

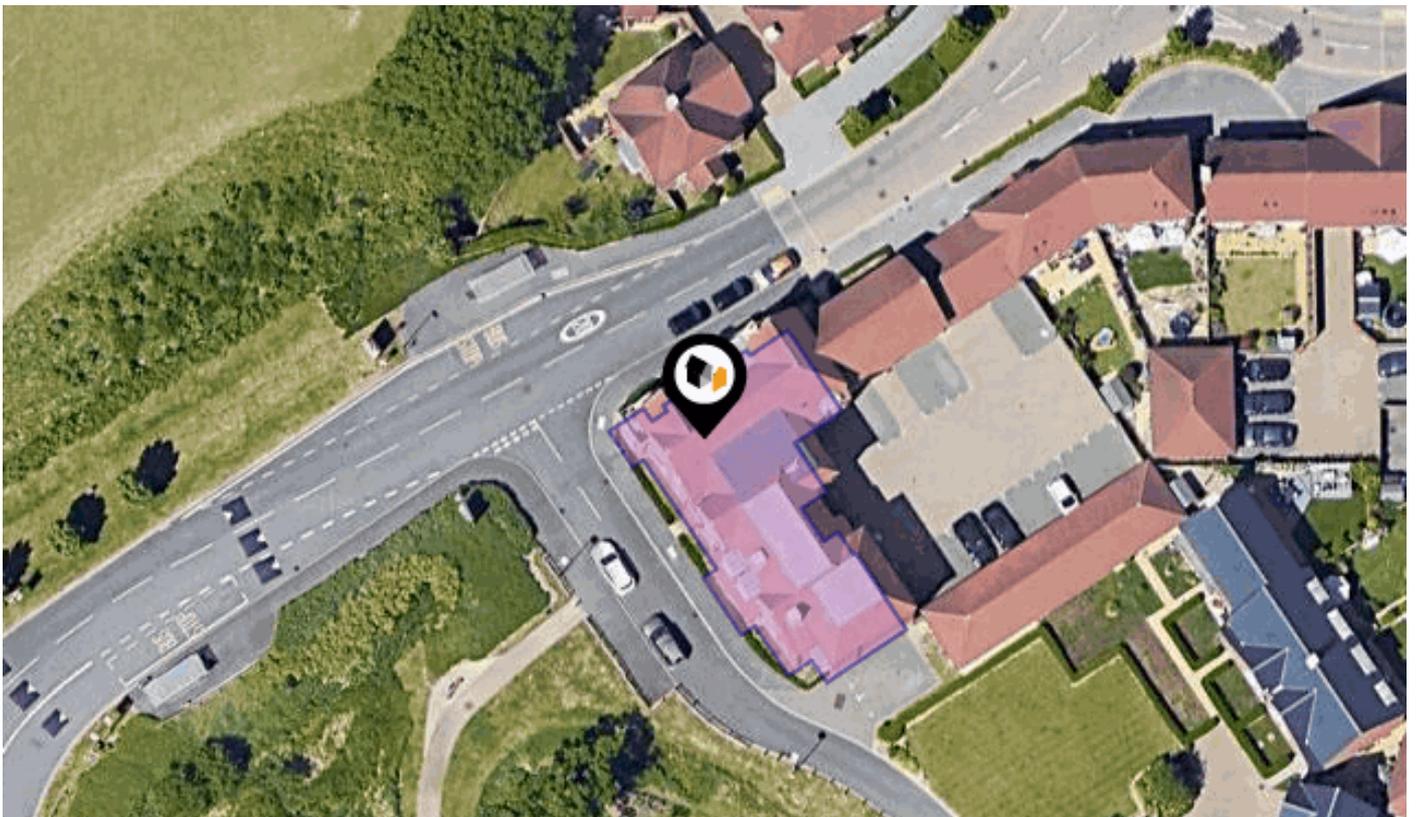


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26th April 2024



7, MILLPOND LANE, FAYGATE, HORSHAM, RH12 0AQ

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Flat / Maisonette	Last Sold Date:	20/02/2017
Bedrooms:	2	Last Sold Price:	£262,500
Floor Area:	904 ft ² / 84 m ²	Last Sold £/ft²:	£329
Plot Area:	0.09 acres	Tenure:	Leasehold
Year Built :	2014	Start Date:	27/03/2014
Council Tax :	Band C	End Date:	01/01/2138
Annual Estimate:	£1,967	Lease Term:	125 years from 1 January 2013
Title Number:	WSX363439	Term Remaining:	113 years
UPRN:	10013793985		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

