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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13<sup>th</sup> June 2024



**28, CHANCTONBURY WALK, STORRINGTON,  
PULBOROUGH, RH20 4LT**

## At Home Estate And Lettings Agency

12 Church Street, Storrington, RH20 4LA

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## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	24/02/2006
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£225,000
<b>Floor Area:</b>	914 ft <sup>2</sup> / 85 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£234
<b>Plot Area:</b>	1.43 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	1991-1995	<b>Start Date:</b>	05/02/2014
<b>Council Tax :</b>	Band E	<b>End Date:</b>	06/02/2113
<b>Annual Estimate:</b>	£2,705	<b>Lease Term:</b>	99 years from 6 February 2014
<b>Title Number:</b>	WSX362669	<b>Term Remaining:</b>	88 years
<b>UPRN:</b>	100061827471		

## Local Area

<b>Local Authority:</b>	West sussex
<b>Conservation Area:</b>	Storrington
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>70</b> mb/s	<b>1000</b> mb/s

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

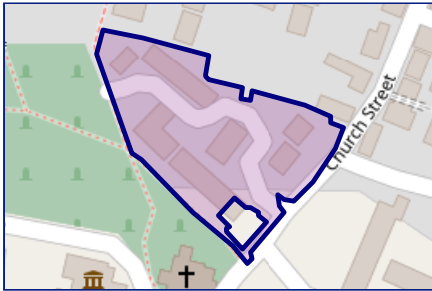


### Satellite/Fibre TV Availability:



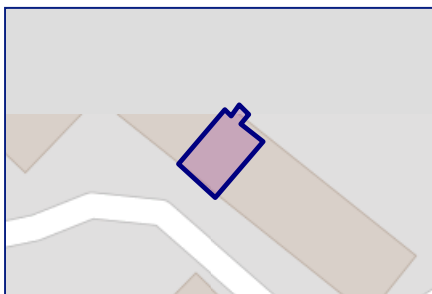
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



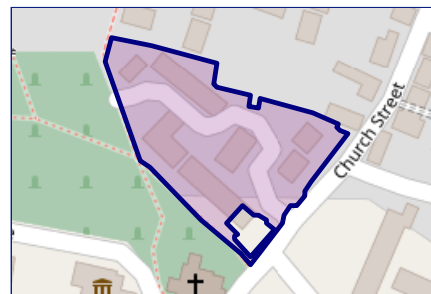
**WSX34065**

## Leasehold Title Plans



**WSX362669**

Start Date:	29/07/1993
End Date:	29/09/2988
Lease Term:	999 years from 29 September 1989
Term Remaining:	964 years



**WSX181235**

Start Date:	05/02/2014
End Date:	06/02/2113
Lease Term:	99 years from 6 February 2014
Term Remaining:	88 years

