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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th June 2024



39, QUEEN STREET, HORSHAM, RH13 5AA

At Home Estate And Lettings Agency

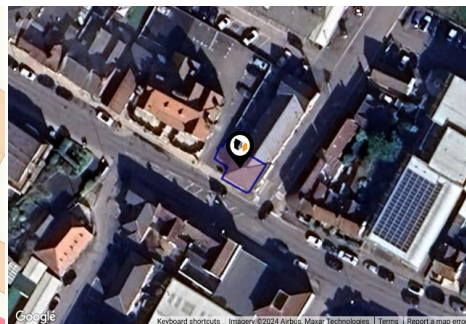
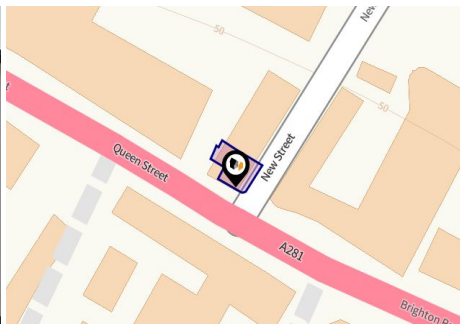
12 Church Street, Storrington, RH20 4LA

01903741212

james@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	538 ft ² / 50 m ²
Plot Area:	0.02 acres
Year Built :	2021
Council Tax :	Band B
Annual Estimate:	£1,721
Title Number:	WSX431072
UPRN:	10094146286

Last Sold Date:	18/02/2022
Last Sold Price:	£289,000
Last Sold £/ft²:	£537
Tenure:	Leasehold
Term Remaining:	-

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

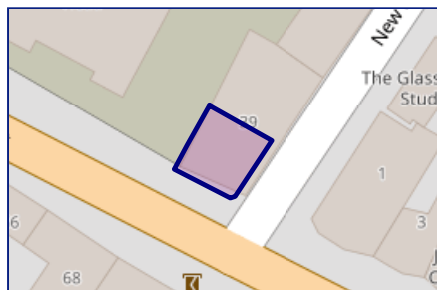
This Address

Planning records for: **39, Queen Street, Horsham, RH13 5AA**

Reference - HU/29/97	
Decision:	Decided
Date:	29th January 1997
Description:	Demolition of oven housing to provide new access and alterations to store room Site: 39 Queen Street Horsham

Reference - HU/324/96	
Decision:	Decided
Date:	14th November 1996
Description:	Opening of bricked-up doorway to form parking area for van Site: 39 Queen Street Horsham

Freehold Title Plan

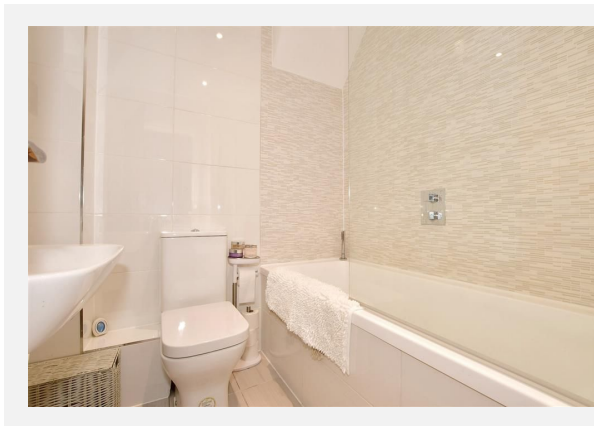
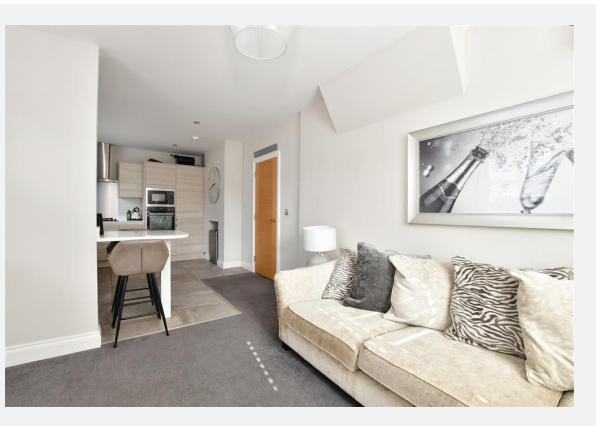
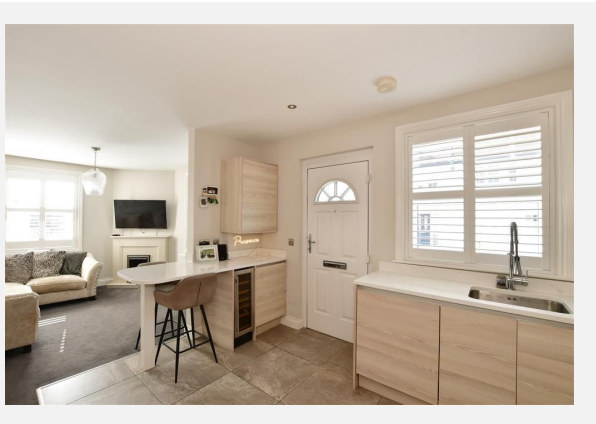


