

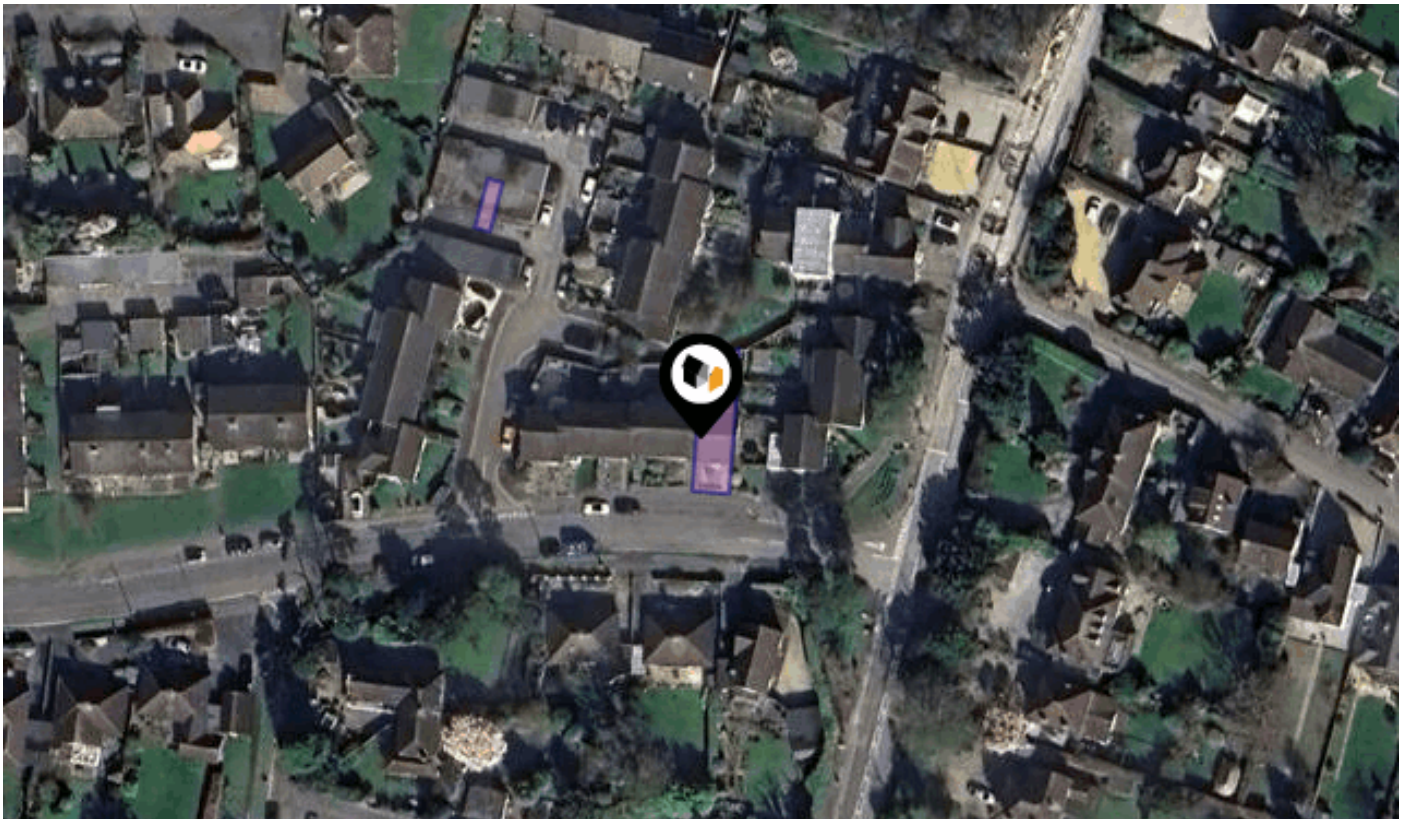


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th June 2024



147, BLACKBRIDGE LANE, HORSHAM, RH12 1SD

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:	17/01/2018
Bedrooms:	3	Last Sold Price:	£370,000
Floor Area:	1,001 ft ² / 93 m ²	Last Sold £/ft²:	£369
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,213		
Title Number:	SX146255		
UPRN:	100061804707		

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)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



