

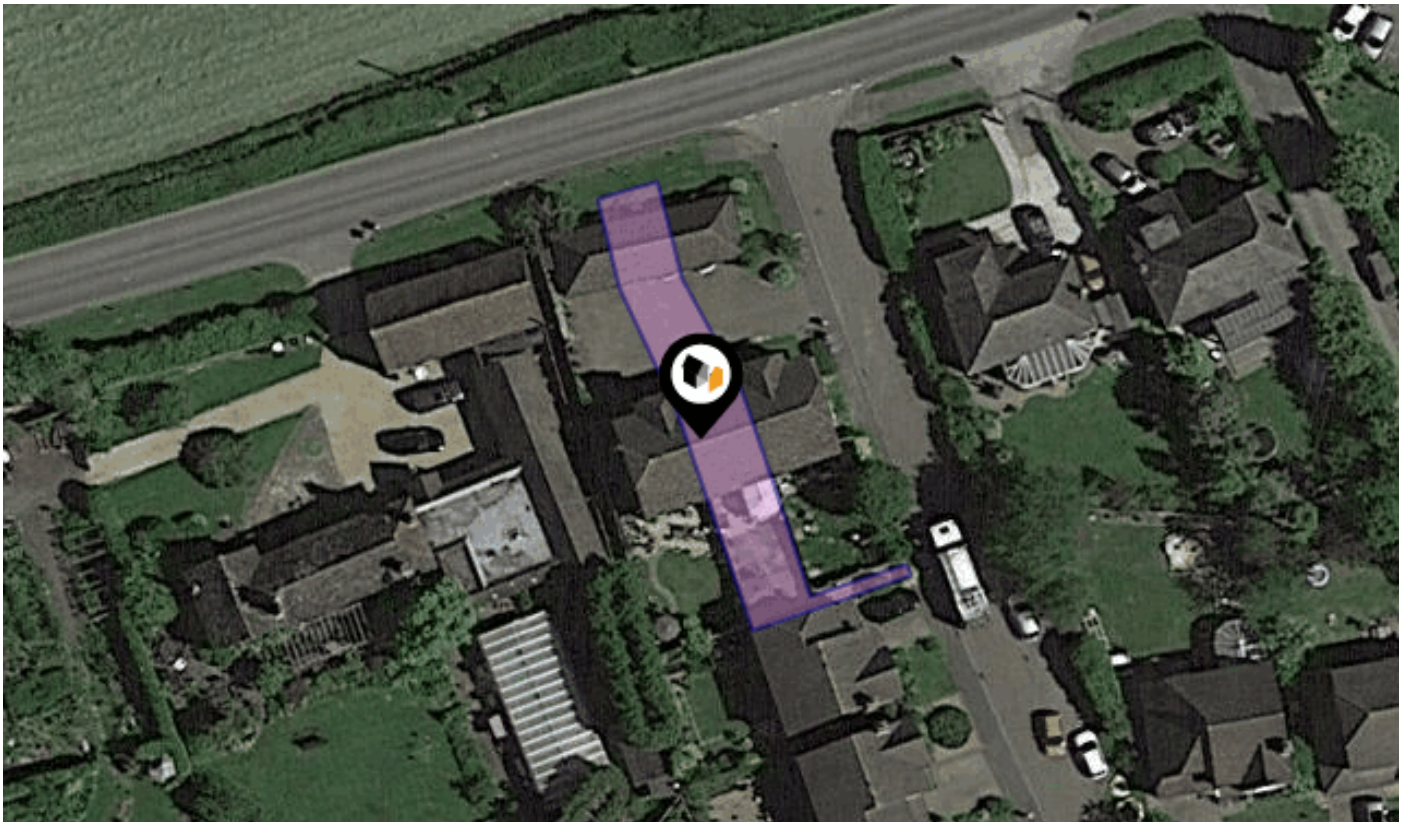


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th June 2024



2, THE MARCHES, KINGSFOLD, HORSHAM, RH12 3SY

At Home Estate And Lettings Agency

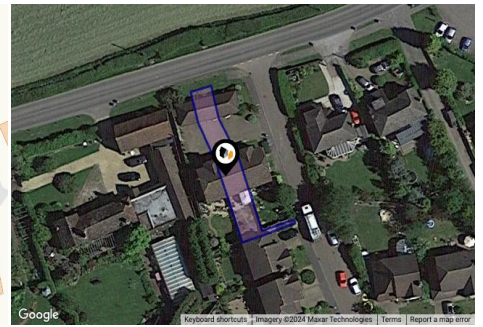
12 Church Street, Storrington, RH20 4LA

01903741212

james@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Terraced	Last Sold Date:	18/12/2017
Bedrooms:	3	Last Sold Price:	£375,000
Floor Area:	914 ft ² / 85 m ²	Last Sold £/ft²:	£409
