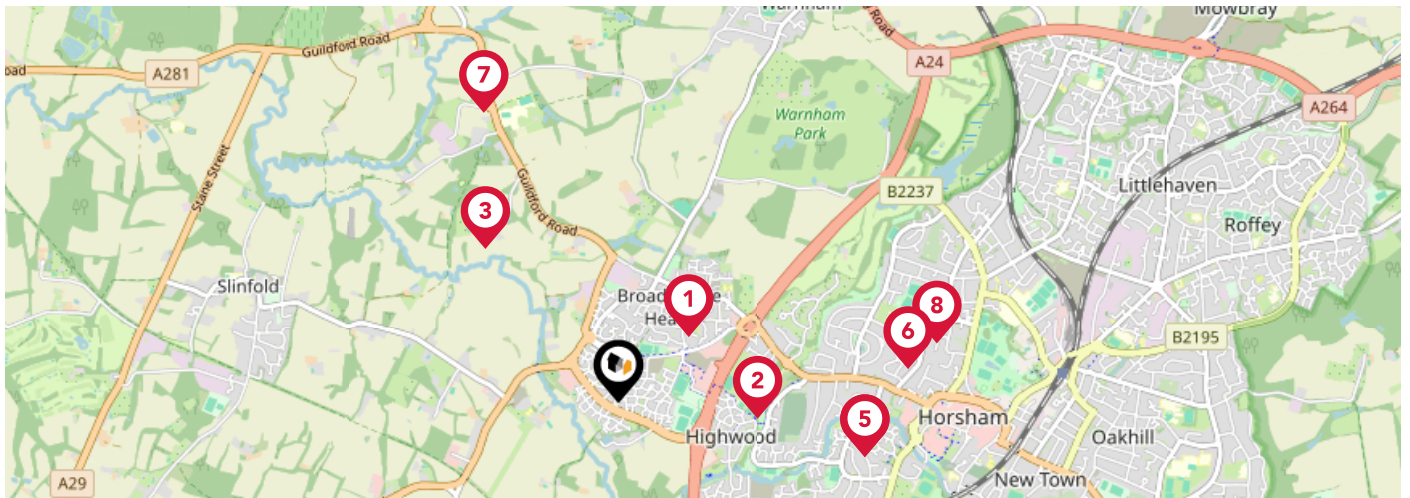
B

Valid until 11.06.2025

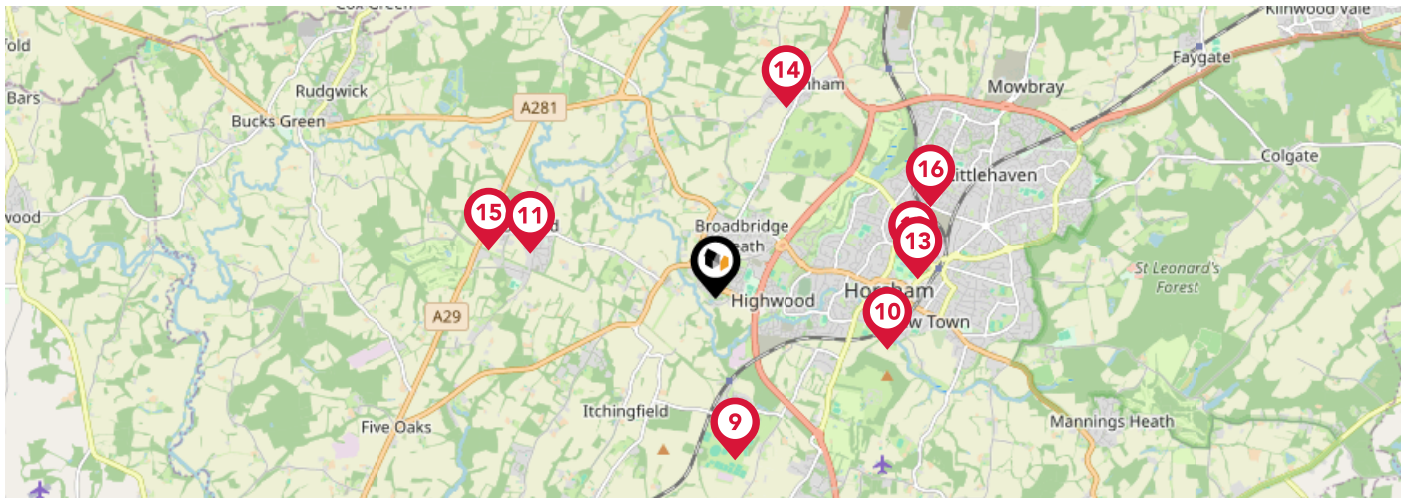
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	93 m ²



