

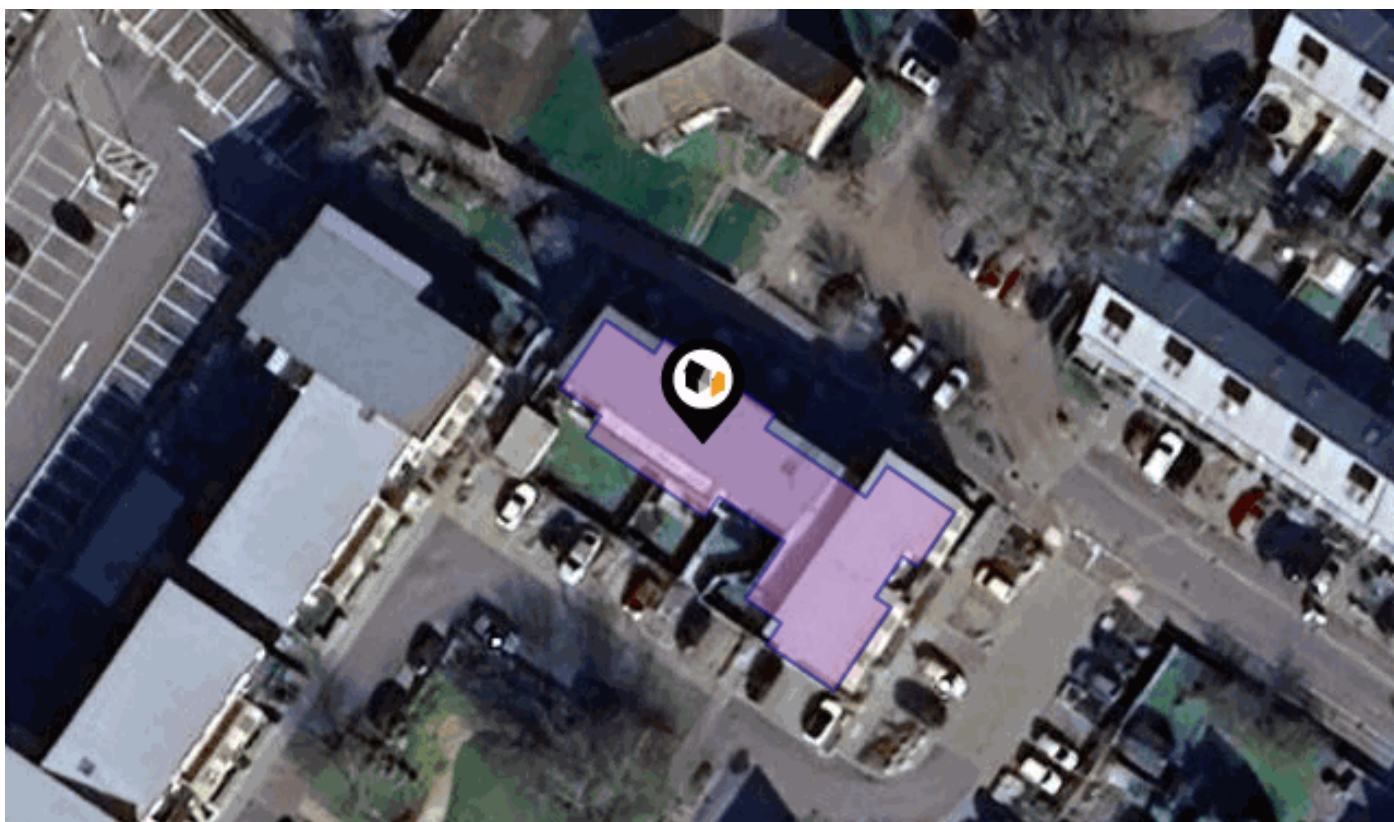


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08<sup>th</sup> May 2024



**10 CRUSOE COURT, WINTERTON SQUARE, HORSHAM,  
RH13 5US**

## 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

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1	<b>Start Date:</b>	16/06/2019
<b>Floor Area:</b>	581 ft <sup>2</sup> / 54 m <sup>2</sup>	<b>End Date:</b>	29/03/2143
<b>Plot Area:</b>	0.09 acres	<b>Lease Term:</b>	125 years from and including 29 March 2018
<b>Council Tax :</b>	Band B	<b>Term Remaining:</b>	118 years
<b>Annual Estimate:</b>	£1,721		
<b>Title Number:</b>	WSX410072		
<b>UPRN:</b>	10093103310		

