

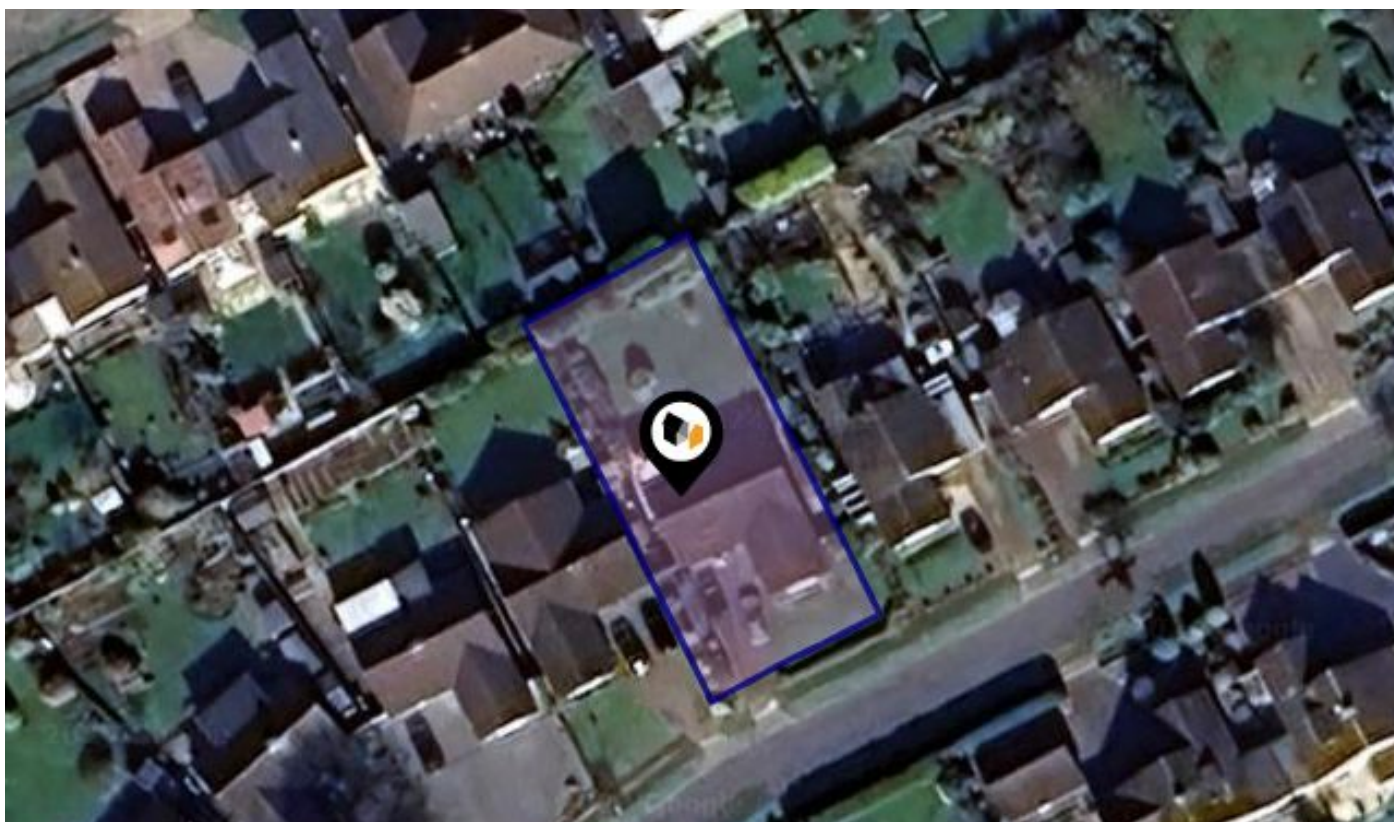


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th May 2024



23, MORRELL AVENUE, HORSHAM, RH12 4DD

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

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www.athomeestates.co.uk





Property

Type:	Detached
Bedrooms:	3
Floor Area:	871 ft ² / 81 m ²
Plot Area:	0.14 acres
Year Built :	1950-1966
Council Tax :	Band E
Annual Estimate:	£2,705
Title Number:	SX42732
UPRN:	100061816535