29 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

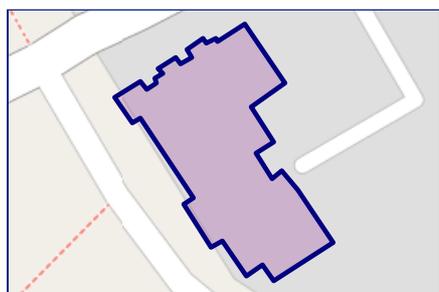


Freehold Title Plan



WSX424852

Leasehold Title Plan



WSX363439

Start Date: 27/03/2014
End Date: 01/01/2138
Lease Term: 125 years from 1 January 2013
Term Remaining: 113 years





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FIRST FLOOR

Approx. 75.0 sq. metres (807.6 sq. feet)



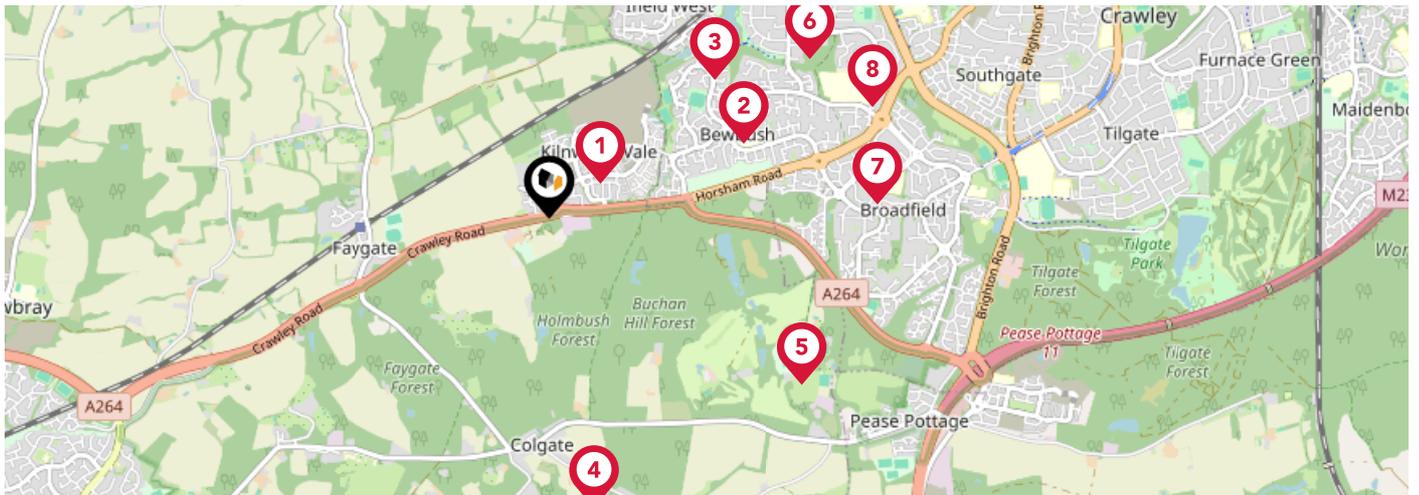
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Property EPC - Certificate