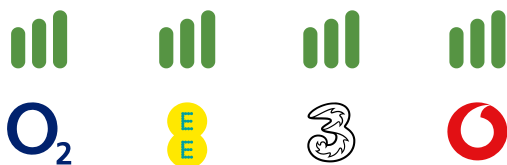
## Local Area

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

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

<b>18</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

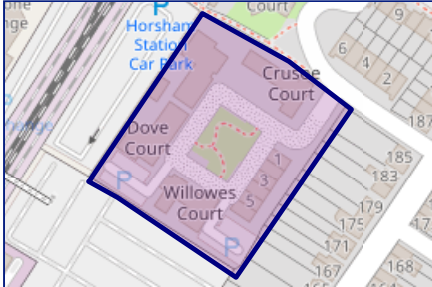
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

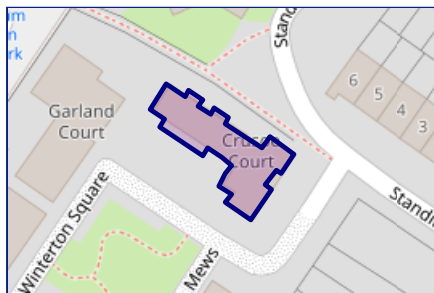


## Freehold Title Plan



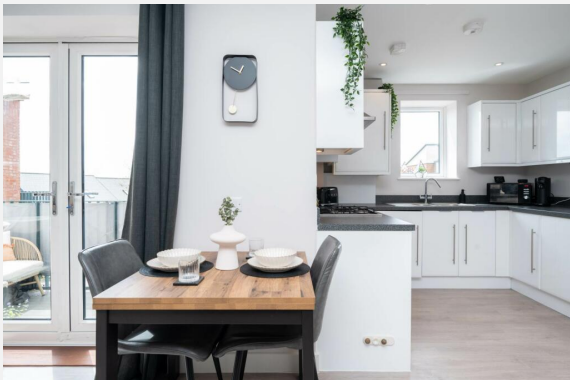
**WSX247702**

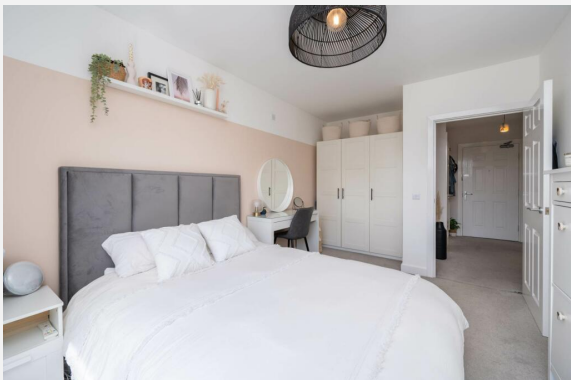
## Leasehold Title Plan



**WSX410072**

Start Date: 16/06/2019  
End Date: 29/03/2143  
Lease Term: 125 years from and including 29 March 2018  
Term Remaining: 118 years