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	1996		
Council Tax :	Band E		
Annual Estimate:	£2,705		
Title Number:	WSX210281		
UPRN:	100061823716		

Local Area

Local Authority:	West sussex
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	- mb/s

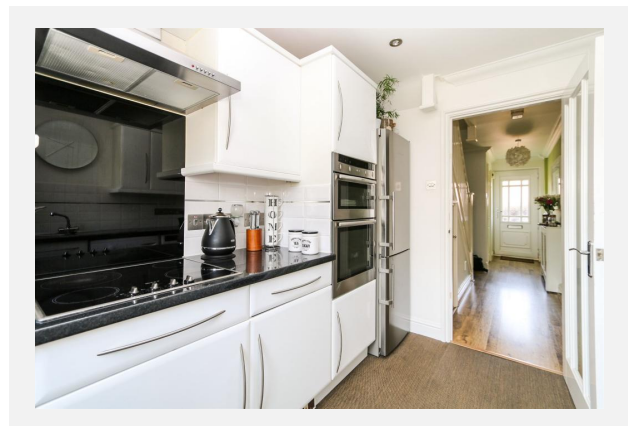
Mobile Coverage: (based on calls indoors)



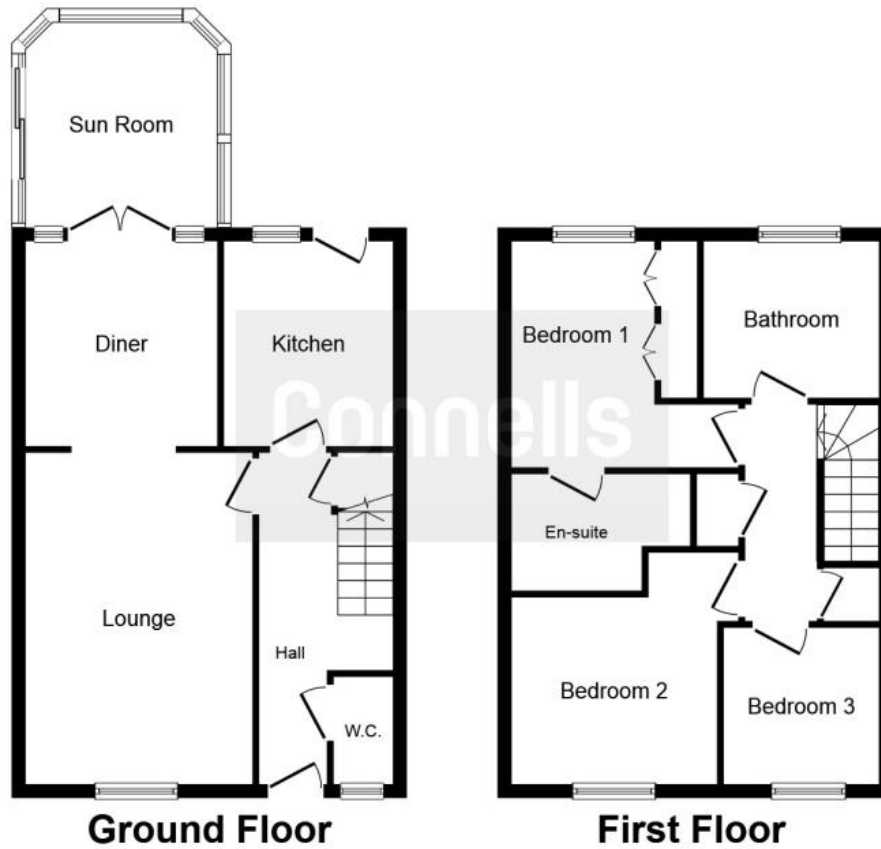
Satellite/Fibre TV Availability:







2, THE MARCHES, KINGSFOLD, HORSHAM, RH12 3SY



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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2, The Marches, Kingsfold, RH12 3SY

Energy rating

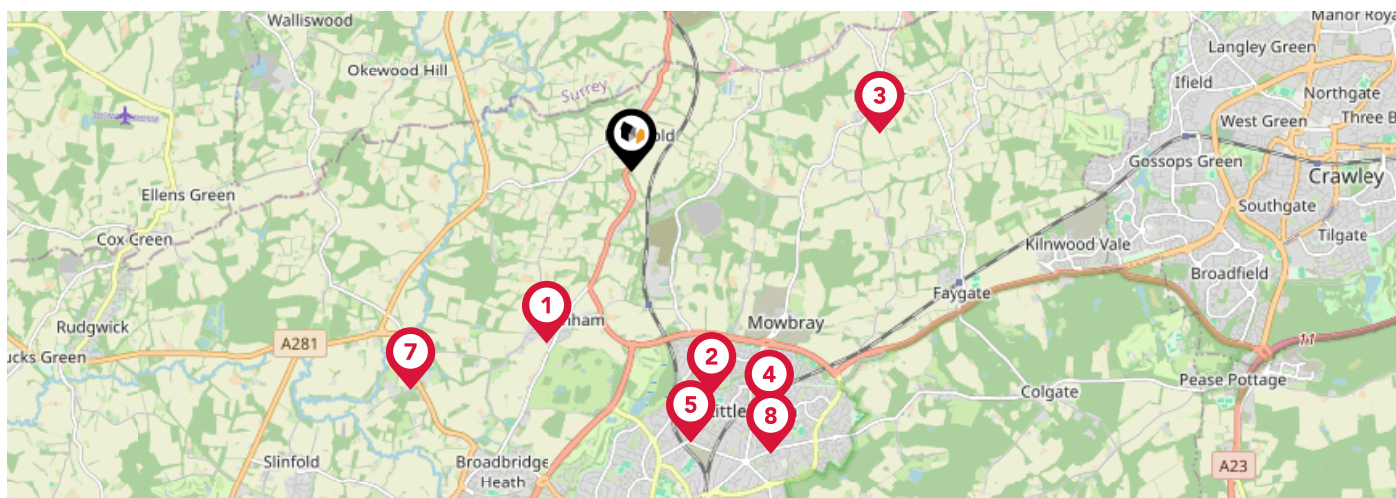
D

Valid until 27.06.2027

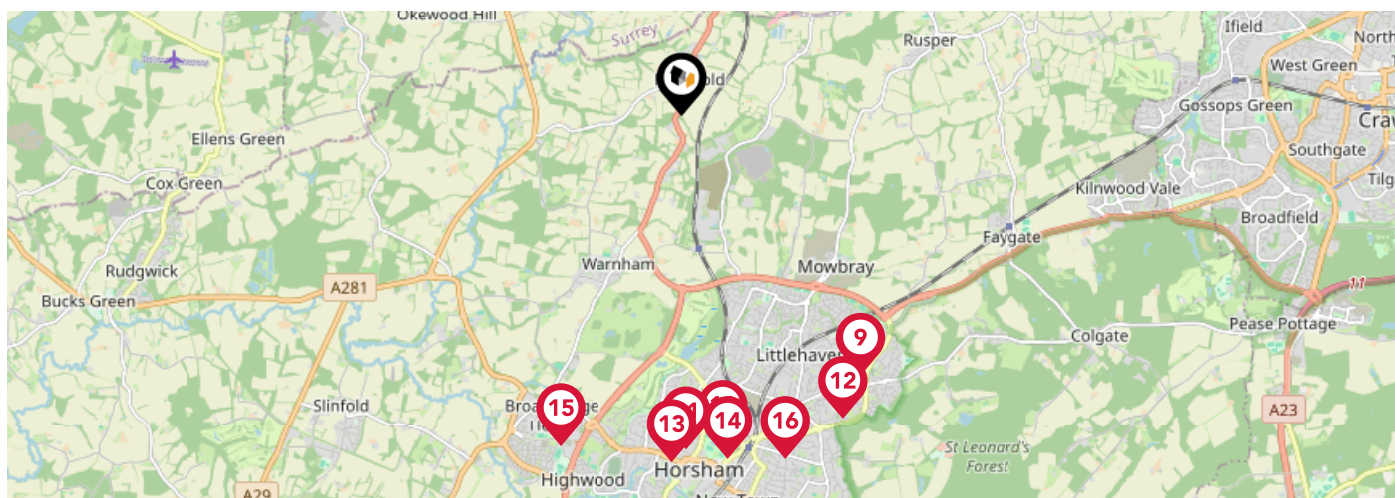
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

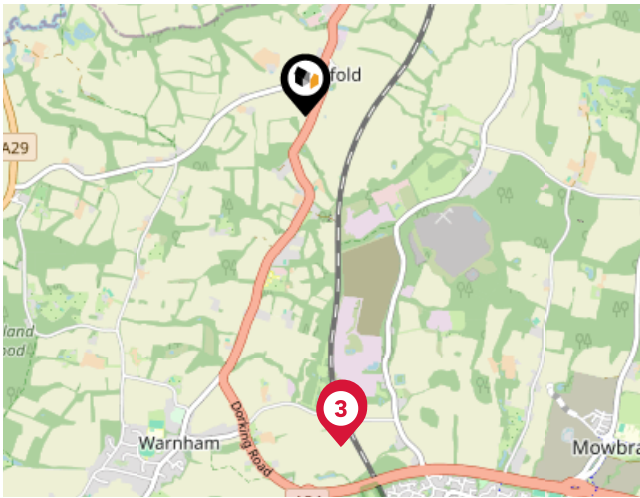
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 63% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²



		Nursery	Primary	Secondary	College	Private
1	Warnham CofE Primary School Ofsted Rating: Good Pupils: 195 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holbrook Primary School Ofsted Rating: Good Pupils: 416 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Rusper Primary School Ofsted Rating: Good Pupils: 101 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Saints CofE Primary School, Horsham Ofsted Rating: Good Pupils: 206 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	North Heath Community Primary School Ofsted Rating: Good Pupils: 396 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Scott Broadwood CofE Infant School Ofsted Rating: Good Pupils: 51 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Farlington School Ofsted Rating: Not Rated Pupils: 267 Distance:2.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Littlehaven Infant School Ofsted Rating: Good Pupils: 110 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