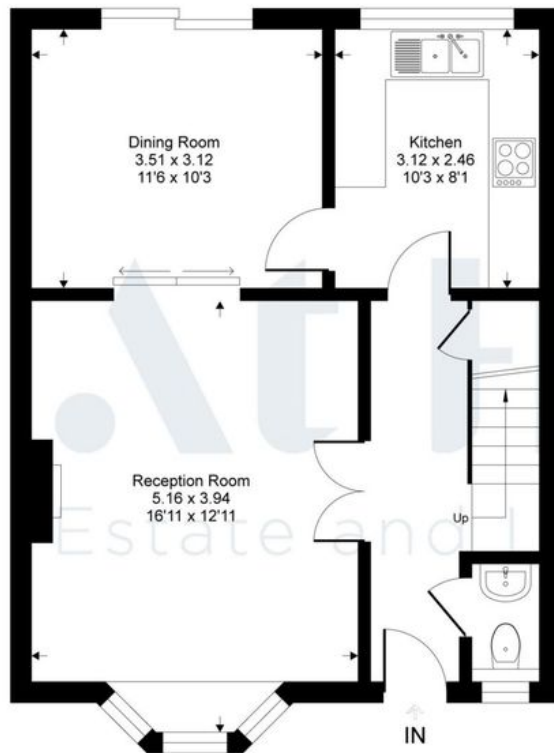




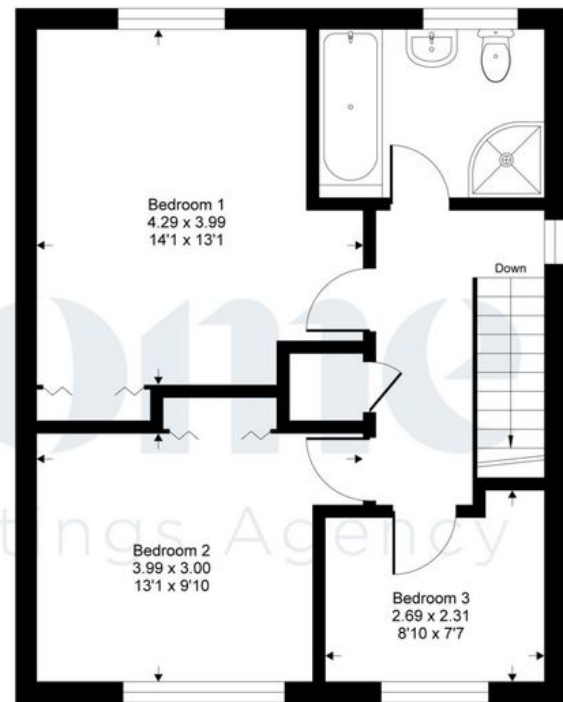


147, BLACKBRIDGE LANE, HORSHAM, RH12 1SD

Blackbridge Lane, RH12
Approximate Gross Internal Area = 97 sq m / 1048 sq ft



Ground Floor



First 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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147, Blackbridge Lane, RH12 1SD

Energy rating

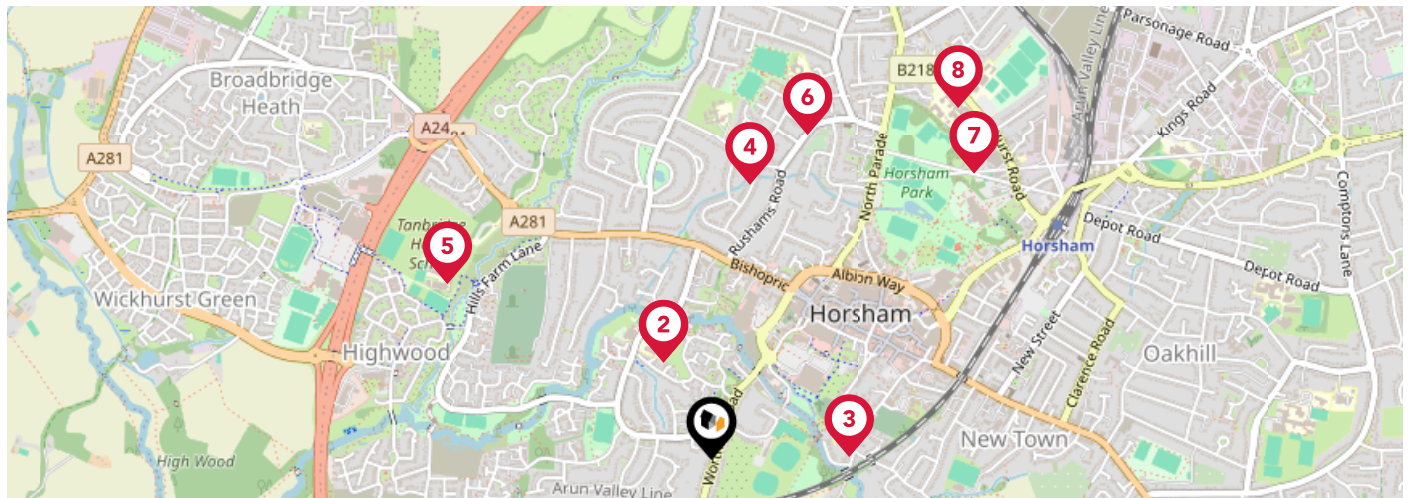
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Valid until 23.08.2027