Last Sold Date:	21/08/2015
Last Sold Price:	£400,000
Last Sold £/ft²:	£458
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

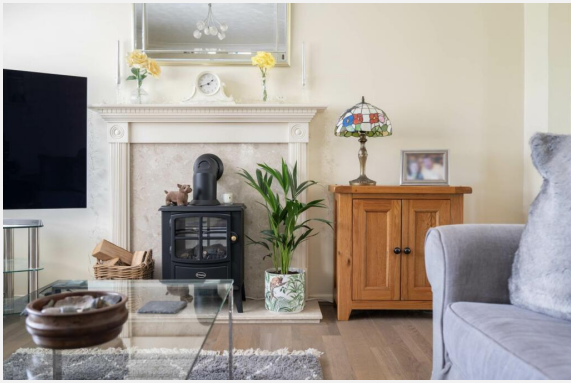
14 mb/s	162 mb/s	1139 mb/s

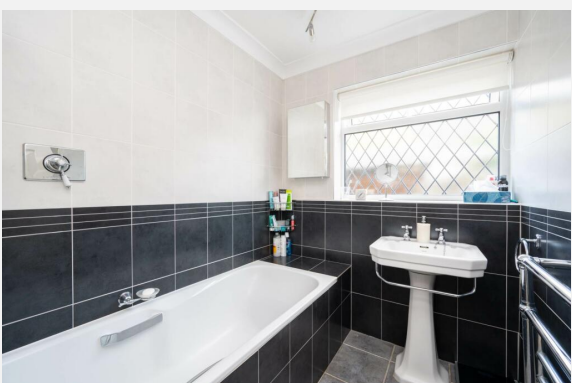
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





