

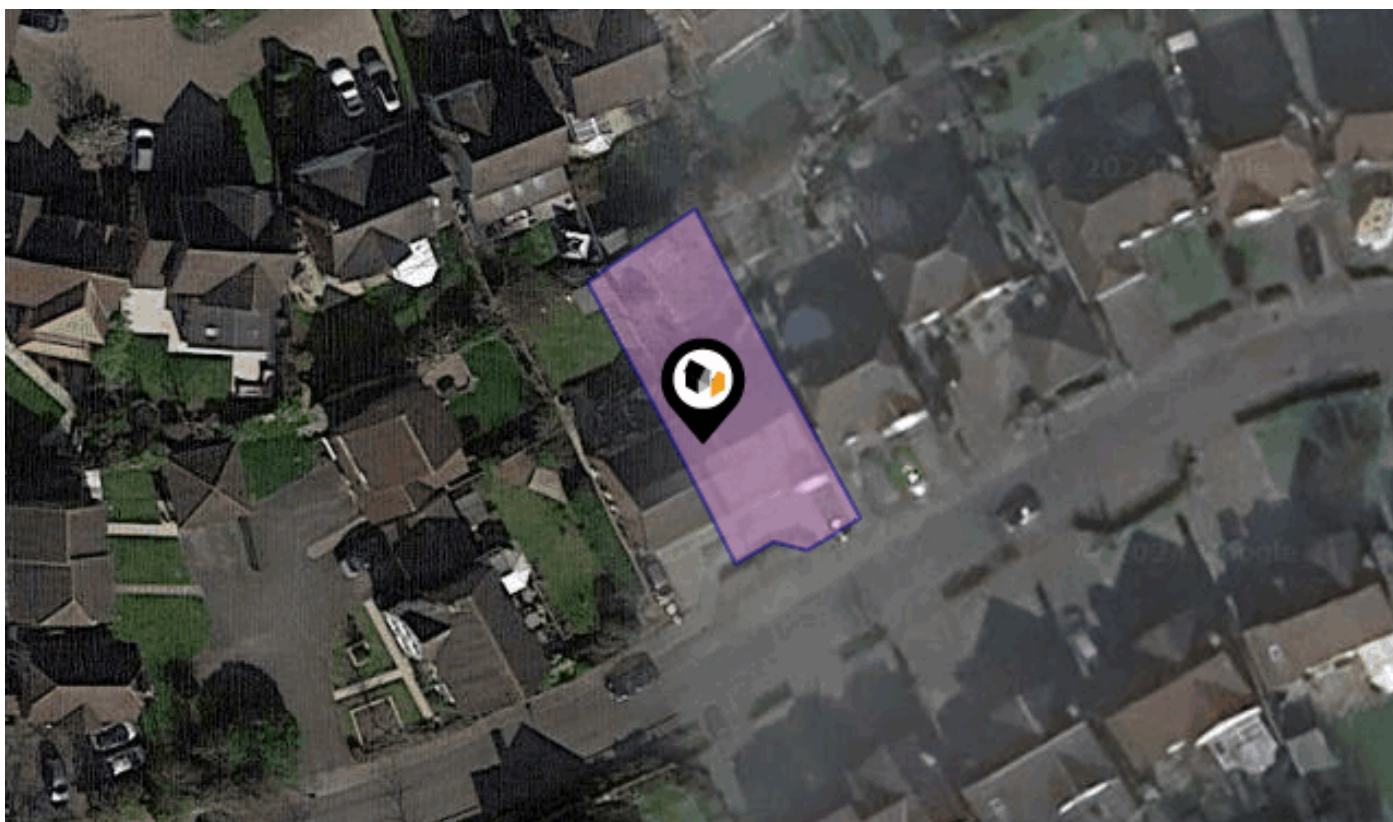


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th April 2024



75, BLAKES FARM ROAD, SOUTHWATER, HORSHAM, RH13 9GH

At Home Estate And Lettings Agency

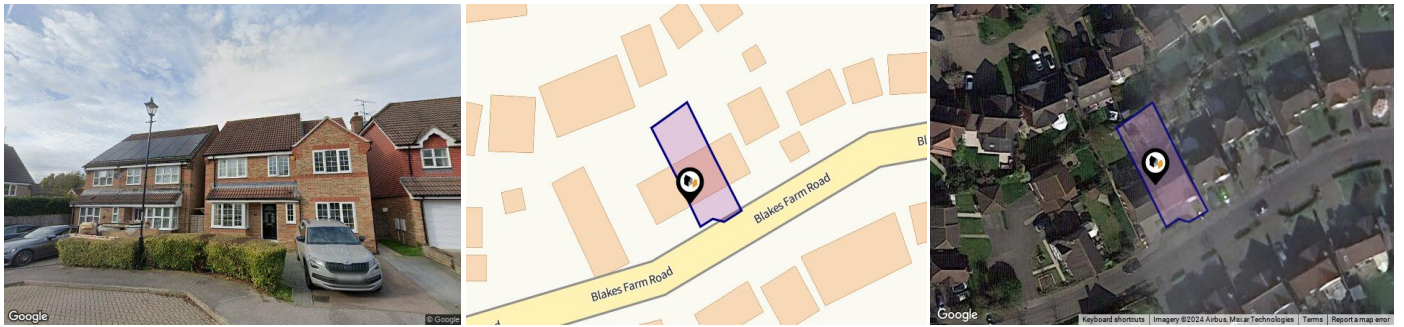
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Detached	Last Sold Date:	30/07/2014
Bedrooms:	4	Last Sold Price:	£364,000
Floor Area:	979 ft ² / 91 m ²	Last Sold £/ft²:	£370