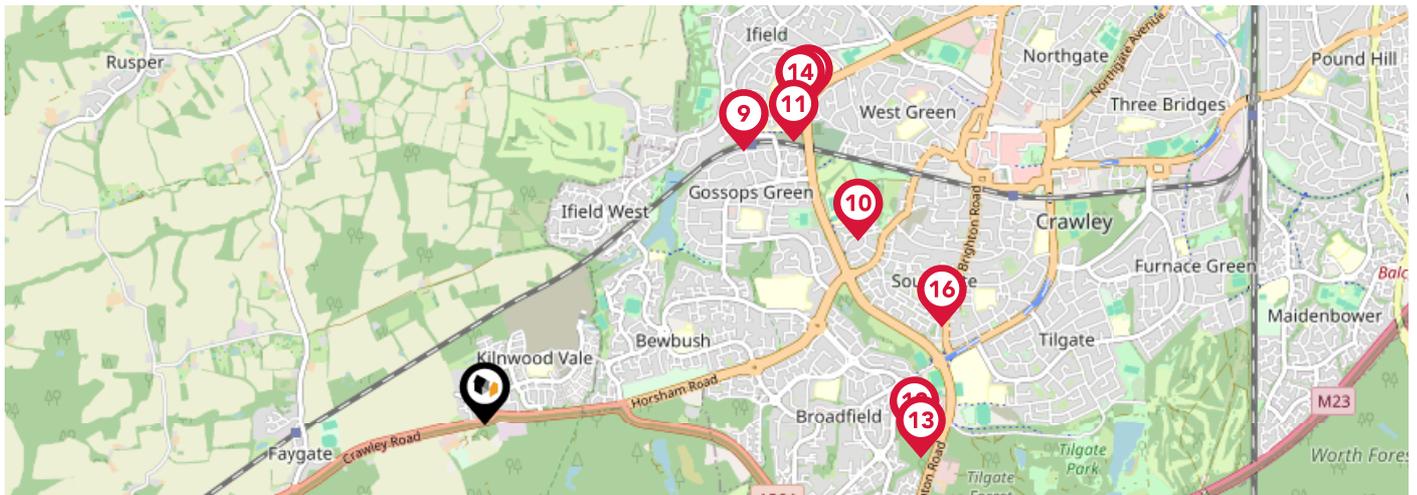
7 Millpond Lane Faygate HORSHAM RH12 0AQ		Energy rating B	
Valid until 18.03.2034		Certificate number 9687-3036-0207-1454-0204	
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Very good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	84 m ²

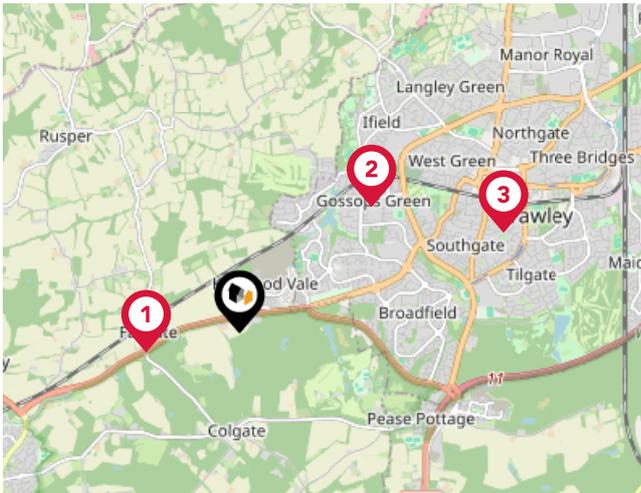


		Nursery	Primary	Secondary	College	Private
1	Kilnwood Vale Primary School Ofsted Rating: Not Rated Pupils: 49 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Bewbush Academy Ofsted Rating: Good Pupils: 572 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Waterfield Primary School Ofsted Rating: Good Pupils: 361 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Colgate Primary School Ofsted Rating: Good Pupils: 133 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cottesmore School Ofsted Rating: Not Rated Pupils: 177 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Gossops Green Primary Ofsted Rating: Good Pupils: 572 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Seymour Primary School Ofsted Rating: Good Pupils: 498 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holy Trinity CofE Secondary School, Crawley Ofsted Rating: Good Pupils: 1232 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