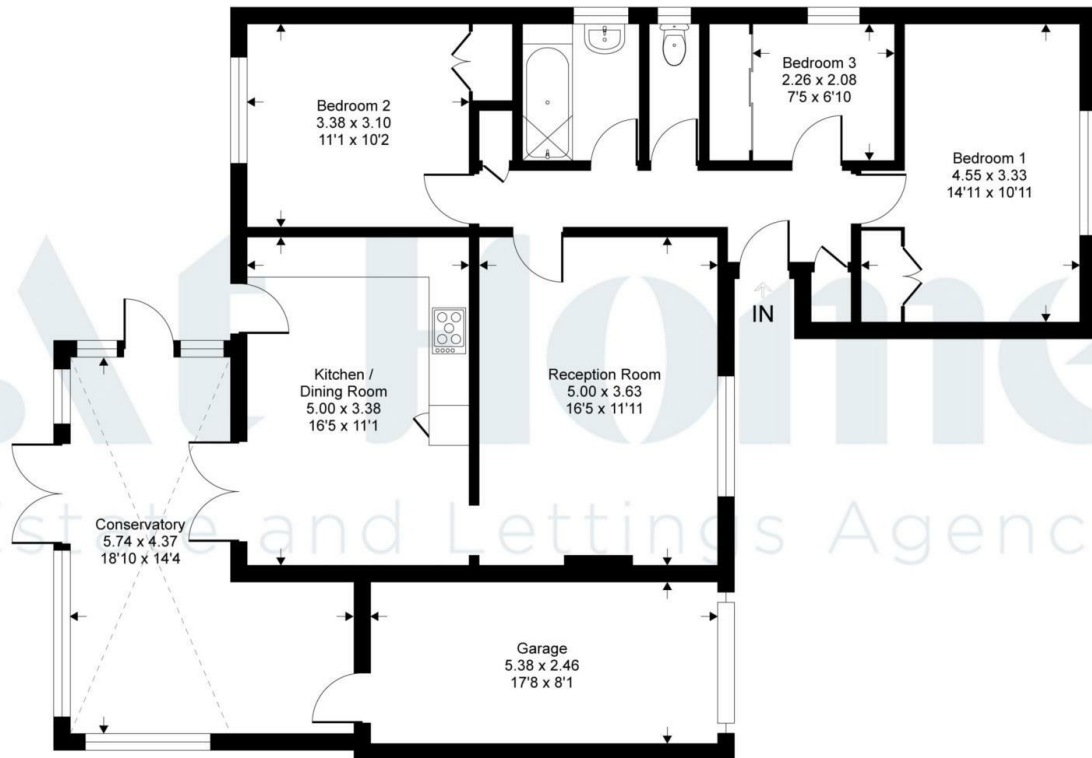




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Morrell Avenue, RH12

Approximate Gross Internal Area = 102 sq m / 1103 sq ft
Approximate Garage Internal Area = 13 sq m / 140 sq ft
Approximate Total Internal Area = 115 sq m / 1243 sq ft



Ground Floor

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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23, Morrell Avenue, RH12 4DD

Energy rating

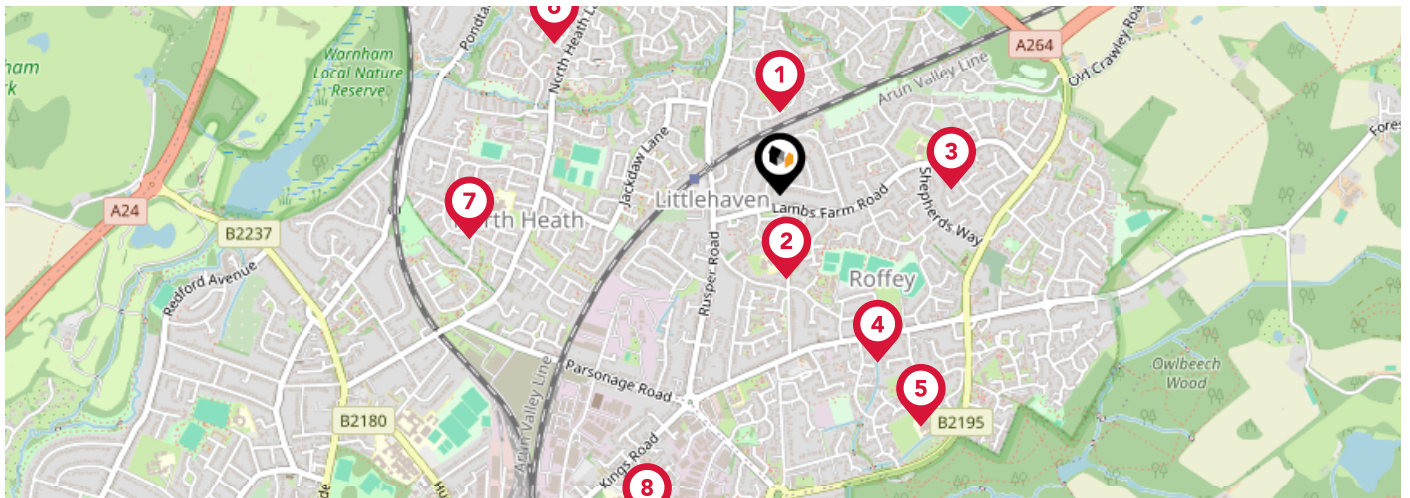
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Valid until 19.04.2025