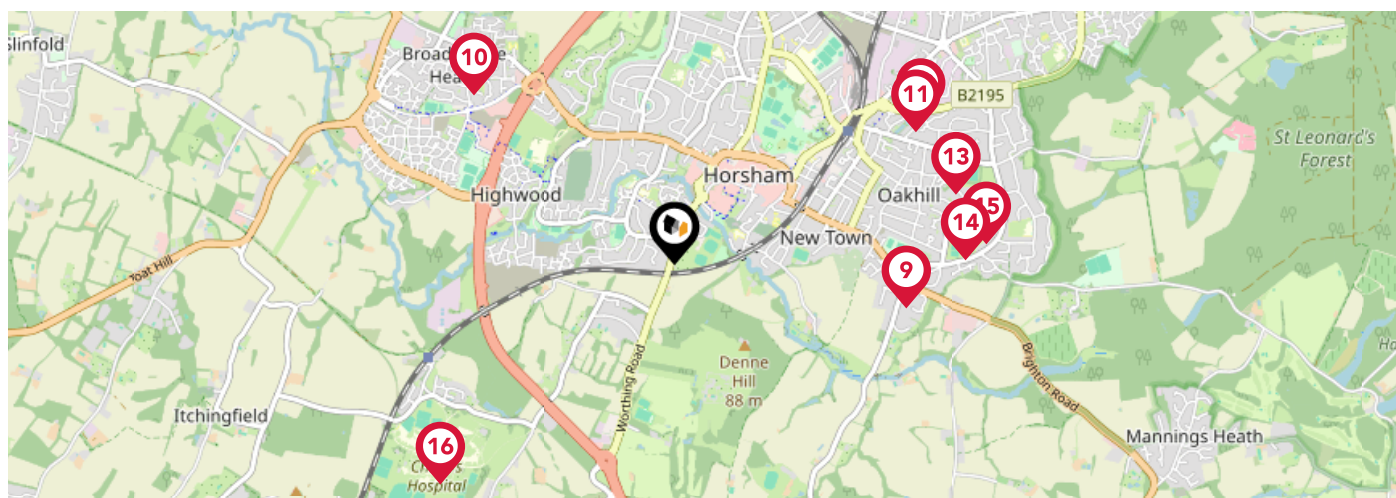
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		








Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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, 250 mm loft insulation
Roof Energy:	Good
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 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	93 m ²



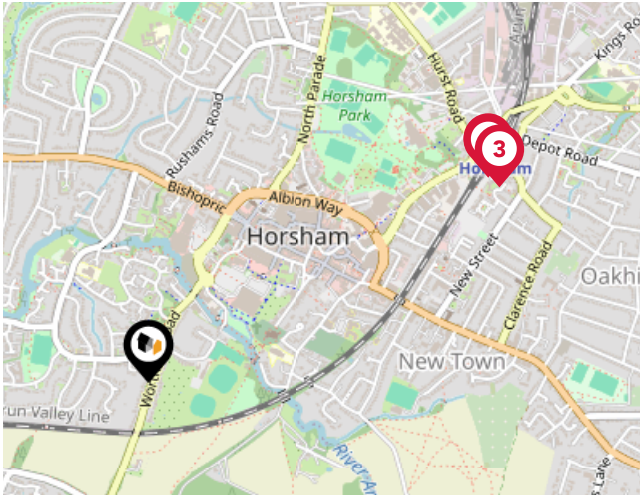
	Nursery	Primary	Secondary	College	Private
<p>1 St John's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Arunside School, Horsham Ofsted Rating: Good Pupils: 360 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Greenway Academy Ofsted Rating: Good Pupils: 385 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Tanbridge House School Ofsted Rating: Outstanding Pupils: 1544 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Trafalgar Community Infant School Ofsted Rating: Good Pupils: 239 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Bohunt Horsham Ofsted Rating: Not Rated Pupils: 120 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 The College of Richard Collyer In Horsham Ofsted Rating: Outstanding Pupils:0 Distance:1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Shelley Primary School Ofsted Rating: Good Pupils: 366 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Horsham Nursery School Ofsted Rating: Good Pupils: 118 Distance:1.28	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingslea Primary School Ofsted Rating: Good Pupils: 426 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Millais School Ofsted Rating: Outstanding Pupils: 1522 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Forest School Ofsted Rating: Good Pupils: 1072 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 102 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Christ's Hospital Ofsted Rating: Not Rated Pupils: 874 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

