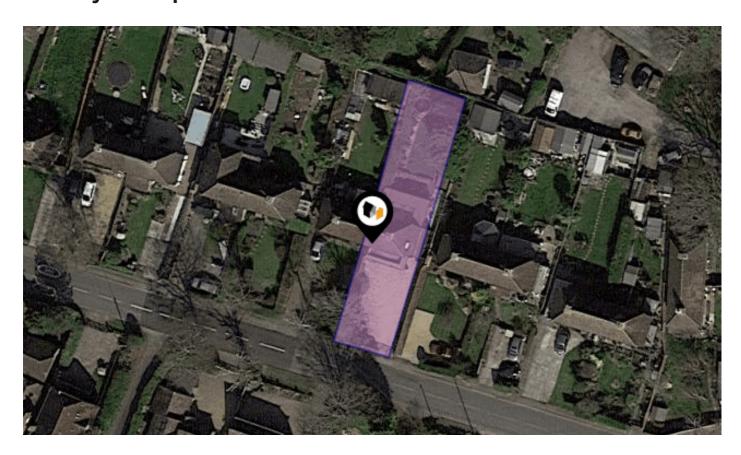




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area Friday 12<sup>th</sup> April 2024



# 10, THE BIRCHES, WEST CHILTINGTON, PULBOROUGH, RH20 2PH

#### 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 **Overview**









#### **Property**

Semi-Detached Type:

**Bedrooms:** 

Floor Area: 1,237 ft<sup>2</sup> / 115 m<sup>2</sup>

Plot Area: 0.12 acres Year Built: 1976-1982 **Council Tax:** Band D **Annual Estimate:** £2,213 **Title Number:** WSX75278 **UPRN:** 10002615112 **Last Sold Date:** 01/08/2022 **Last Sold Price:** £503,000 £406 Last Sold £/ft<sup>2</sup>: Tenure: Freehold

#### Local Area

**Local Authority:** West sussex No

**Conservation Area:** 

Flood Risk:

Rivers & Seas Very Low Very Low

Surface Water

**Estimated Broadband Speeds** 

(Standard - Superfast - Ultrafast)

10 80

mb/s mb/s

# Satellite/Fibre TV Availability:

### **Mobile Coverage:**

(based on calls indoors)

















mb/s













# Planning History

## This Address



Planning records for: 10, The Birches, West Chiltington, Pulborough, RH20 2PH

Reference - DC/18/1689

**Decision:** Decided

13th September 2018 Date:

Description:

Demolition of existing conservatory, erection of a single storey front extension with porch and a single storey rear extension.

Reference - Horsham/DC/18/1689

Decision: Decided

Date: 13th August 2018

**Description:** 

Demolition of existing conservatory, erection of a single storey front extension with porch and a part-single/part two storey rear extension.





























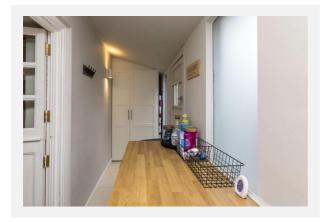


























# Gallery **Photos**





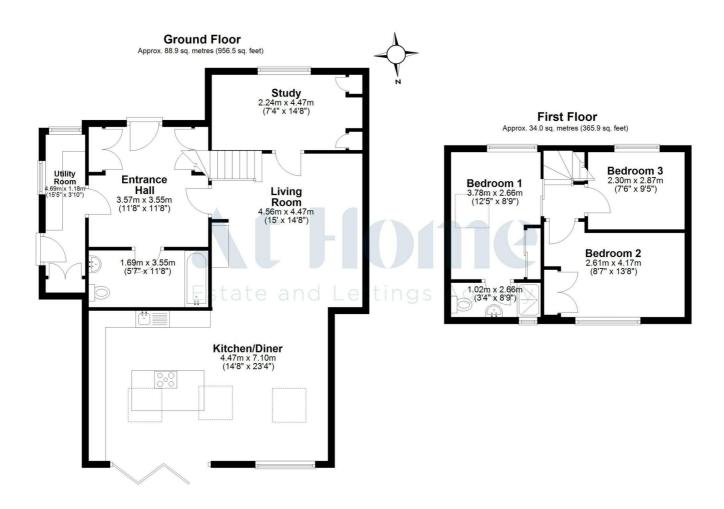








# 10, THE BIRCHES, WEST CHILTINGTON, PULBOROUGH, RH20 2PH



69-80

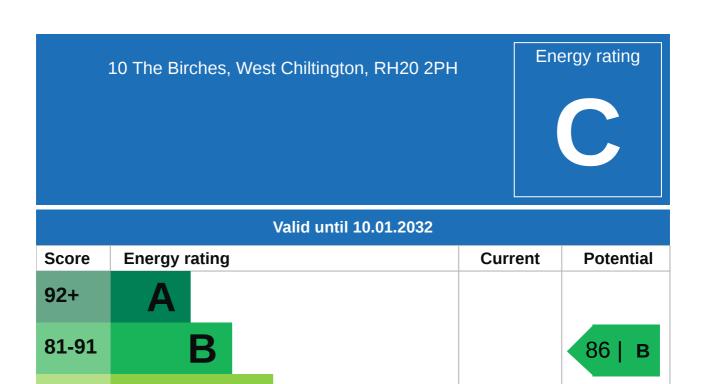
55-68

39-54

21-38

1-20





71 | C

## Property

## **EPC - Additional Data**



#### **Additional EPC Data**

**Property Type:** House

**Build Form:** Semi-Detached

**Transaction Type:** Marketed sale

**Energy Tariff:** Single

Main Fuel: Mains gas (not community)