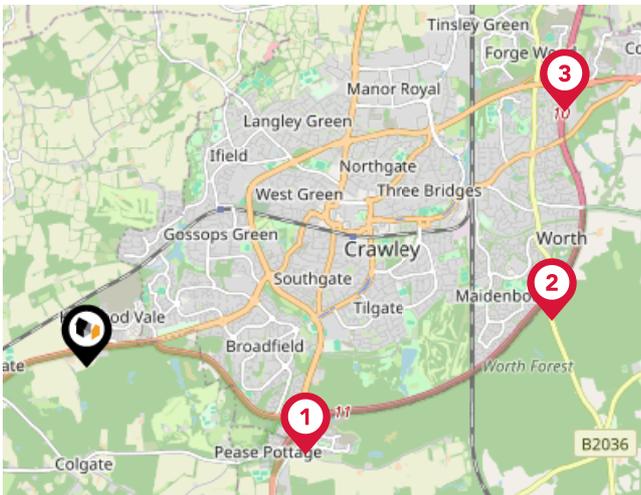
	Nursery	Primary	Secondary	College	Private
<p>9 The Mill Primary Academy Ofsted Rating: Good Pupils: 494 Distance:1.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Wilfrid's Catholic Comprehensive School, Crawley Ofsted Rating: Good Pupils: 956 Distance:1.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Ifield Community College Ofsted Rating: Good Pupils: 1055 Distance:1.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Broadfield Primary Academy Ofsted Rating: Good Pupils: 583 Distance:1.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Atelier 21 Future School Ofsted Rating: Not Rated Pupils:0 Distance:2.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Manor Green College Ofsted Rating: Good Pupils: 215 Distance:2.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Manor Green Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:2.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Hilltop Primary School Ofsted Rating: Good Pupils: 607 Distance:2.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



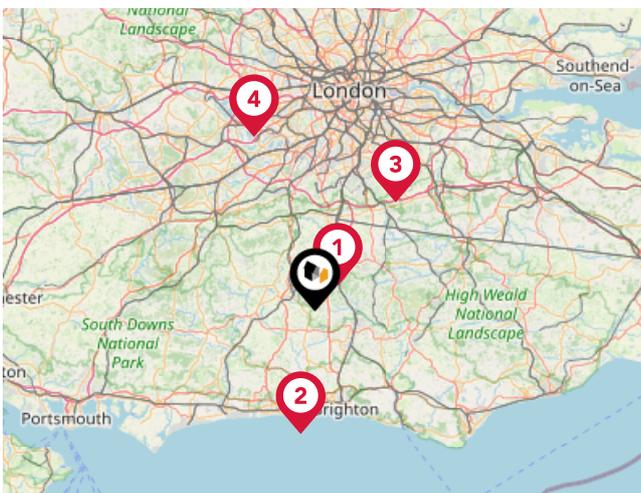
National Rail Stations

Pin	Name	Distance
1	Faygate Rail Station	0.89 miles
2	Ifield Rail Station	1.7 miles
3	Crawley Rail Station	2.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	2.19 miles
2	M23 J10A	4.33 miles
3	M23 J10	5.02 miles
4	M23 J9A	5.73 miles
5	M23 J9	6.28 miles

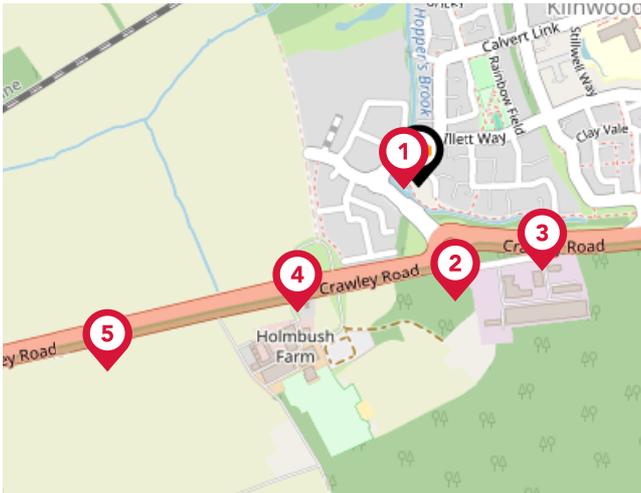


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	5.31 miles
2	Shoreham Brighton City Airport	18.49 miles
3	Biggin Hill Airport	20.14 miles
4	London Heathrow Airport	27.54 miles