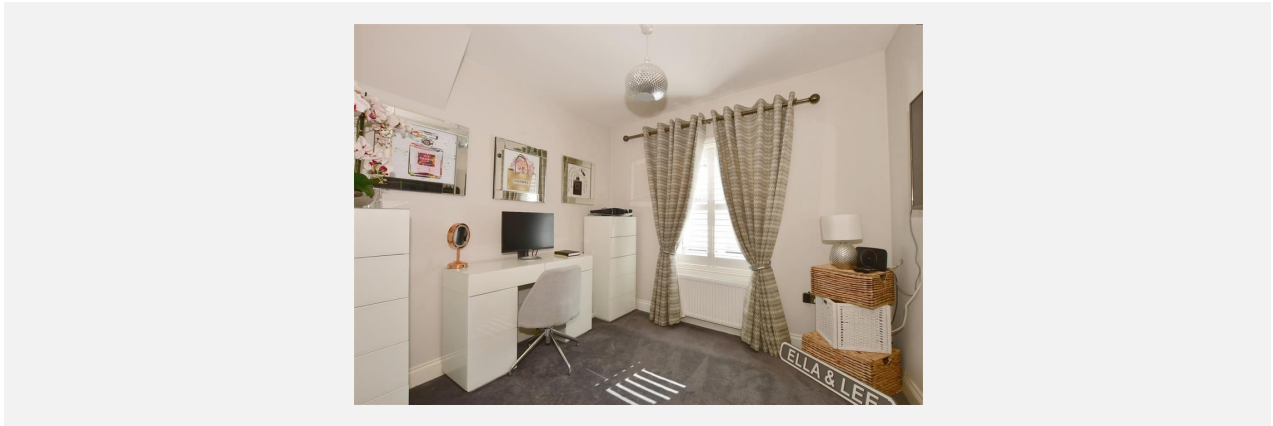
WSX238521

Leasehold Title Plan



WSX431072

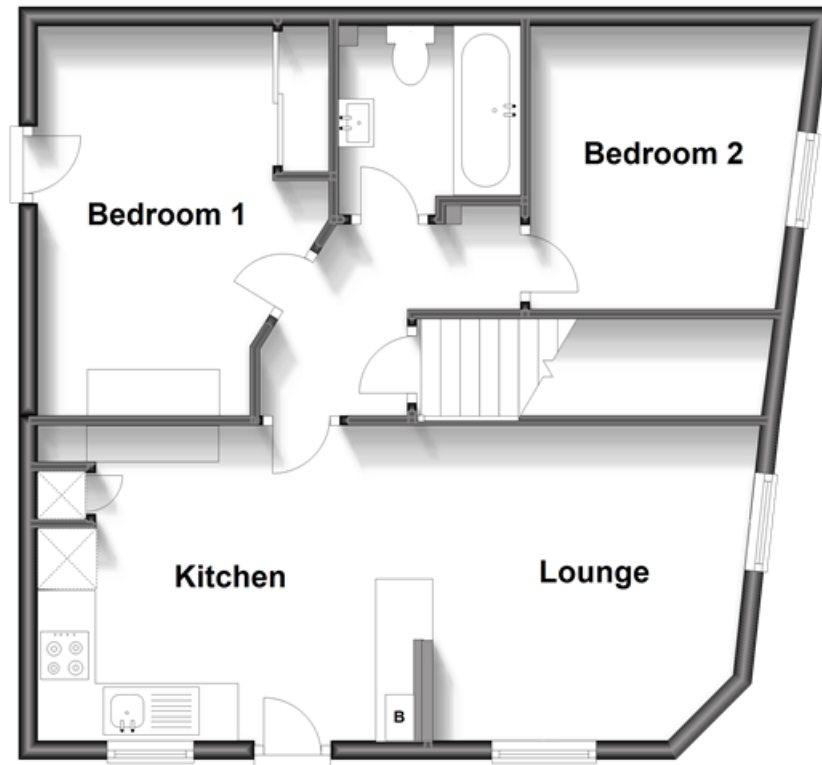




39, QUEEN STREET, HORSHAM, RH13 5AA

Ground Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