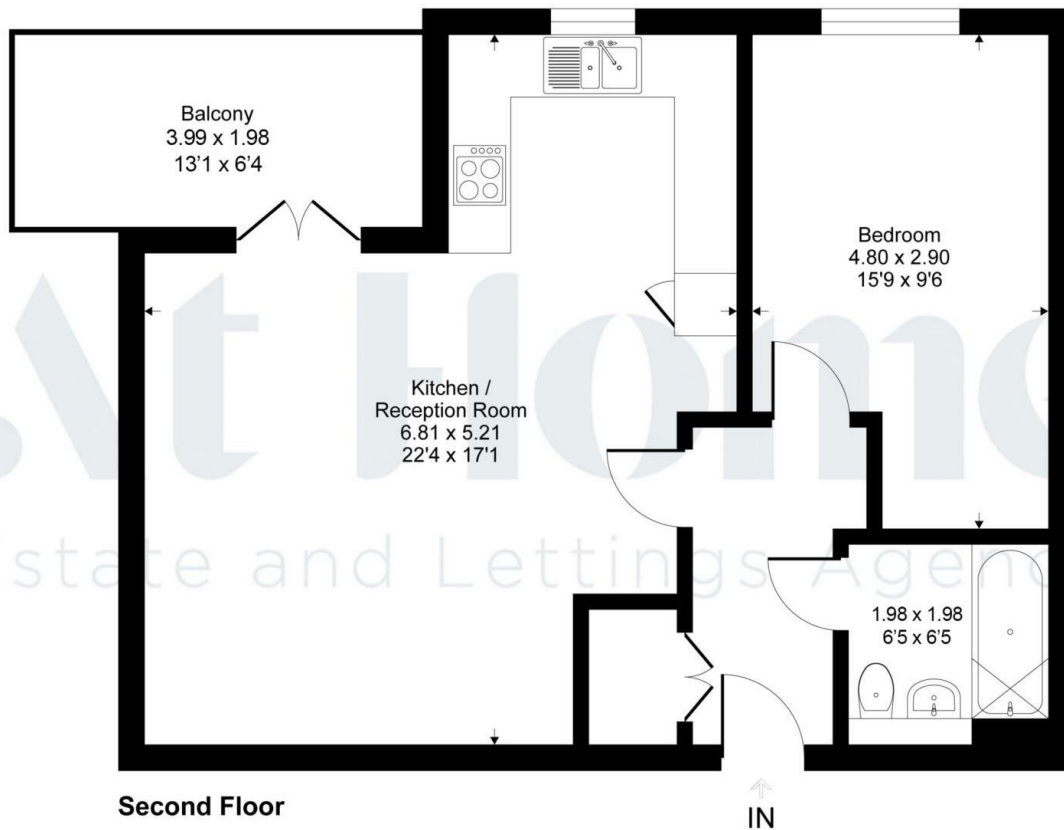




## 10 CRUSOE COURT, WINTERTON SQUARE, HORSHAM, RH13 5US

### Crusoe Court, RH13

Approximate Gross Internal Area = 55 sq m / 592 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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# Property EPC - Certificate

10 Crusoe Court, Winterton Square, HORSHAM, RH13 5US	Energy rating  <span style="font-size: 48pt; font-weight: bold;">B</span>
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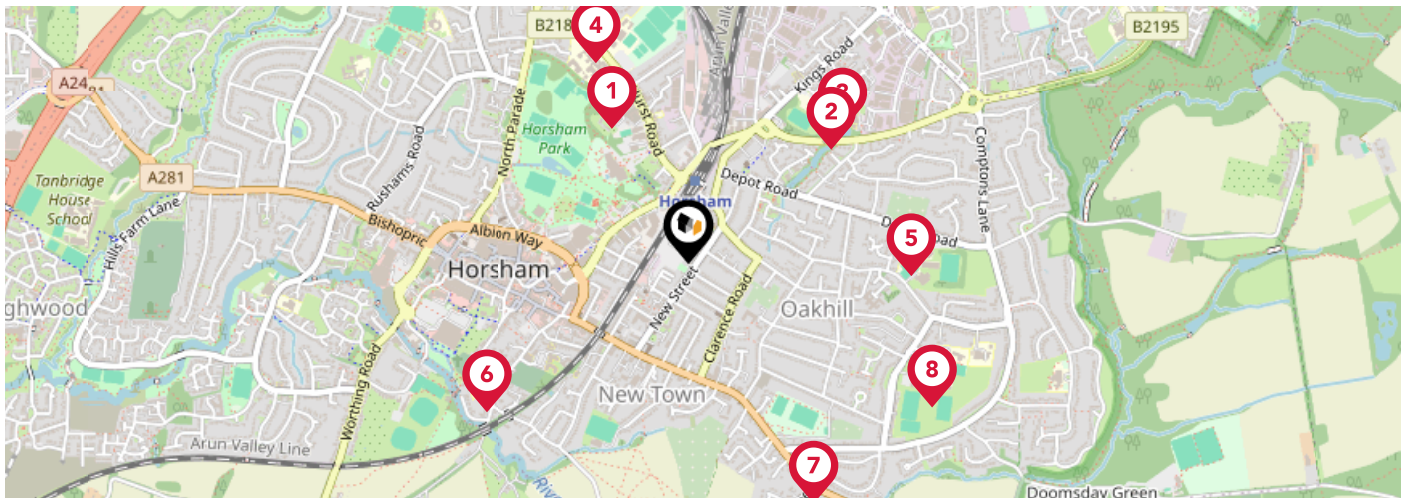
Valid until 31.01.2029	Certificate number 8371-7532-6060-1269-8906
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 83   B	← 83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