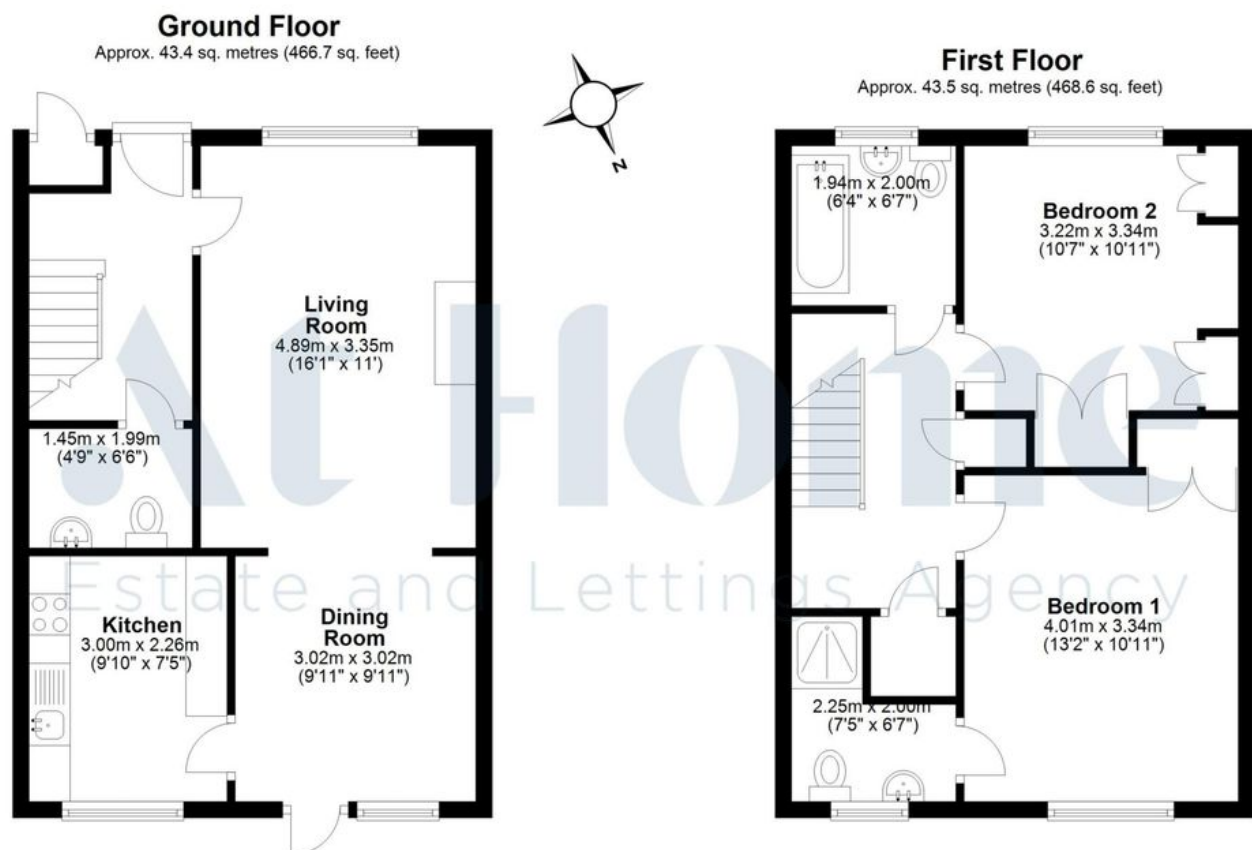








## 28, CHANCTONBURY WALK, STORRINGTON, PULBOROUGH, RH20 4LT



Total area: approx. 86.9 sq. metres (935.3 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.

28 Chanctonbury Walk, Storrington, RH20 4LT

Energy rating

**D**

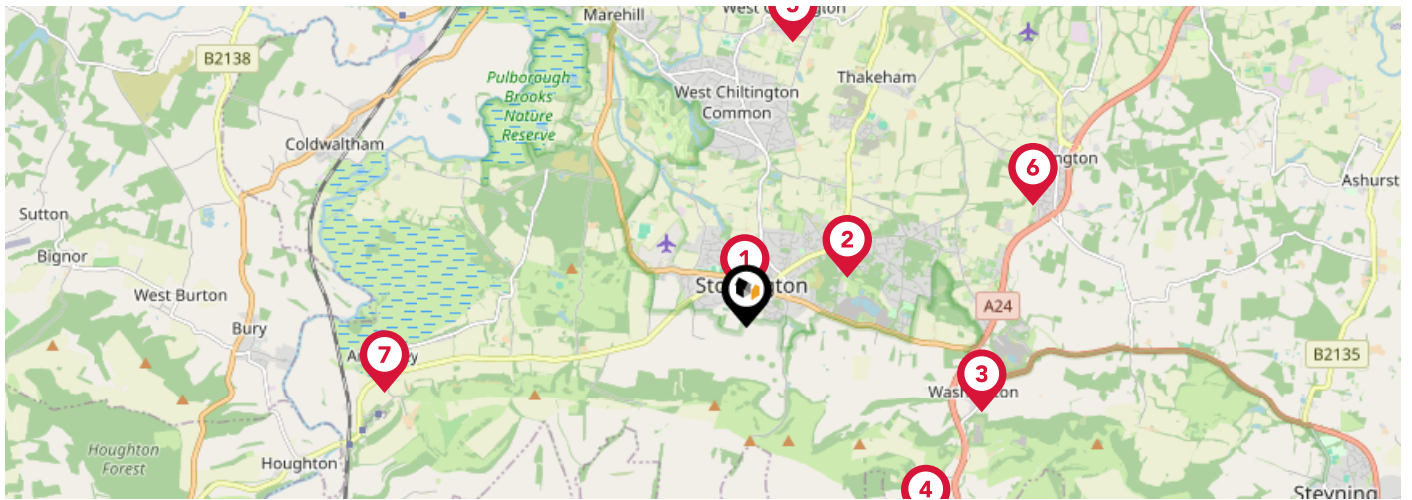
Valid until 07.03.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	58   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