39, QUEEN STREET, HORSHAM, RH13 5AA

Basement

Approx. 27.1 sq. metres (292.1 sq. feet)



39, Queen Street, RH13 5AA

Energy rating

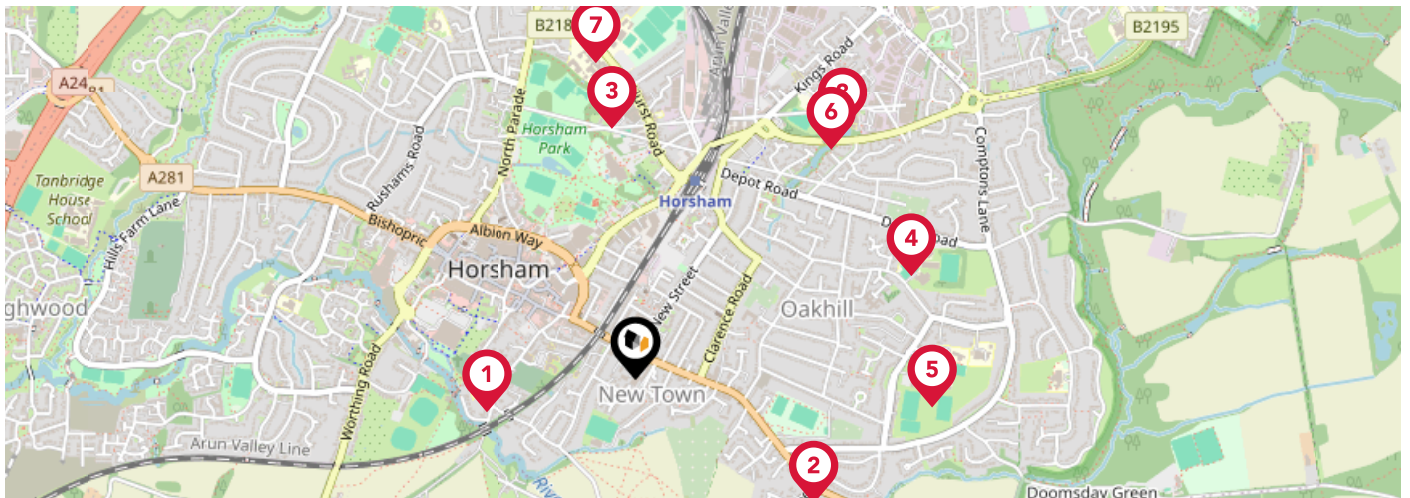
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Valid until 08.06.2031