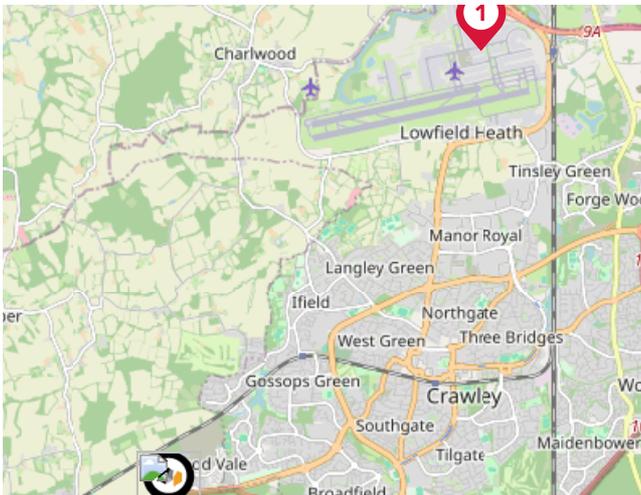
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kilnwood Vale	0.02 miles
2	Holmbush Potteries	0.14 miles
3	Holmbush Potteries	0.17 miles
4	Holmbush Farm	0.2 miles
5	Holmbush Farm Layby	0.42 miles

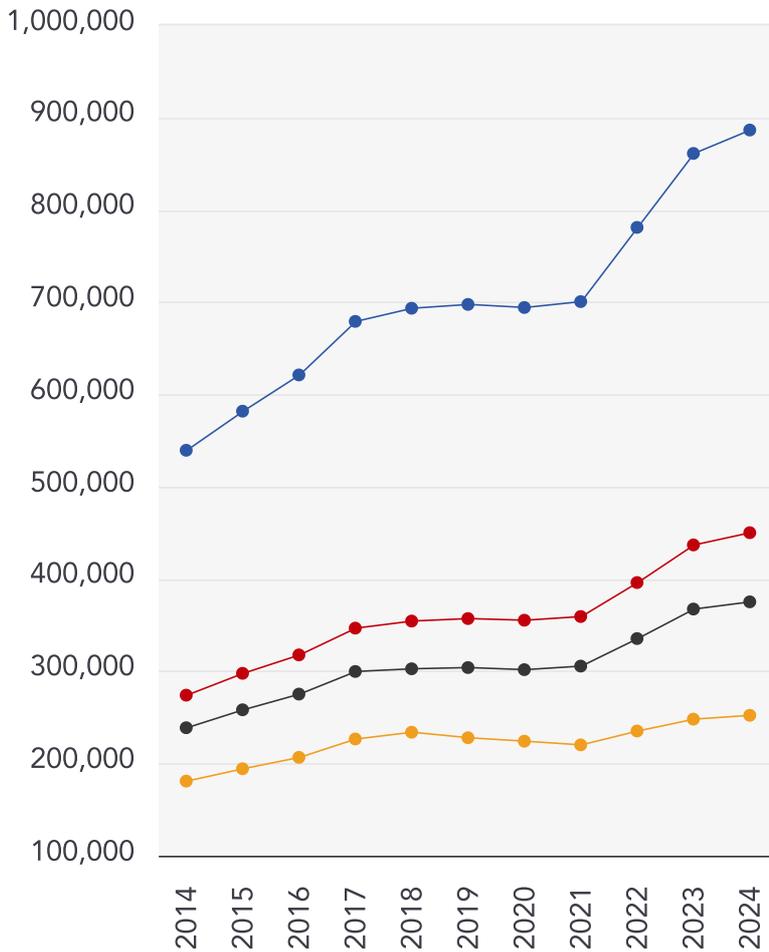


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	5.19 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

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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

Important - Please Read

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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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