Plot Area:	0.08 acres	Tenure:	Freehold
Year Built :	1996-2002		
Council Tax :	Band E		
Annual Estimate:	£2,705		
Title Number:	WSX204878		
UPRN:	200004791524		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	86 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

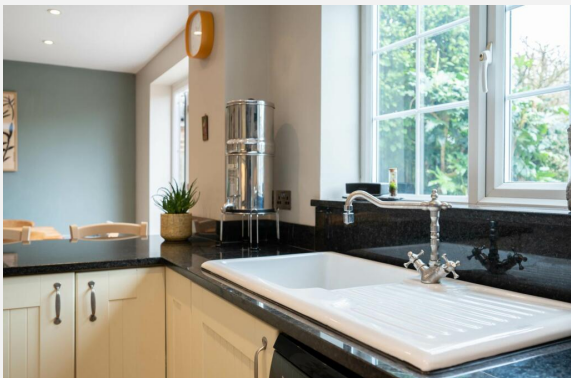


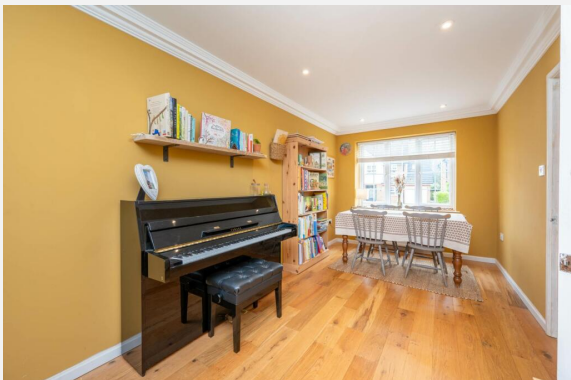
Satellite/Fibre TV Availability:

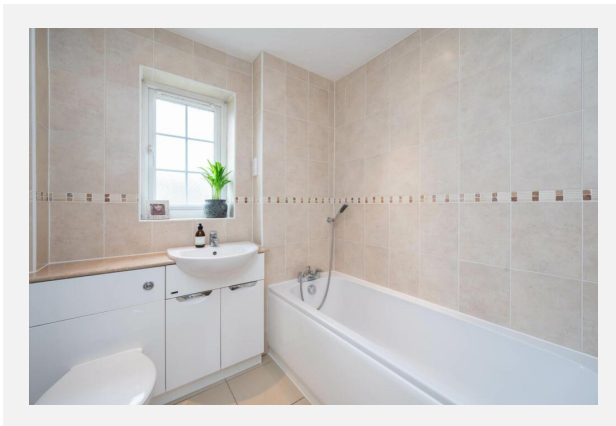
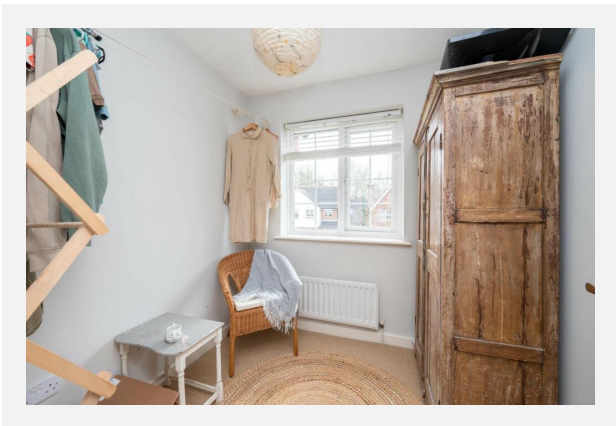
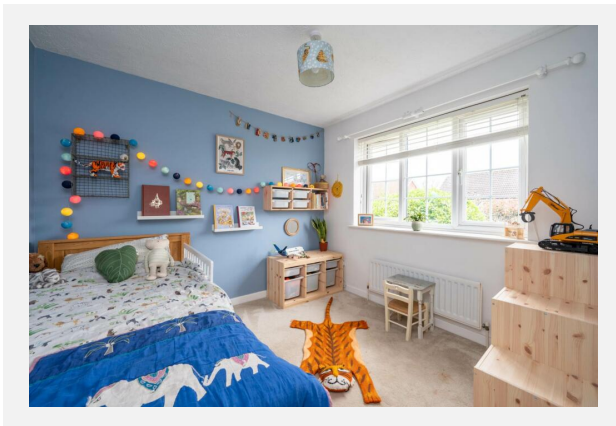
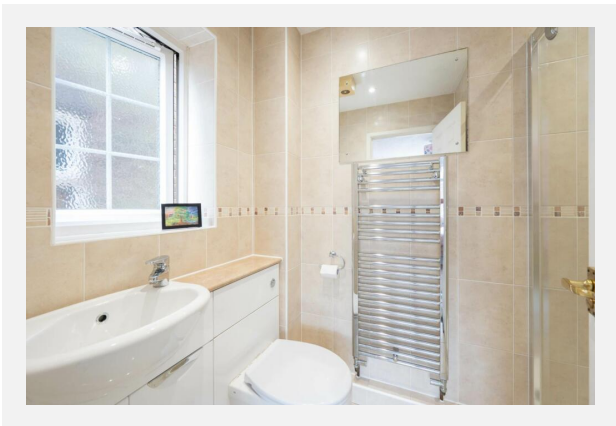