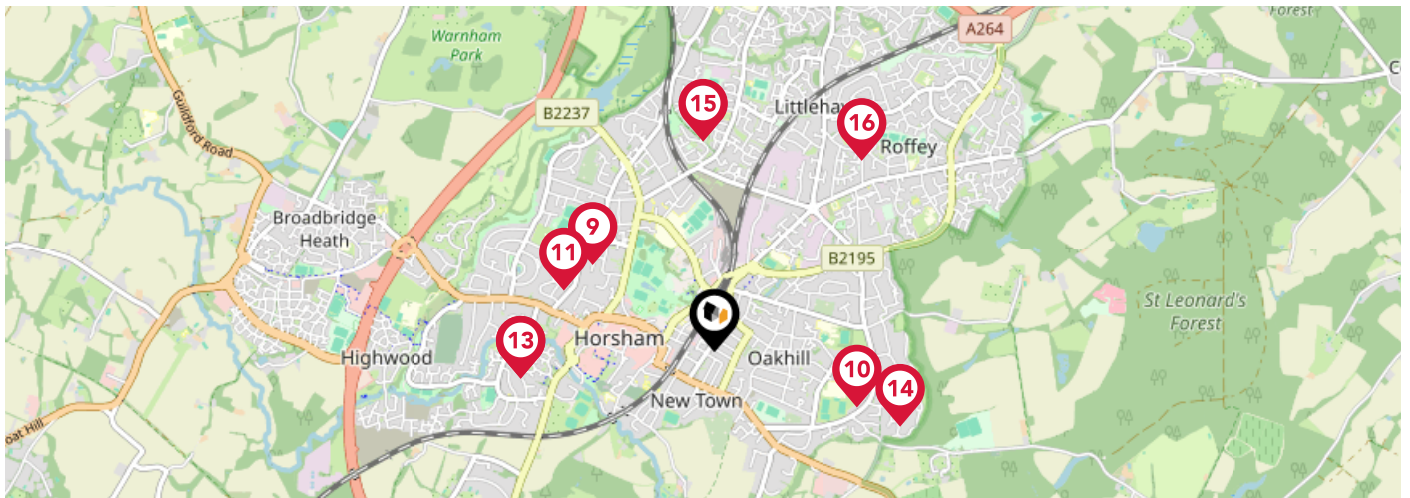
### Additional EPC Data









<b>Property Type:</b>	Ground-floor flat
<b>Walls:</b>	Average thermal transmittance 0.19 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very good
<b>Roof:</b>	Average thermal transmittance 0.1 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Very good
<b>Window:</b>	High performance glazing
<b>Window Energy:</b>	Very good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	(other premises below)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	Air permeability 5.0 m <sup>3</sup> /h.m <sup>2</sup> (as tested)
<b>Air Tightness Energy:</b>	Good
<b>Total Floor Area:</b>	54 m <sup>2</sup>





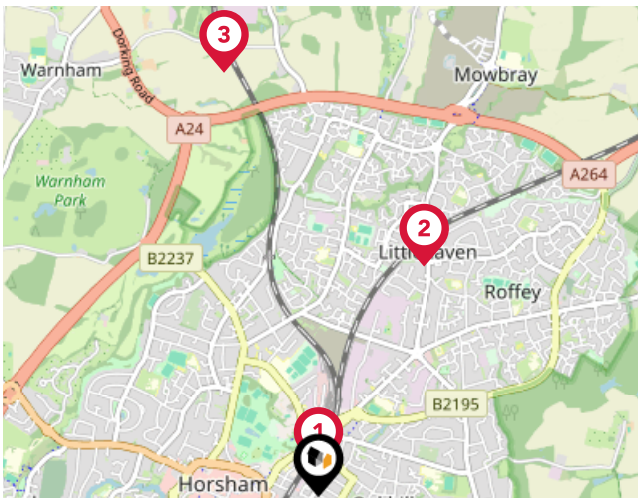
	Nursery	Primary	Secondary	College	Private
<b>1 Bohunt Horsham</b> Ofsted Rating: Not Rated   Pupils: 120   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 118   Distance:0.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 Kingslea Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 The College of Richard Collyer In Horsham</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 Millais School</b> Ofsted Rating: Outstanding   Pupils: 1522   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Littlehaven Educational Trust</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 The Forest School</b> Ofsted Rating: Good   Pupils: 1072   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Elizabeth II Silver Jubilee School, Horsham</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Greenway Academy</b> Ofsted Rating: Good   Pupils: 385   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 360   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heron Way Primary School</b> Ofsted Rating: Outstanding   Pupils: 418   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Littlehaven Infant School</b> Ofsted Rating: Good   Pupils: 110   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