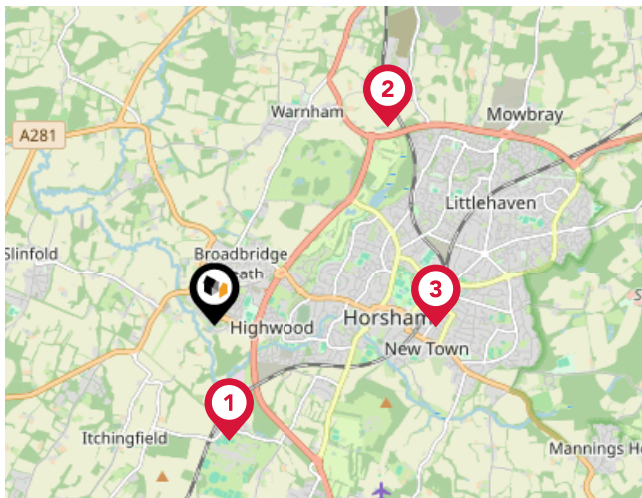
		Nursery	Primary	Secondary	College	Private
1	Shelley Primary School Ofsted Rating: Good Pupils: 366 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1544 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	New Barn School Ofsted Rating: Good Pupils: 42 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St John's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Arunside School, Horsham Ofsted Rating: Good Pupils: 360 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Greenway Academy Ofsted Rating: Good Pupils: 385 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Farlington School Ofsted Rating: Not Rated Pupils: 267 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 239 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Christ's Hospital Ofsted Rating: Not Rated Pupils: 874 Distance:1.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Slinfold CofE Primary School Ofsted Rating: Requires Improvement Pupils: 124 Distance:1.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The College of Richard Collyer In Horsham Ofsted Rating: Outstanding Pupils:0 Distance:1.87</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Bohunt Horsham Ofsted Rating: Not Rated Pupils: 120 Distance:1.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Warnham CofE Primary School Ofsted Rating: Good Pupils: 195 Distance:1.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Manor House School Ofsted Rating: Good Pupils: 19 Distance:2.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 North Heath Community Primary School Ofsted Rating: Good Pupils: 396 Distance:2.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

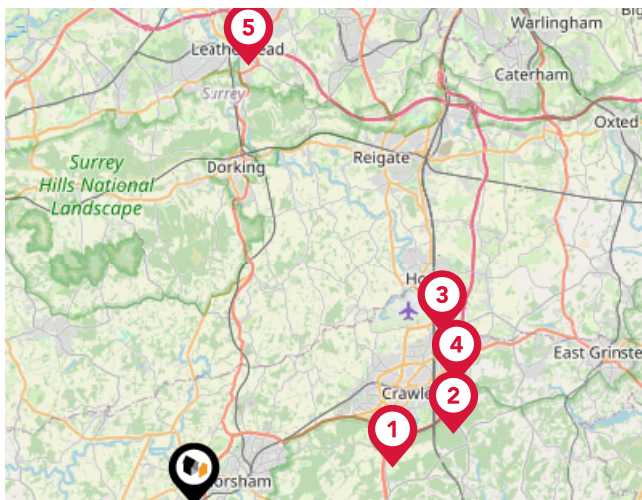
Area

Transport (National)



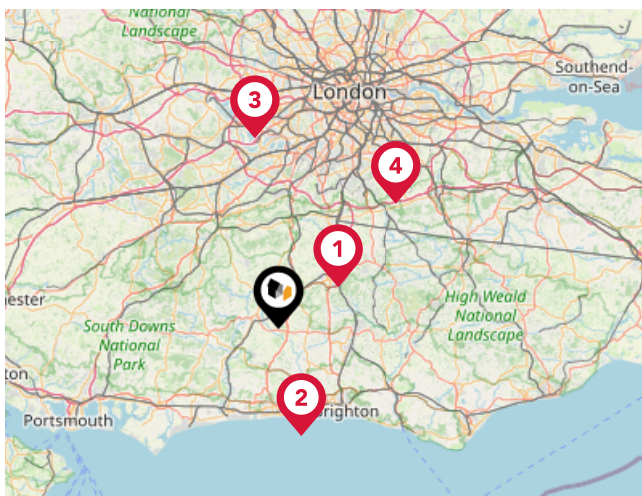
National Rail Stations

Pin	Name	Distance
1	Christ's Hospital Rail Station	1.07 miles
2	Warnham Rail Station	2.46 miles
3	Horsham Rail Station	2.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.54 miles
2	M23 J10A	10.05 miles
3	M23 J9A	11.28 miles
4	M23 J10	10.83 miles
5	M25 J9	16.51 miles