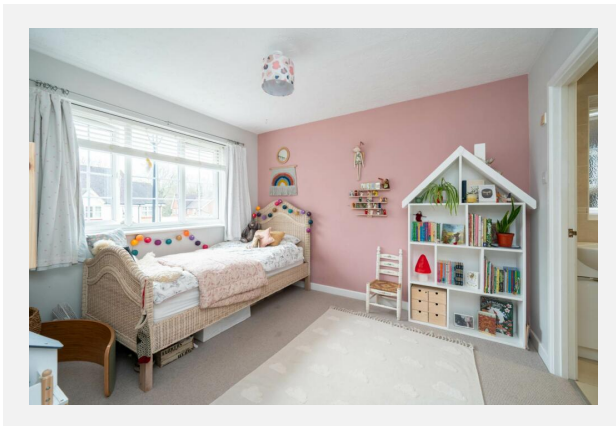
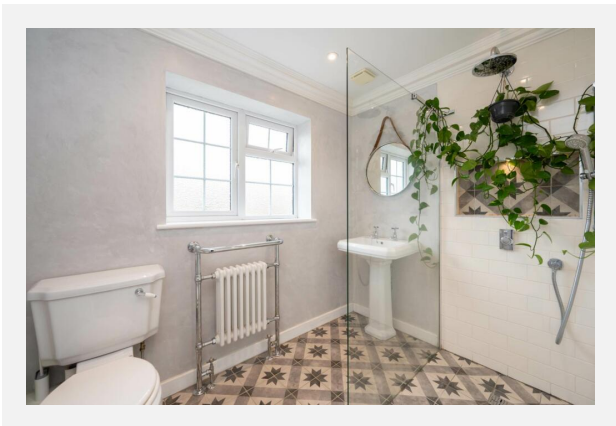
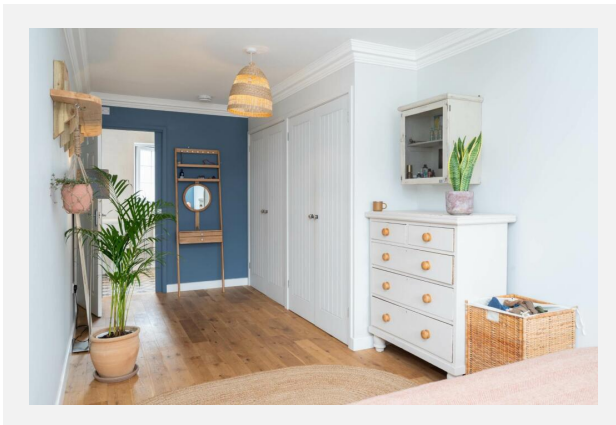
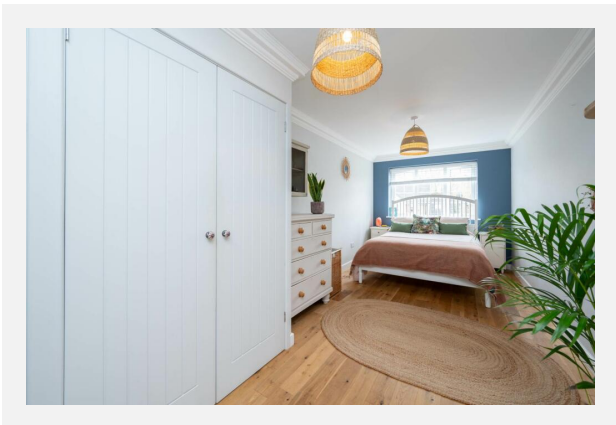