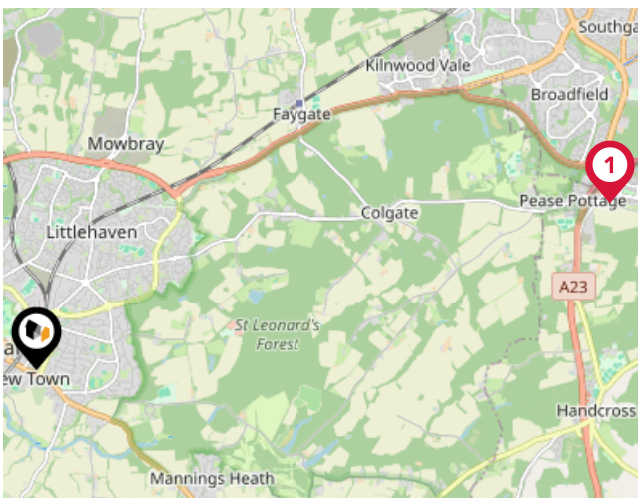
# Area

## Transport (National)



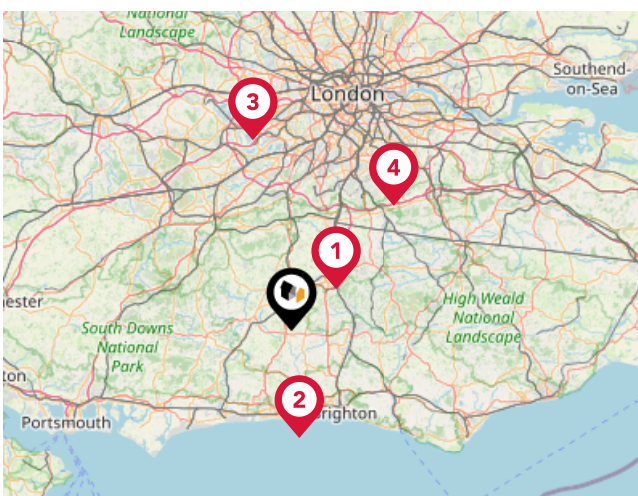
### National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	0.12 miles
2	Littlehaven Rail Station	1.18 miles
3	Warnham Rail Station	2.03 miles



### Trunk Roads/Motorways

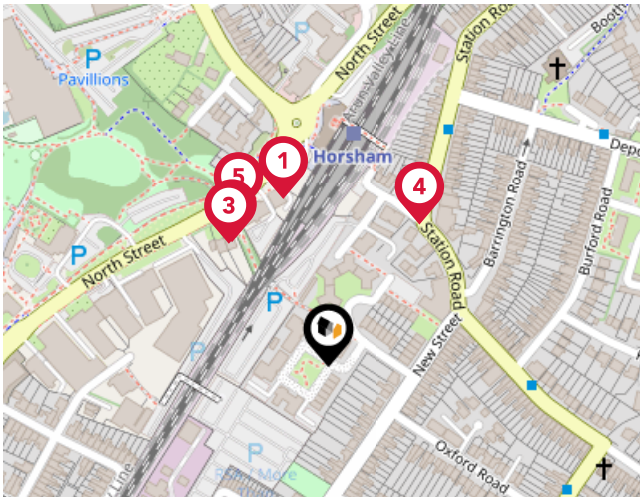
Pin	Name	Distance
1	M23 J11	5.57 miles
2	M23 J10A	8.13 miles
3	M23 J9A	9.75 miles
4	M23 J10	9.08 miles
5	M23 J9	10.34 miles



### Airports/HELIPADS

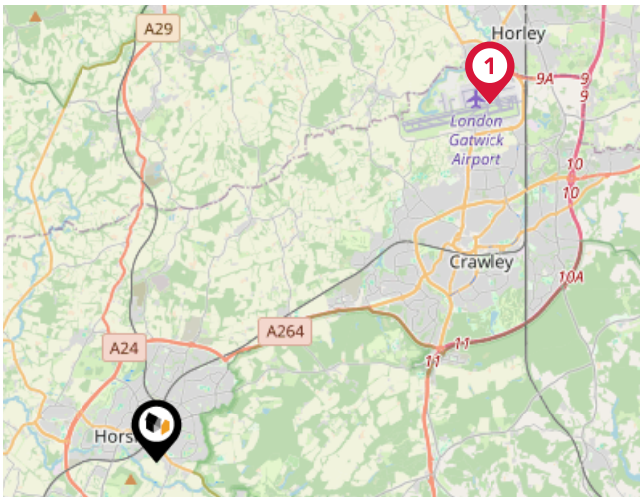
Pin	Name	Distance
1	London Gatwick Airport	9.33 miles
2	Shoreham Brighton City Airport	16.05 miles
3	London Heathrow Airport	28.95 miles
4	Biggin Hill Airport	24.05 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Railway Station	0.1 miles
2	Horsham Rail Station	0.09 miles
3	Horsham Rail Station	0.09 miles
4	The Bedford	0.1 miles
5	Railway Station	0.1 miles



## Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	9.12 miles



### 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.

35 Carfax, Horsham, RH12 1EE

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

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Estate and Lettings Agency

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