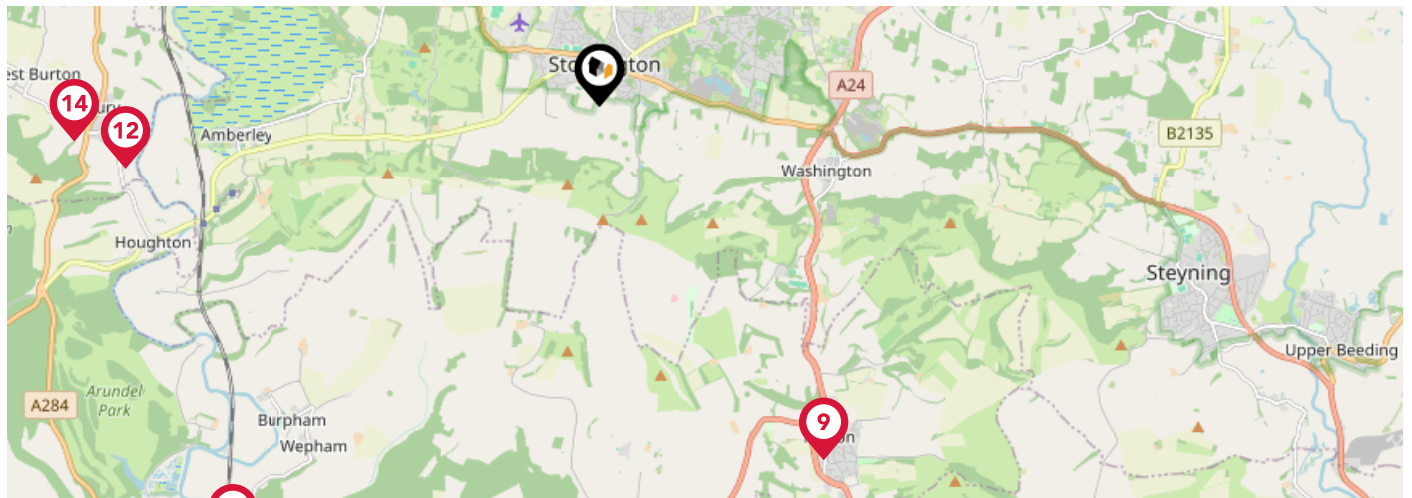
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 44% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	85 m <sup>2</sup>





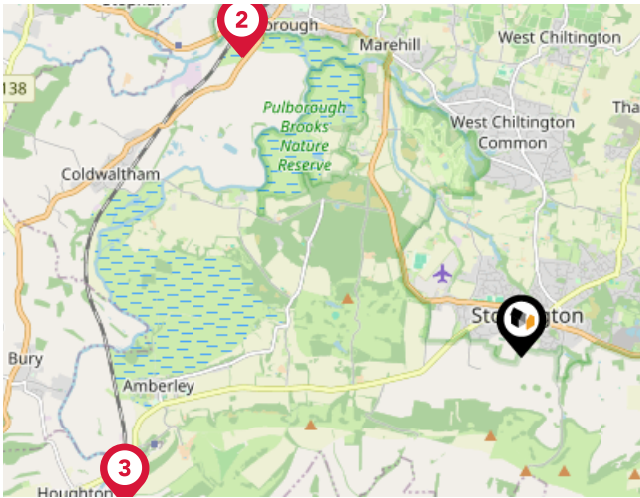
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Storrington Primary School</b> Ofsted Rating: Outstanding   Pupils: 406   Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Thakeham Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St Mary's CofE Primary School</b> Ofsted Rating: Good   Pupils: 99   Distance:2.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Windlesham House School</b> Ofsted Rating: Not Rated   Pupils: 312   Distance:2.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>West Chiltington Community Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:2.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Ashington CofE Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:2.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Amberley CofE Primary School</b> Ofsted Rating: Good   Pupils: 48   Distance:3.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>St Mary's Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 328   Distance:3.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>St John the Baptist CofE Primary School</b> Ofsted Rating: Good   Pupils: 136   Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James' CofE Primary School, Coldwaltham</b> Ofsted Rating: Requires Improvement   Pupils: 64   Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lodge Hill Residential Centre</b> Ofsted Rating: Not Rated   Pupils:0   Distance:4.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dorset House School</b> Ofsted Rating: Not Rated   Pupils: 149   Distance:4.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clapham and Patching CofE Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bury CofE Primary School</b> Ofsted Rating: Good   Pupils: 58   Distance:4.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Vale School, Worthing</b> Ofsted Rating: Good   Pupils: 635   Distance:5.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>My Choice School Arundel</b> Ofsted Rating: Requires improvement   Pupils: 13   Distance:5.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