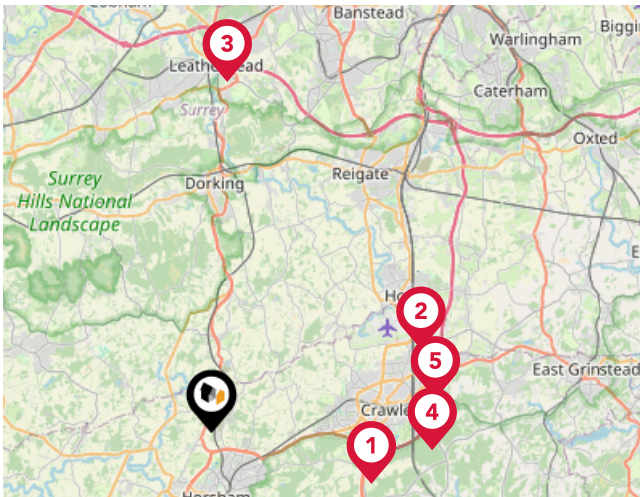


	Nursery	Primary	Secondary	College	Private
<p>9 St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good Pupils: 198 Distance:2.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The College of Richard Collyer In Horsham Ofsted Rating: Outstanding Pupils:0 Distance:3.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Trafalgar Community Infant School Ofsted Rating: Good Pupils: 239 Distance:3.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Northolmes Junior School, Horsham Ofsted Rating: Good Pupils: 179 Distance:3.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Greenway Academy Ofsted Rating: Good Pupils: 385 Distance:3.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Bohunt Horsham Ofsted Rating: Not Rated Pupils: 120 Distance:3.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Shelley Primary School Ofsted Rating: Good Pupils: 366 Distance:3.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Kingslea Primary School Ofsted Rating: Good Pupils: 426 Distance:3.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



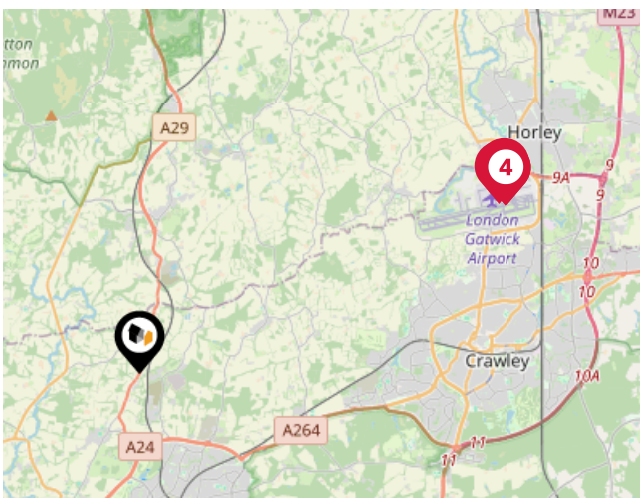
National Rail Stations

Pin	Name	Distance
1	Warnham Rail Station	1.53 miles
2	Warnham Rail Station	1.54 miles
3	Warnham Rail Station	1.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	6.27 miles
2	M23 J9A	8.38 miles
3	M25 J9	13.01 miles
4	M23 J10A	8.27 miles
5	M23 J10	8.44 miles

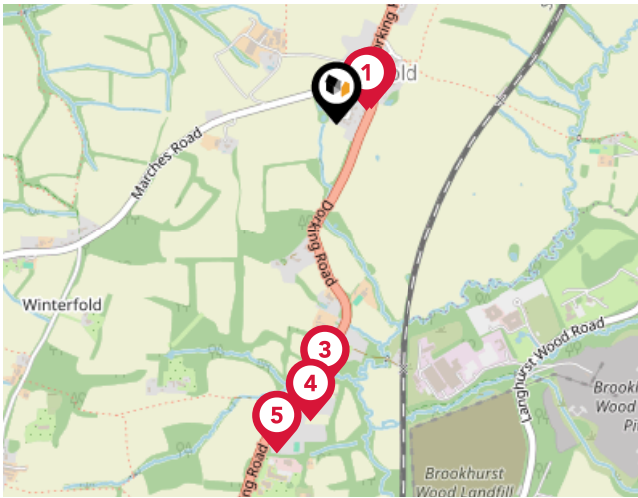


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport North Terminal	7.4 miles
2	London Gatwick Airport North Terminal	7.52 miles
3	London Gatwick Airport North Terminal	7.5 miles
4	London Gatwick Airport North Terminal	7.5 miles