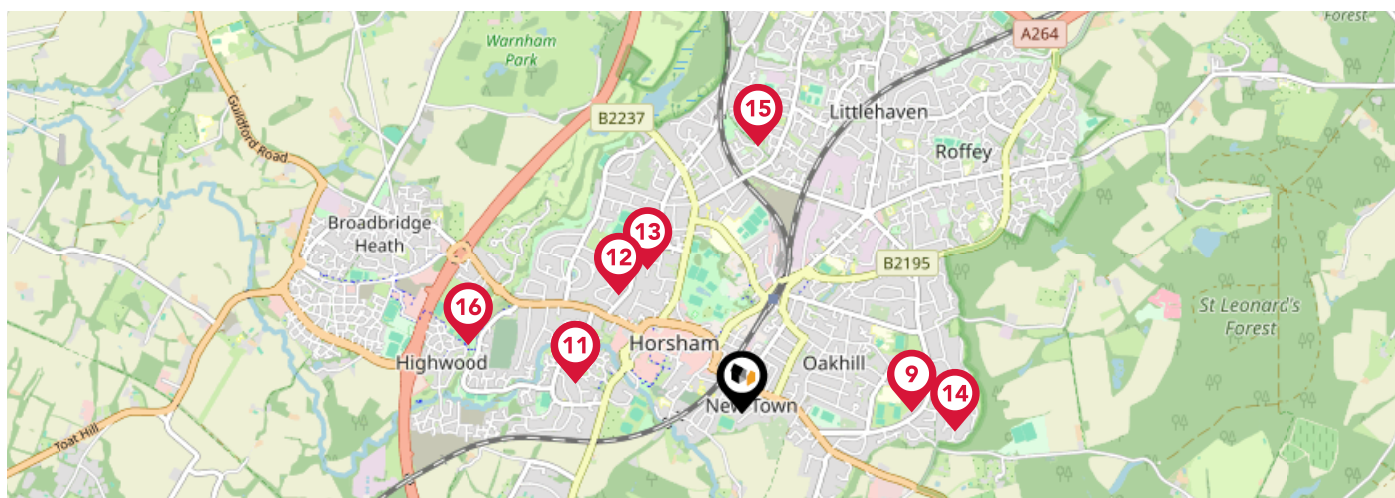
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	1
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.30 W/m ² K
Walls Energy:	Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.66 W/m ² K
Total Floor Area:	50 m ²



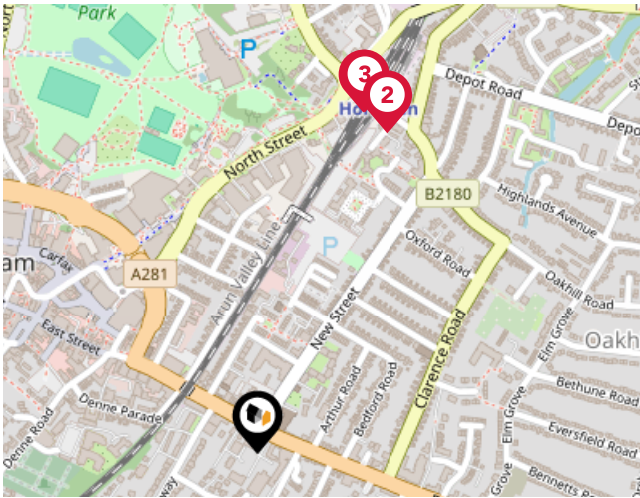
	Nursery	Primary	Secondary	College	Private
1 St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Bohunt Horsham Ofsted Rating: Not Rated Pupils: 120 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Millais School Ofsted Rating: Outstanding Pupils: 1522 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Forest School Ofsted Rating: Good Pupils: 1072 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Horsham Nursery School Ofsted Rating: Good Pupils: 118 Distance:0.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 The College of Richard Collyer In Horsham Ofsted Rating: Outstanding Pupils:0 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Kingslea Primary School Ofsted Rating: Good Pupils: 426 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 102 Distance:0.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St John's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Arunside School, Horsham Ofsted Rating: Good Pupils: 360 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Greenway Academy Ofsted Rating: Good Pupils: 385 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Trafalgar Community Infant School Ofsted Rating: Good Pupils: 239 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 North Heath Community Primary School Ofsted Rating: Good Pupils: 396 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Tanbridge House School Ofsted Rating: Outstanding Pupils: 1544 Distance:1.32</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