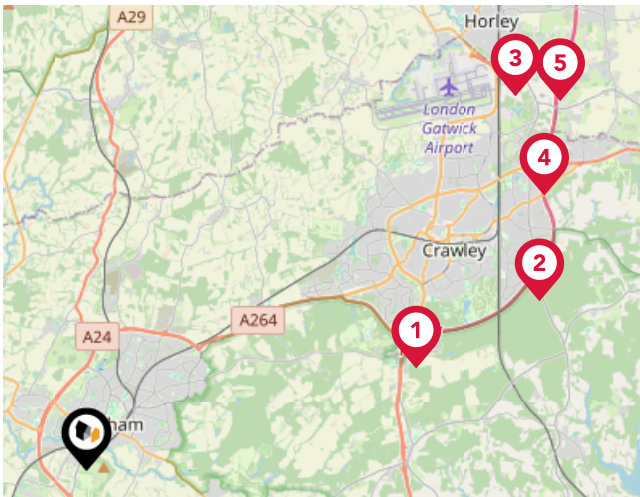
Area

Transport (National)



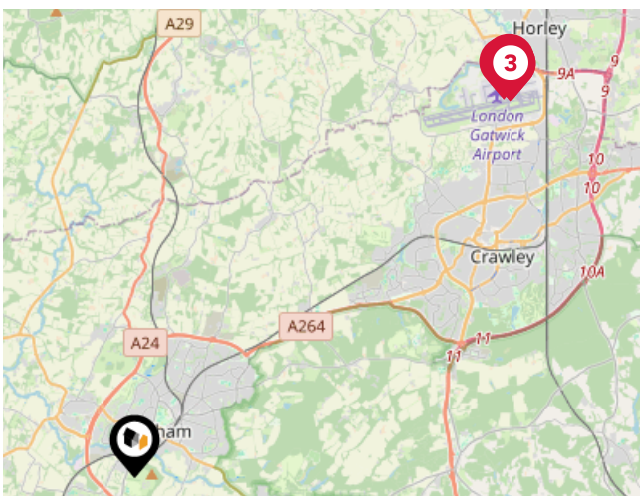
National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	0.93 miles
2	Horsham Rail Station	0.93 miles
3	Horsham Rail Station	0.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	6.43 miles
2	M23 J10A	9 miles
3	M23 J9A	10.58 miles
4	M23 J10	9.94 miles
5	M23 J9	11.18 miles

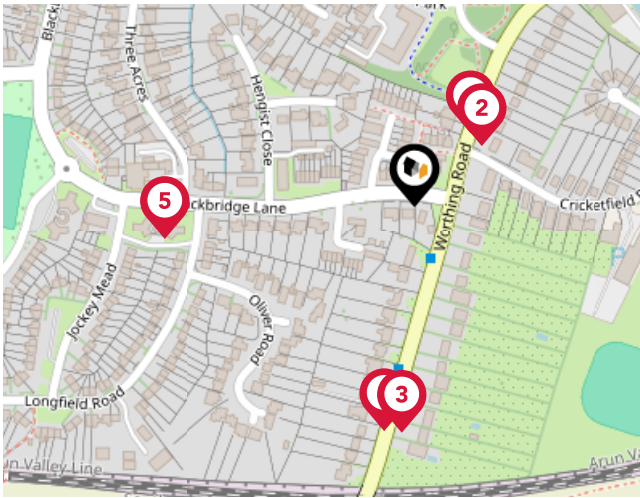


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport North Terminal	9.82 miles
2	London Gatwick Airport North Terminal	9.9 miles
3	London Gatwick Airport North Terminal	9.9 miles
4	London Gatwick Airport North Terminal	9.94 miles