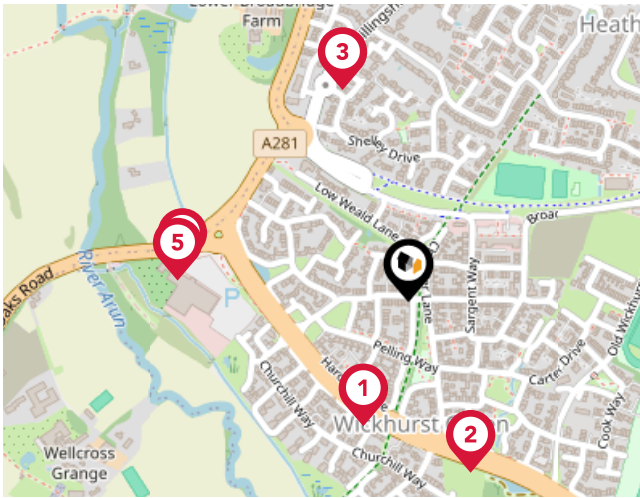


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	10.84 miles
2	Shoreham Brighton City Airport	16.46 miles
3	London Heathrow Airport	28.49 miles
4	Biggin Hill Airport	25.31 miles

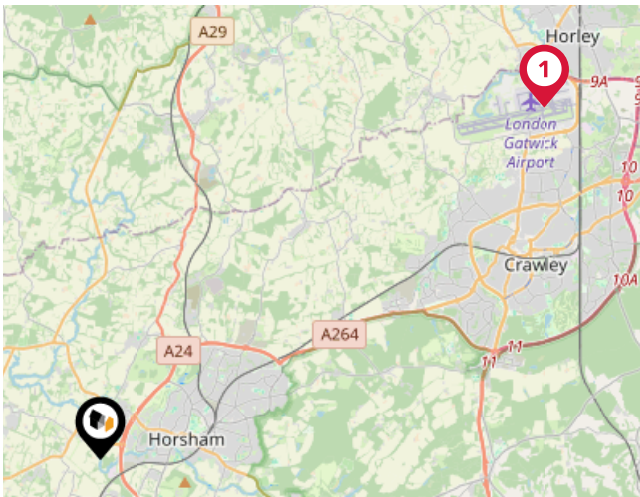
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Harding Lane	0.16 miles
2	Bucks Way	0.21 miles
3	Charrington Way	0.26 miles
4	Newbridge Nurseries	0.26 miles
5	Newbridge Nurseries	0.27 miles

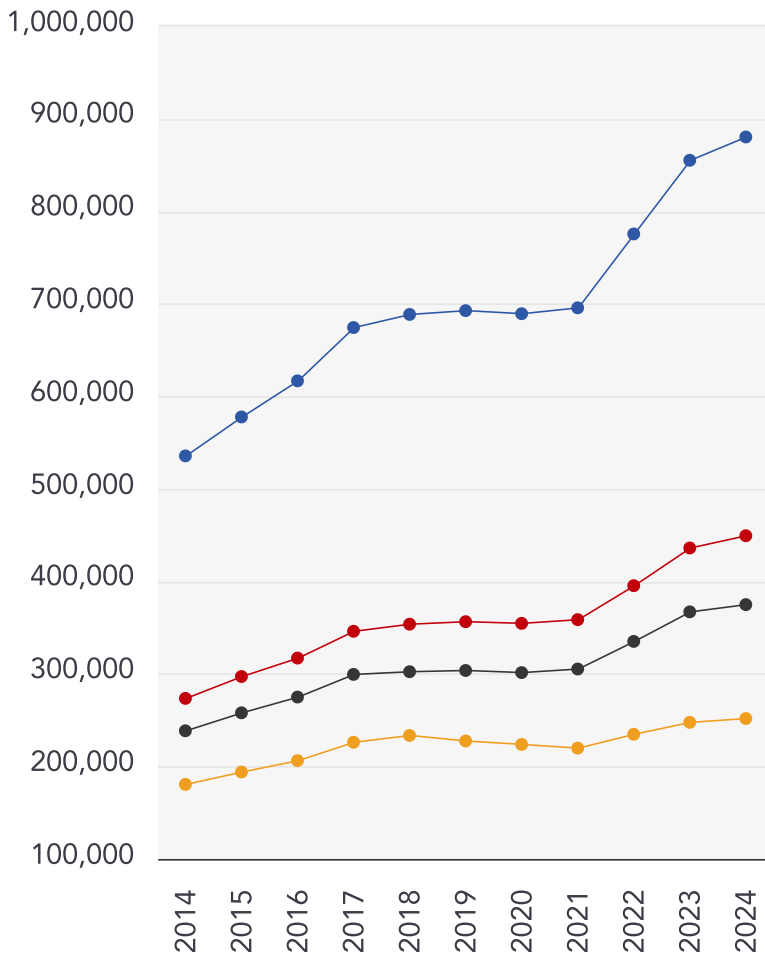


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	10.55 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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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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