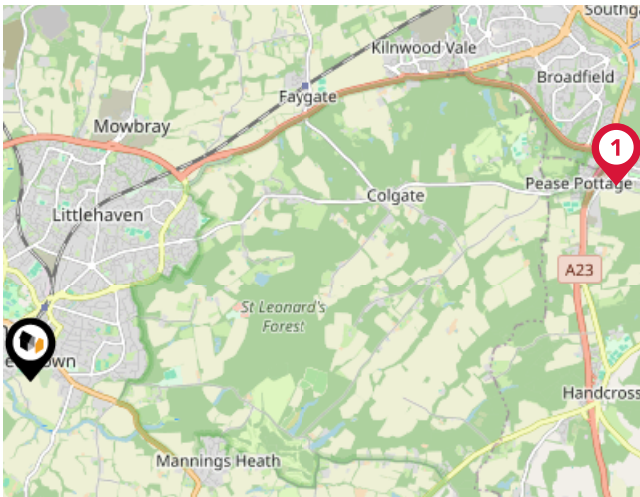
Area

Transport (National)



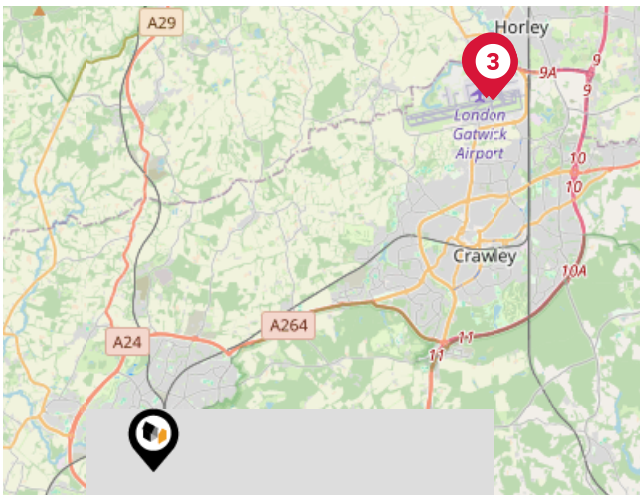
National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	0.42 miles
2	Horsham Rail Station	0.4 miles
3	Horsham Rail Station	0.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	5.77 miles
2	M23 J10A	8.34 miles
3	M23 J10	9.33 miles
4	M23 J9A	10.03 miles
5	M23 J9	10.61 miles

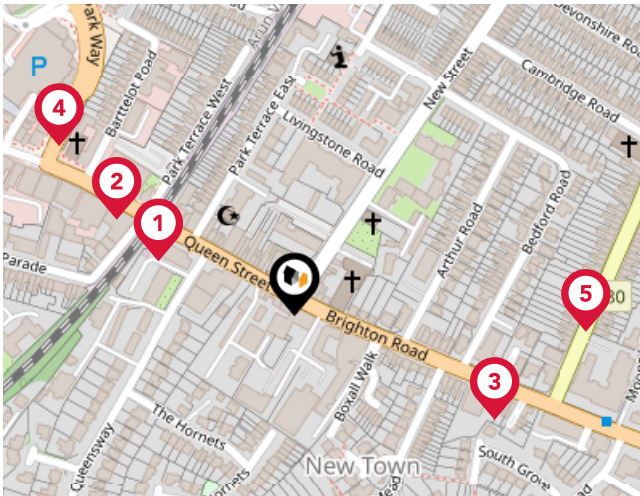


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport North Terminal	9.31 miles
2	London Gatwick Airport North Terminal	9.37 miles
3	London Gatwick Airport North Terminal	9.38 miles
4	London Gatwick Airport North Terminal	9.43 miles