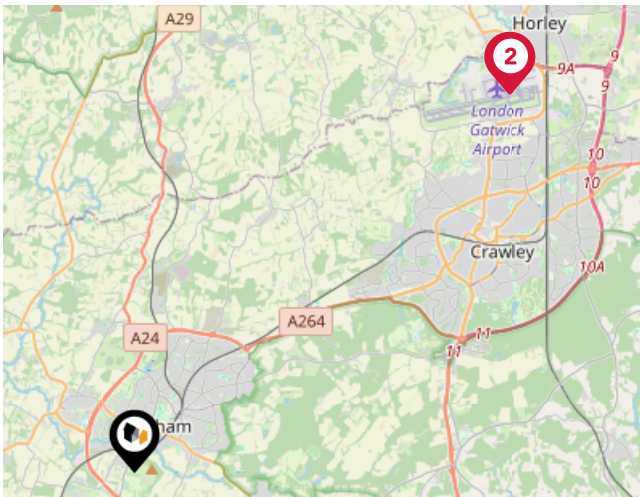
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cricketfield Road	0.05 miles
2	Cricketfield Road	0.05 miles
3	Larksfield	0.13 miles
4	Larksfield	0.13 miles
5	Blackbridge Lane Shops	0.15 miles



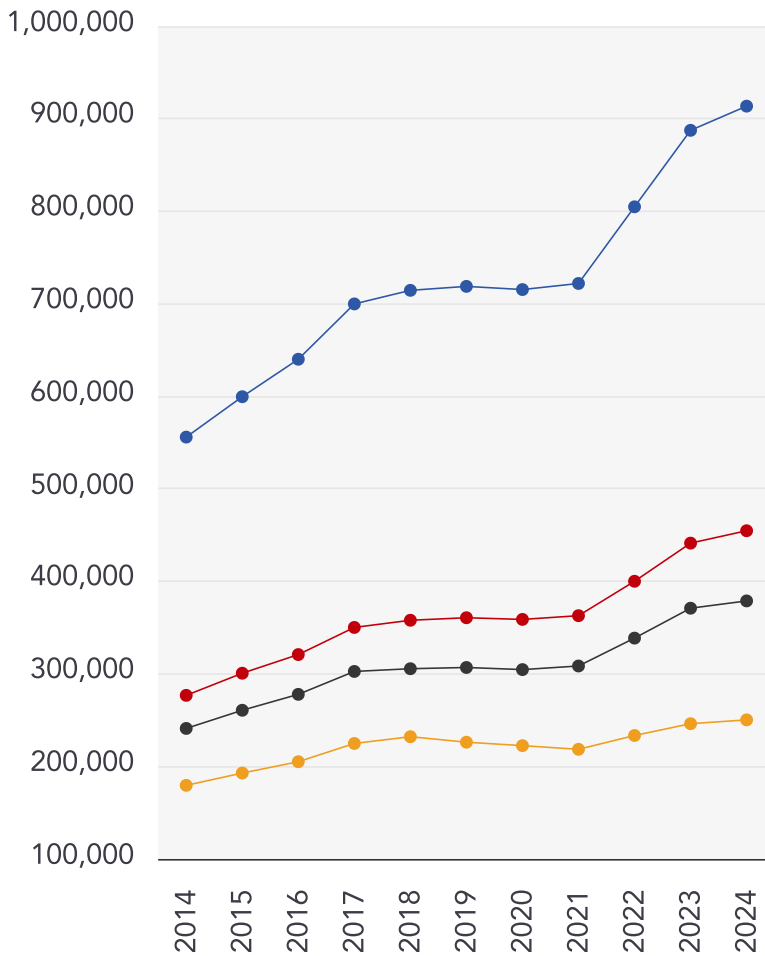
Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	9.91 miles
2	Gatwick North Terminal Shuttle Station	9.93 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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At Home Estate And Lettings Agency

12 Church Street, Storrington, RH20 4LA

01903741212

james@athomeestates.co.uk

www.athomeestates.co.uk