Planning records for: *75, Blakes Farm Road, Southwater, Horsham, RH13 9GH*

Reference - DC/18/1574
Decision: Decided
Date: 02nd August 2018
Description: Conversion of existing garage into habitable living space including installation of front window.
Reference - Horsham/DC/18/1574
Decision: Decided
Date: 30th July 2018
Description: Conversion of existing garage into habitable living space including installation of front window.
Reference - DC/16/0429
Decision: Decided
Date: 18th February 2016
Description: Erection of a first floor side extension over existing garage
Reference - Horsham/DC/16/0429
Decision: Decided
Date: 18th February 2016
Description: Erection of a first floor side extension over existing garage

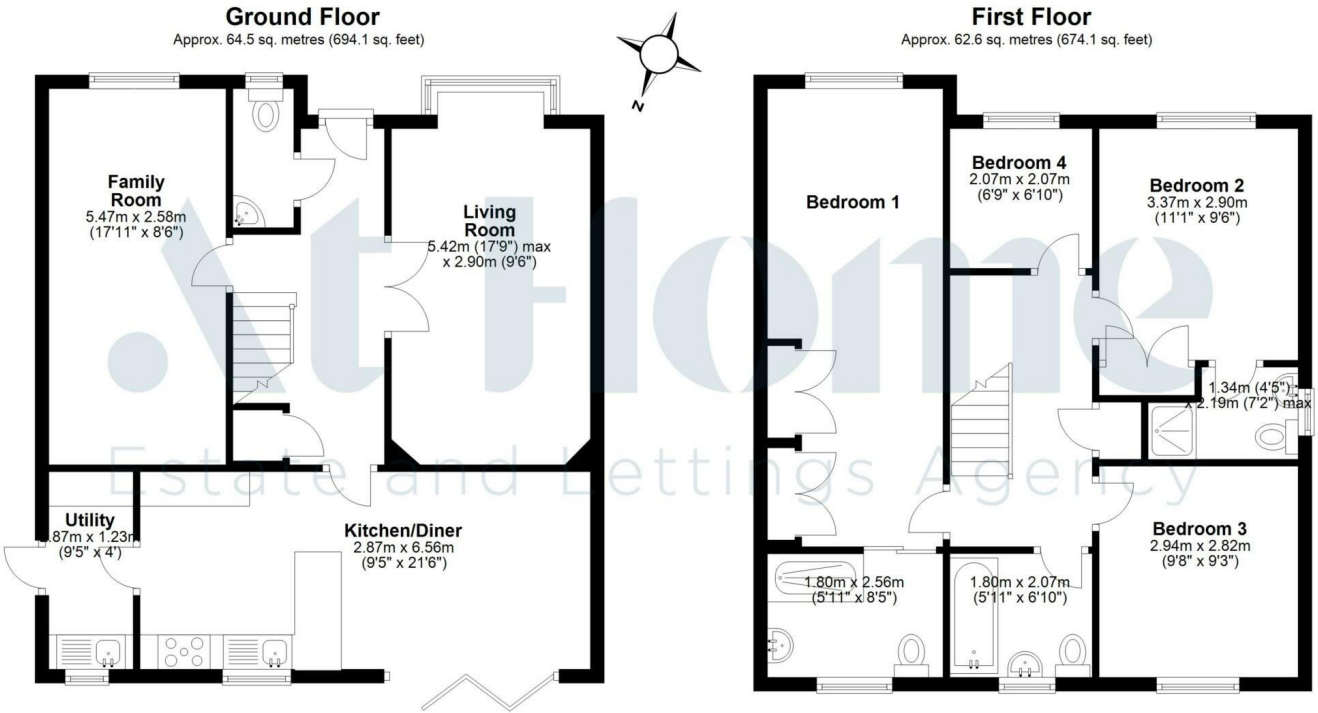








75, BLAKES FARM ROAD, SOUTHWATER, HORSHAM, RH13 9GH

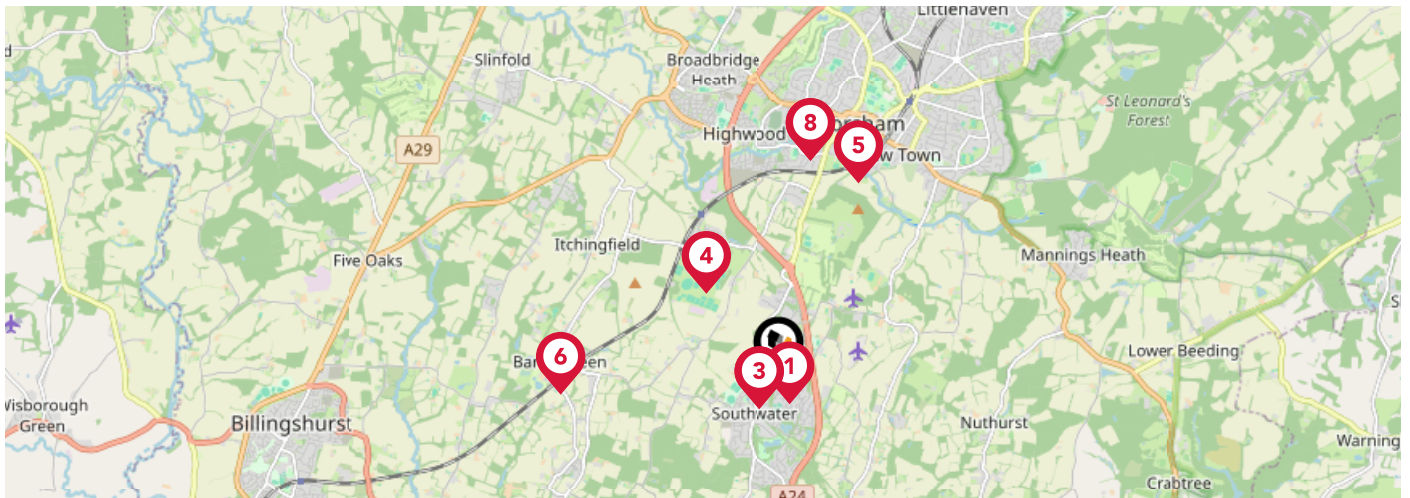


Property EPC - Certificate

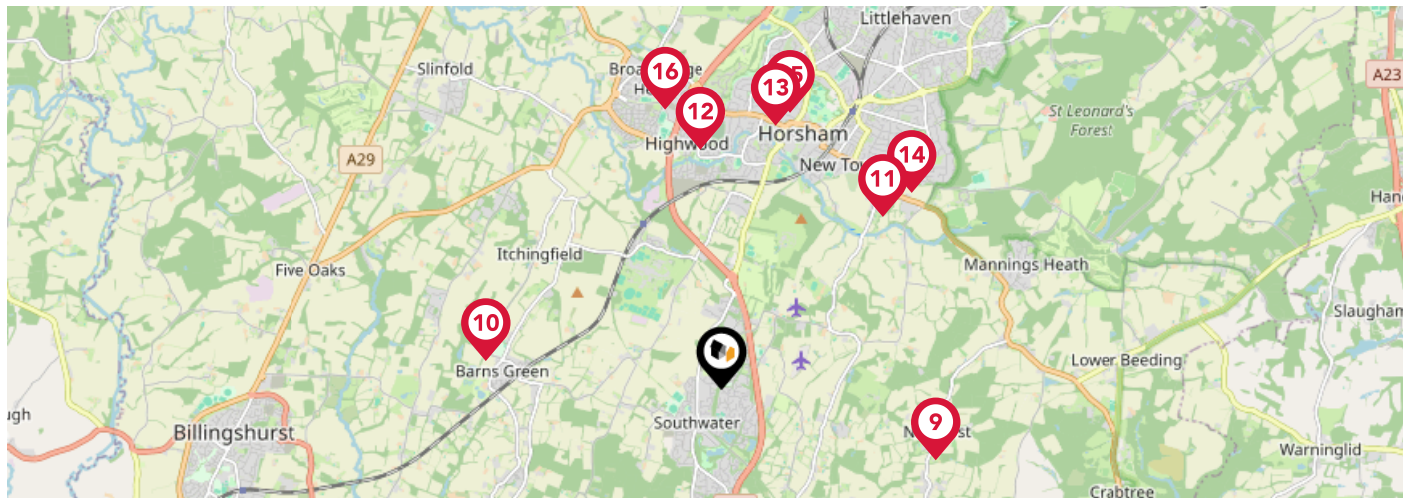
75 BLAKES FARM ROAD, SOUTHWATER, RH13 9GH		Energy rating	
		D	
Valid until 18.12.2021		Certificate number 8699-9169-4429-7796-6293	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 58% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, limited insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	91 m ²



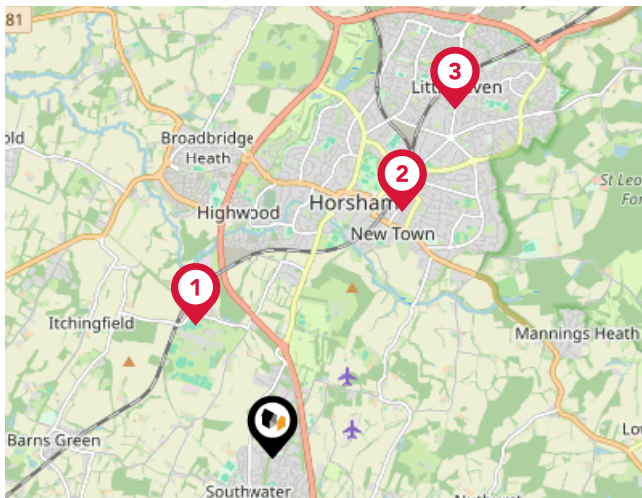
		Nursery	Primary	Secondary	College	Private
1	Castlewood Primary School Ofsted Rating: Good Pupils: 193 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Southwater Infant Academy Ofsted Rating: Outstanding Pupils: 290 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Southwater Junior Academy Ofsted Rating: Good Pupils: 455 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Christ's Hospital Ofsted Rating: Not Rated Pupils: 874 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Barns Green Primary School Ofsted Rating: Requires Improvement Pupils: 125 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St John's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Arunside School, Horsham Ofsted Rating: Good Pupils: 360 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 129 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Muntham House School Ofsted Rating: Good Pupils: 77 Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1544 Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenway Academy Ofsted Rating: Good Pupils: 385 Distance:2.52	<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:2.56	<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:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shelley Primary School Ofsted Rating: Good Pupils: 366 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