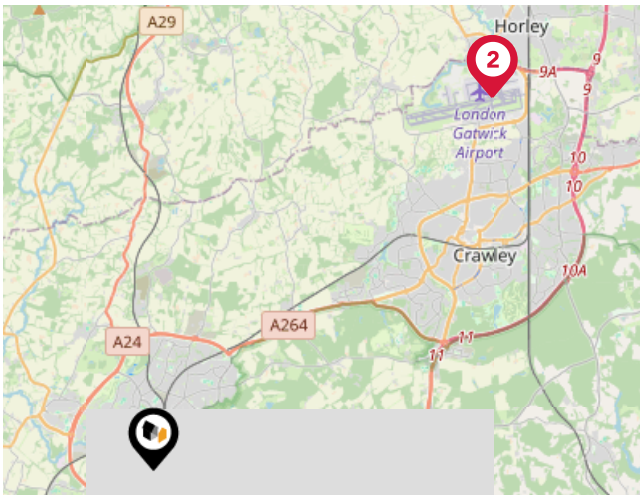
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Denne Road	0.09 miles
2	Denne Road	0.12 miles
3	Clarence Road	0.13 miles
4	Park Way	0.17 miles
5	Brighton Road	0.17 miles



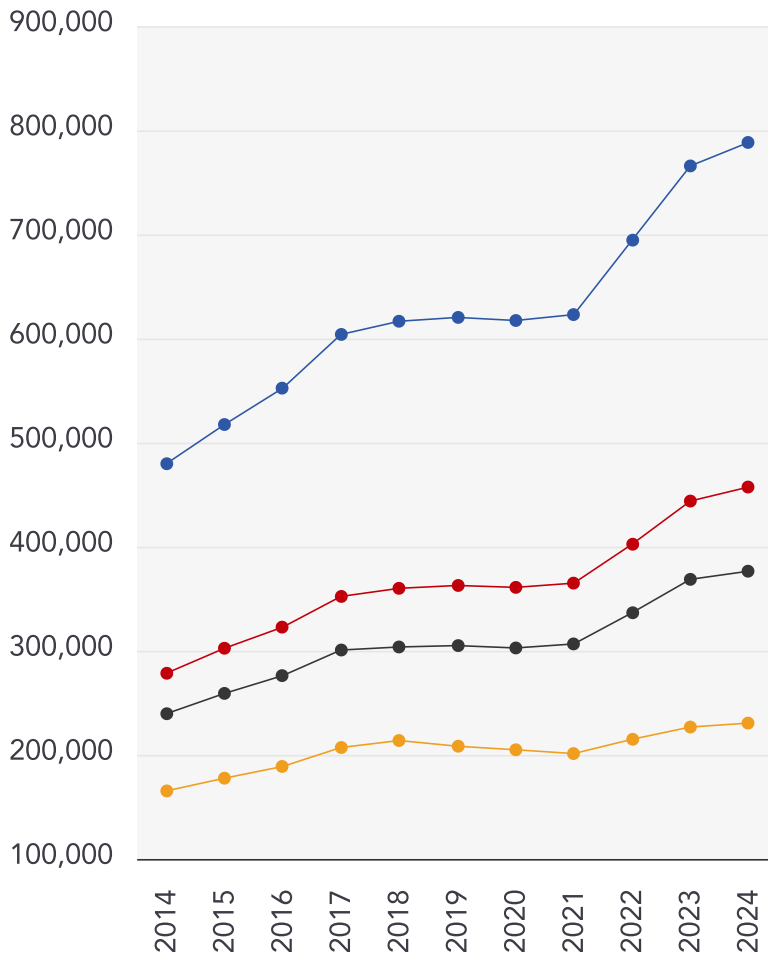
Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	9.39 miles
2	Gatwick North Terminal Shuttle Station	9.41 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RH13



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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