Main Gas: Yes

Flat Top Storey: No

**Top Storey:** 0

**Glazing Type:** Double glazing installed during or after 2002

**Previous Extension:** 2

**Open Fireplace:** 0

**Ventilation:** Natural

Walls: Cavity wall, as built, partial insulation (assumed)

Programmer, room thermostat and TRVs

Walls Energy: Average

**Roof:** Pitched, limited insulation (assumed)

**Roof Energy:** Poor

**Main Heating:** Boiler and radiators, mains gas

Main Heating Controls:

**Hot Water System:** From main system

**Hot Water Energy** 

**Efficiency:** 

Good

**Lighting:** Low energy lighting in all fixed outlets

Floors: Solid, no insulation (assumed)

**Total Floor Area:** 115 m<sup>2</sup>

# Area **Schools**

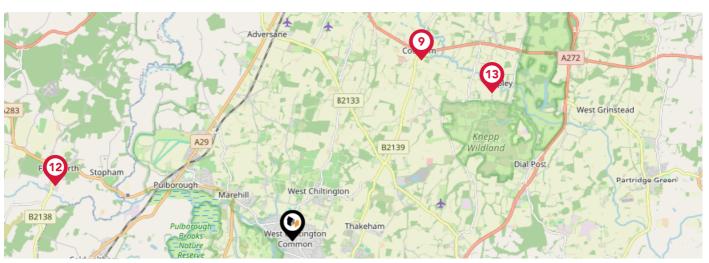




		Nursery	Primary	Secondary	College	Private
1	West Chiltington Community Primary School Ofsted Rating: Good   Pupils: 202   Distance:0.82		<b>✓</b>			
2	Storrington Primary School Ofsted Rating: Outstanding   Pupils: 406   Distance:1.77		lacksquare			
3	Thakeham Primary School Ofsted Rating: Good   Pupils: 104   Distance:1.92		$\checkmark$			
4	St Mary's Church of England Primary School Ofsted Rating: Requires Improvement   Pupils: 328   Distance:2.03		$\checkmark$			
5	Ashington CofE Primary School Ofsted Rating: Good   Pupils: 202   Distance: 2.96		✓			
6	St Mary's CofE Primary School Ofsted Rating: Good   Pupils: 99   Distance:3.69		<b>✓</b>			
7	St James' CofE Primary School, Coldwaltham Ofsted Rating: Requires Improvement   Pupils: 64   Distance:3.78		<b>▽</b>			
8	Lodge Hill Residential Centre Ofsted Rating: Not Rated   Pupils:0   Distance:4.12					

# Area **Schools**





		Nursery	Primary	Secondary	College	Private
9	William Penn School Ofsted Rating: Good   Pupils: 84   Distance:4.14		$\checkmark$			
10	Amberley CofE Primary School Ofsted Rating: Good   Pupils: 48   Distance:4.2		<b>▽</b>			
<b>11</b>	Windlesham House School Ofsted Rating: Not Rated   Pupils: 312   Distance: 4.32			$\checkmark$		
12	Fittleworth CofE Village School Ofsted Rating: Good   Pupils: 122   Distance: 4.54		igstar			
13	Shipley CofE Primary School Ofsted Rating: Good   Pupils: 68   Distance: 4.64		$\checkmark$			
14)	Weald School, The Ofsted Rating: Outstanding   Pupils: 1735   Distance:4.88			$\checkmark$		
15	Billingshurst Primary School Ofsted Rating: Requires Improvement   Pupils: 601   Distance: 4.98		$\checkmark$			
16)	Dorset House School Ofsted Rating: Not Rated   Pupils: 149   Distance: 5.05			$\checkmark$		

# **Transport (National)**





#### National Rail Stations

Pin	Name	Distance
•	Pulborough Rail Station	2.59 miles
2	Billingshurst Rail Station	4.76 miles
3	Amberley Rail Station	4.98 miles



#### Trunk Roads/Motorways

Pin	Name	Distance		
1	M23 J11	15.01 miles		
2	M23 J10A	17.57 miles		
3	M23 J10	18.93 miles		
4	M23 J9A	19.85 miles		
5	M25 J10	25.97 miles		



#### Airports/Helipads

Pin	Name	Distance
1	Shoreham Brighton City Airport	10.78 miles
2	London Gatwick Airport	19.44 miles
3	London Heathrow Airport	36.51 miles
4	Biggin Hill Airport	34.22 miles



## Area

# **Transport (Local)**





## Bus Stops/Stations

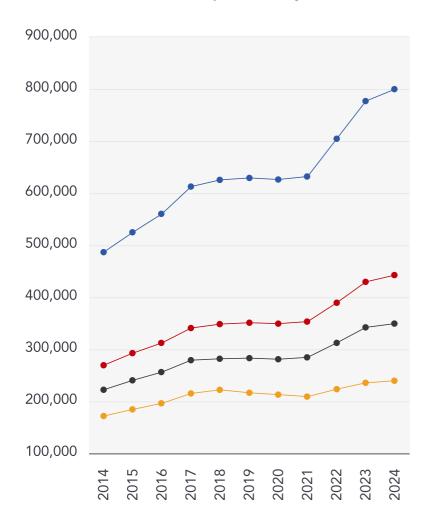
Pin	Name	Distance	
1	The Common	0.01 miles	
2	The Common	0.04 miles	
3	The Birches	0.06 miles	
4	The Birches	0.07 miles	
5	Little Hill	0.1 miles	

## Market

## **House Price Statistics**



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







# At Home Estate And Lettings Agency **About Us**





#### 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.

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# At Home Estate And Lettings Agency **Testimonials**



#### **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 our 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 to 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



# Agent **Disclaimer**



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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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