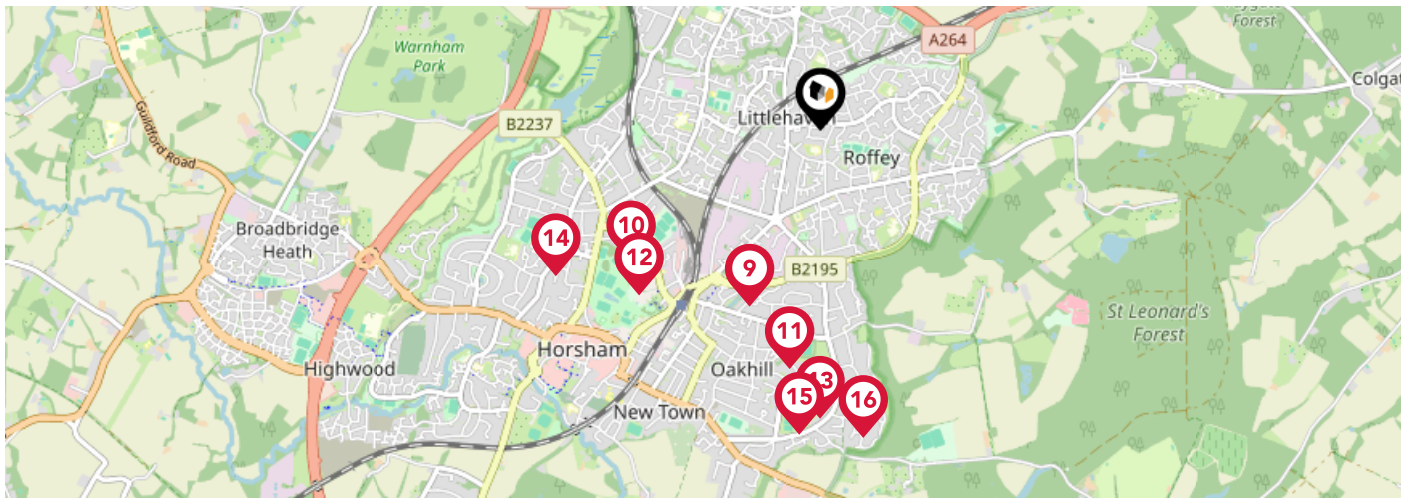
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

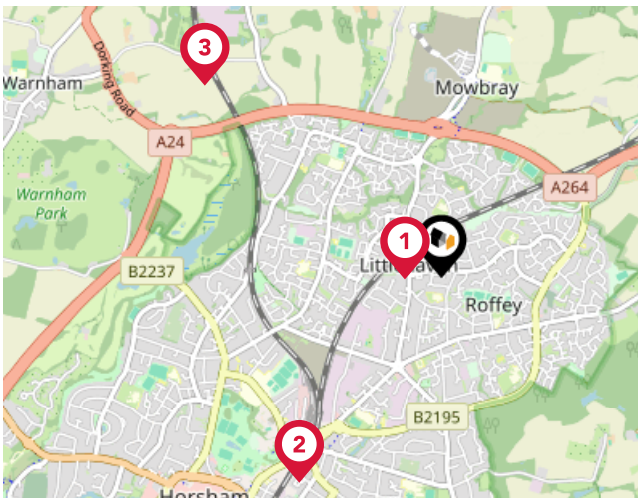
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 38% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 All Saints CofE Primary School, Horsham Ofsted Rating: Good Pupils: 206 Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Littlehaven Infant School Ofsted Rating: Good Pupils: 110 Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good Pupils: 198 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Northolmes Junior School, Horsham Ofsted Rating: Good Pupils: 179 Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Leechpool Primary School Ofsted Rating: Good Pupils: 417 Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Holbrook Primary School Ofsted Rating: Good Pupils: 416 Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 North Heath Community Primary School Ofsted Rating: Good Pupils: 396 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Kingslea Primary School Ofsted Rating: Good Pupils: 426 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