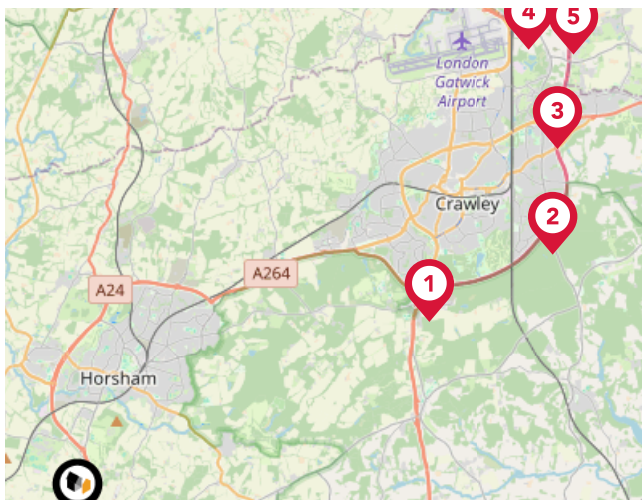
Area

Transport (National)



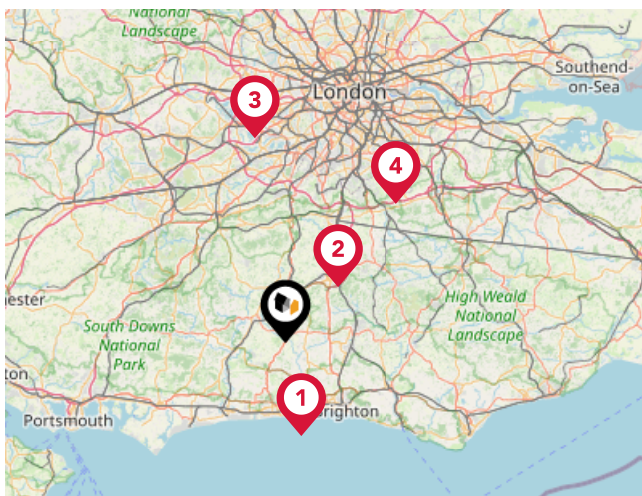
National Rail Stations

Pin	Name	Distance
1	Christ's Hospital Rail Station	1.43 miles
2	Horsham Rail Station	2.6 miles
3	Littlehaven Rail Station	3.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.55 miles
2	M23 J10A	10.15 miles
3	M23 J10	11.32 miles
4	M23 J9A	12.15 miles
5	M23 J9	12.69 miles

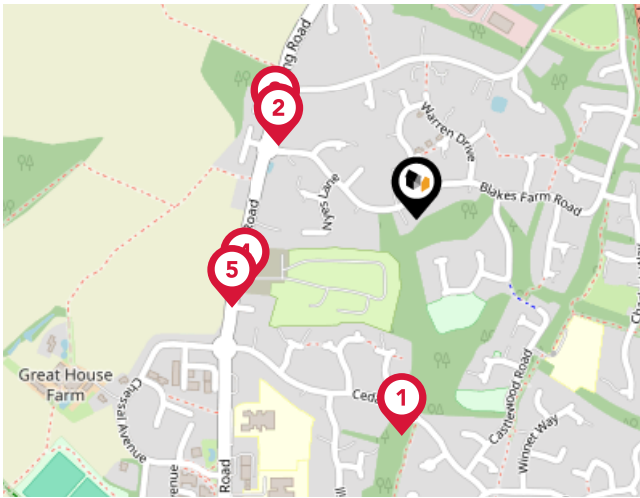


Airports/Helipads

Pin	Name	Distance
1	Shoreham Brighton City Airport	14.04 miles
2	London Gatwick Airport	11.73 miles
3	London Heathrow Airport	30.89 miles
4	Biggin Hill Airport	26.5 miles