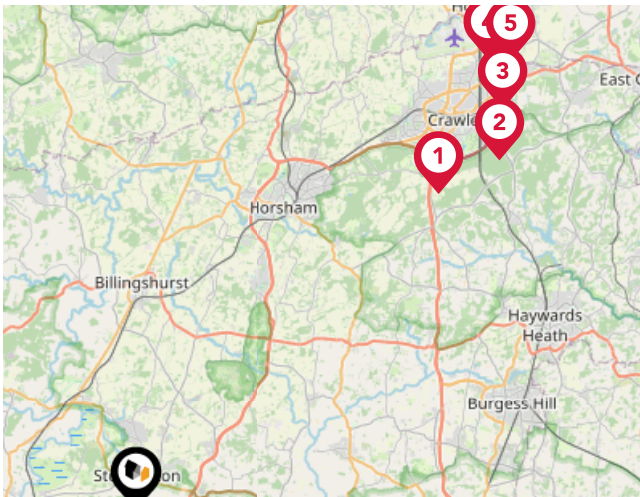
# Area

## Transport (National)



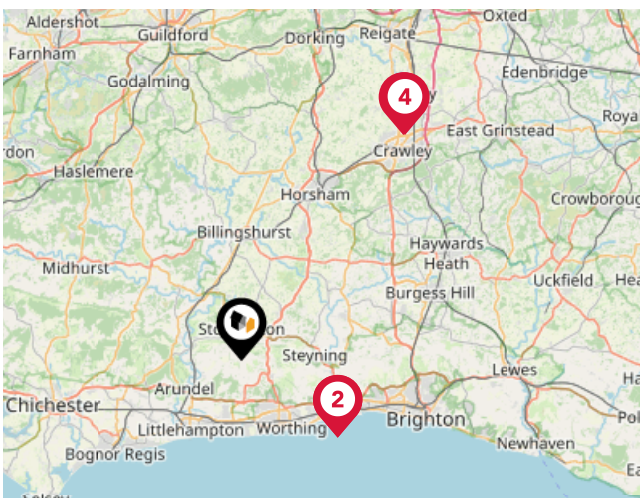
### National Rail Stations

Pin	Name	Distance
1	Pulborough Rail Station	3.83 miles
2	Pulborough Rail Station	3.83 miles
3	Amberley Rail Station	3.97 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	16.33 miles
2	M23 J10A	18.83 miles
3	M23 J10	20.3 miles
4	M23 J9A	21.34 miles
5	M23 J9	21.81 miles



### Airports/Helipads

Pin	Name	Distance
1	Shoreham Brighton City Airport	9.28 miles
2	Shoreham Brighton City Airport	9.28 miles
3	London Gatwick Airport North Terminal	20.73 miles
4	London Gatwick Airport North Terminal	20.79 miles

# Area

## Transport (Local)



### Bus Stops/Stations

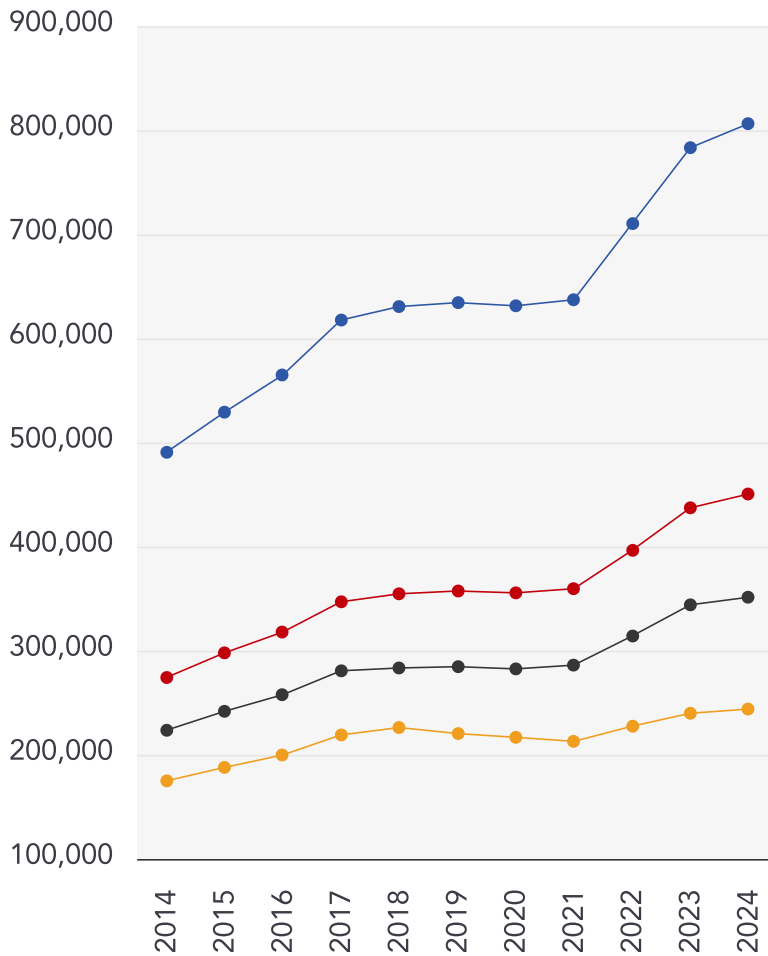
Pin	Name	Distance
1	Rectory Road	0.1 miles
2	Rectory Road	0.1 miles
3	The Willows	0.18 miles
4	The Willows	0.19 miles
5	Bus Station	0.22 miles



# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in RH20



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.

6 The Parade, Caterways, Horsham, RH12 2AL

01403 886288

[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



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

# At Home Estate And Lettings Agency

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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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