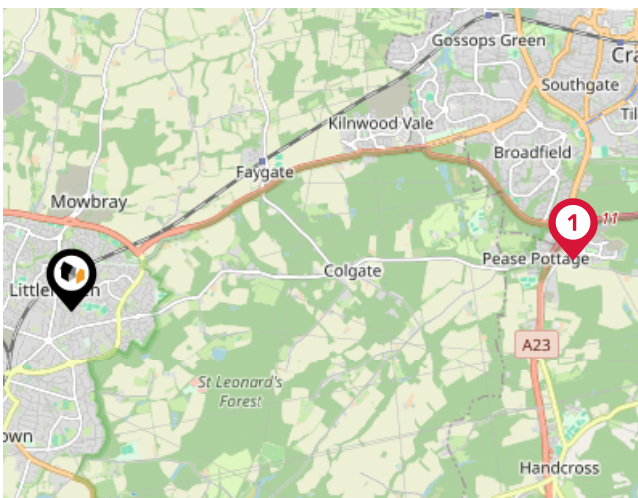


	Nursery	Primary	Secondary	College	Private
<p>9 Horsham Nursery School Ofsted Rating: Good Pupils: 118 Distance:0.88</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The College of Richard Collyer In Horsham Ofsted Rating: Outstanding Pupils:0 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Millais School Ofsted Rating: Outstanding Pupils: 1522 Distance:1.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Bohunt Horsham Ofsted Rating: Not Rated Pupils: 120 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 102 Distance:1.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Trafalgar Community Infant School Ofsted Rating: Good Pupils: 239 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Forest School Ofsted Rating: Good Pupils: 1072 Distance:1.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



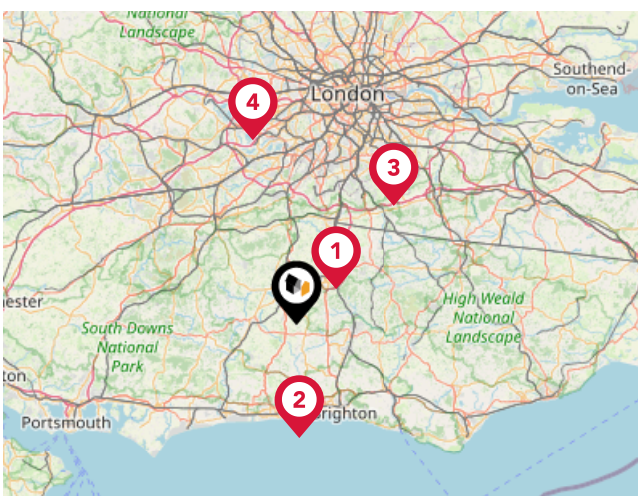
National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.17 miles
2	Horsham Rail Station	1.16 miles
3	Warnham Rail Station	1.43 miles



Trunk Roads/Motorways

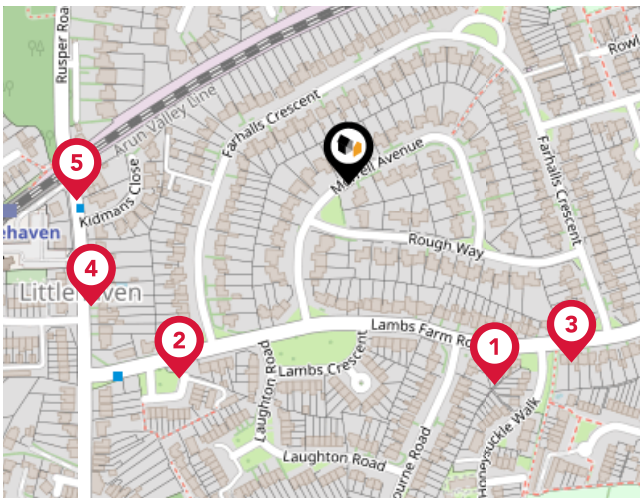
Pin	Name	Distance
1	M23 J11	4.71 miles
2	M23 J10A	7.17 miles
3	M23 J9A	8.54 miles
4	M23 J10	7.97 miles
5	M23 J9	9.15 miles