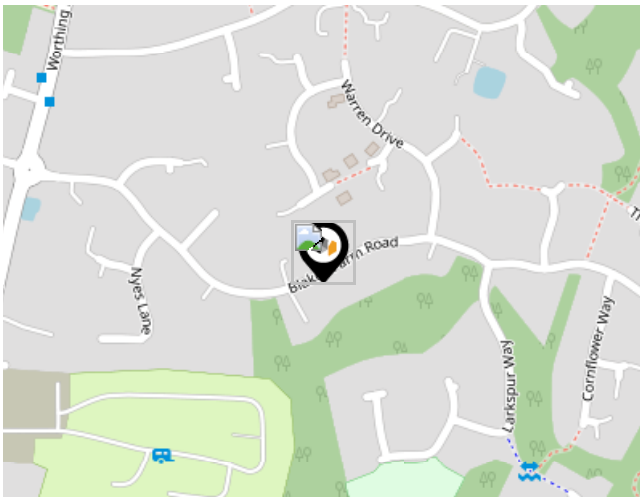
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Brook	0.25 miles
2	Southwater Street	0.18 miles
3	Southwater Street	0.2 miles
4	Roundstone Caravan Park	0.22 miles
5	Roundstone Caravan Park	0.24 miles

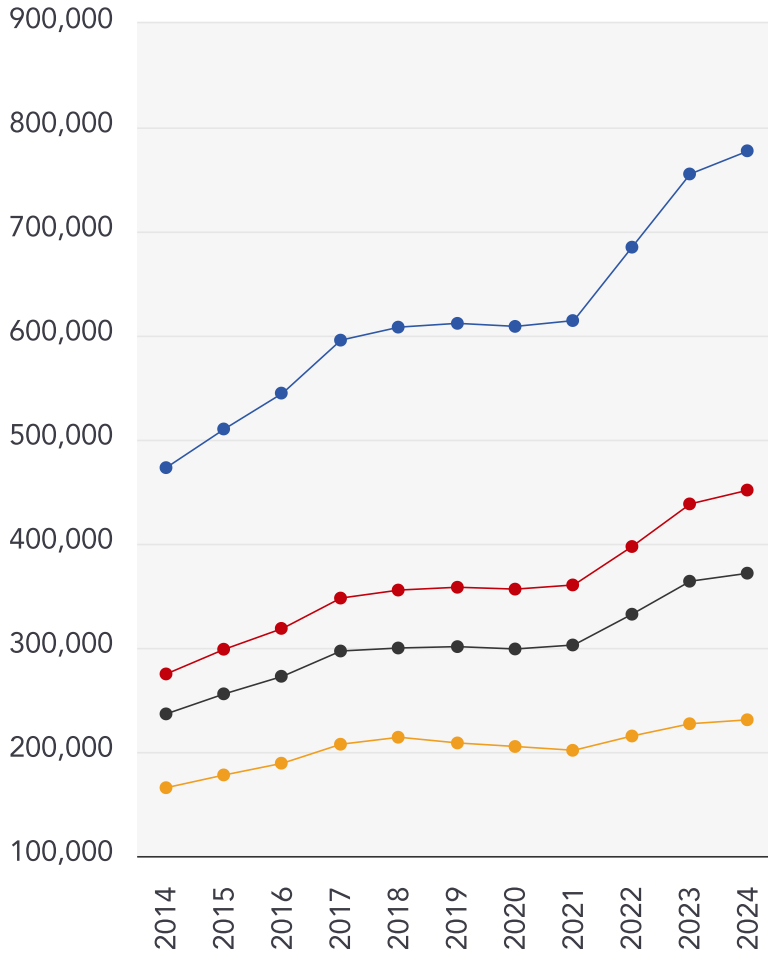


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	11.56 miles

Market House Price Statistics

10 Year History of Average House Prices by Property Type in RH13



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

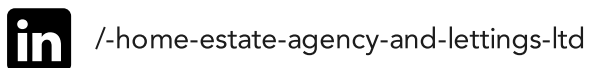
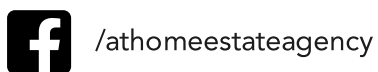


Not sure where to even start !! After both buying and selling with Paul and his team I can't praise them enough. Day or night and 7 days if required the team were available. They went way beyond what I expect any other agent would do. No 'silly' question was ever too much hassle. Paul and the rest of 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!



Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by At Home Estate And Lettings Agency and therefore no warranties can be given as to their good working order.

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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Estate and Lettings Agency

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