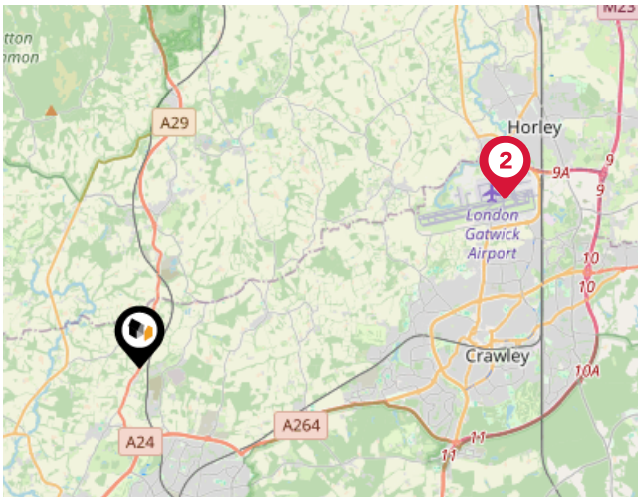
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Owl	0.08 miles
2	The Owl	0.09 miles
3	Dog and Duck	0.61 miles
4	Dog and Duck	0.69 miles
5	Tylden House	0.78 miles



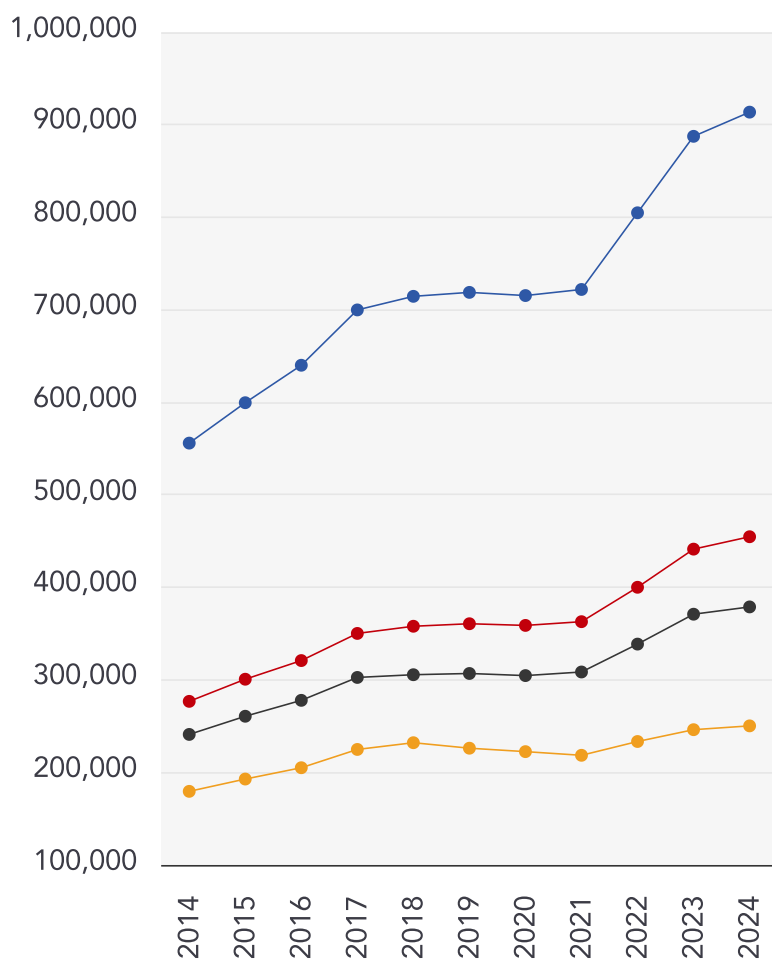
Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	7.5 miles
2	Gatwick North Terminal Shuttle Station	7.52 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.

6 The Parade, Caterways, Horsham, RH12 2AL

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!



/athomeestateagency



/HOMEeagents



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

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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