Airports/Helipads

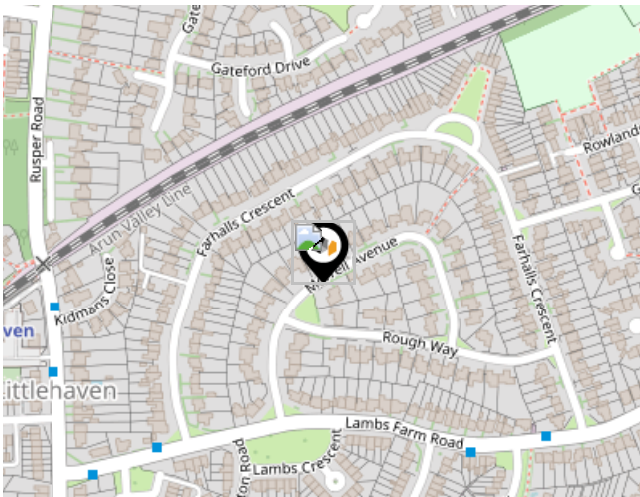
Pin	Name	Distance
1	London Gatwick Airport	8.11 miles
2	Shoreham Brighton City Airport	17.09 miles
3	Biggin Hill Airport	22.79 miles
4	London Heathrow Airport	28.04 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hawkesbourne Road	0.14 miles
2	Luxford Close	0.15 miles
3	Farhalls Crescent	0.17 miles
4	Littlehaven Station	0.17 miles
5	Railway Station	0.16 miles

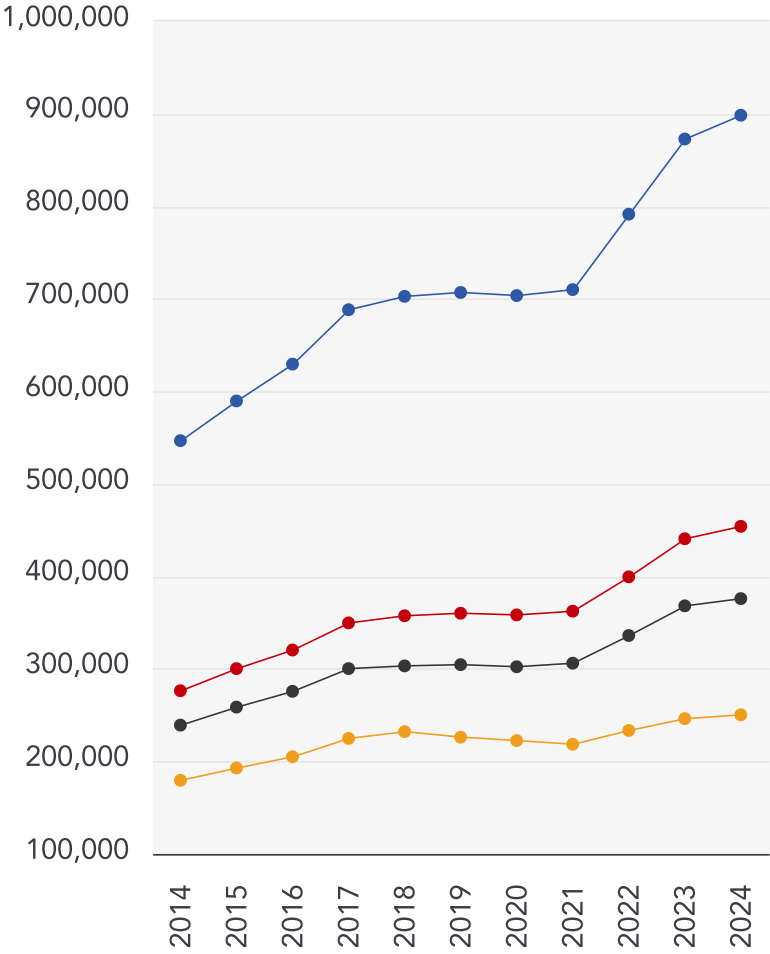


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	7.88 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.

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help@athomeestates.co.uk

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Estate and Lettings Agency

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