

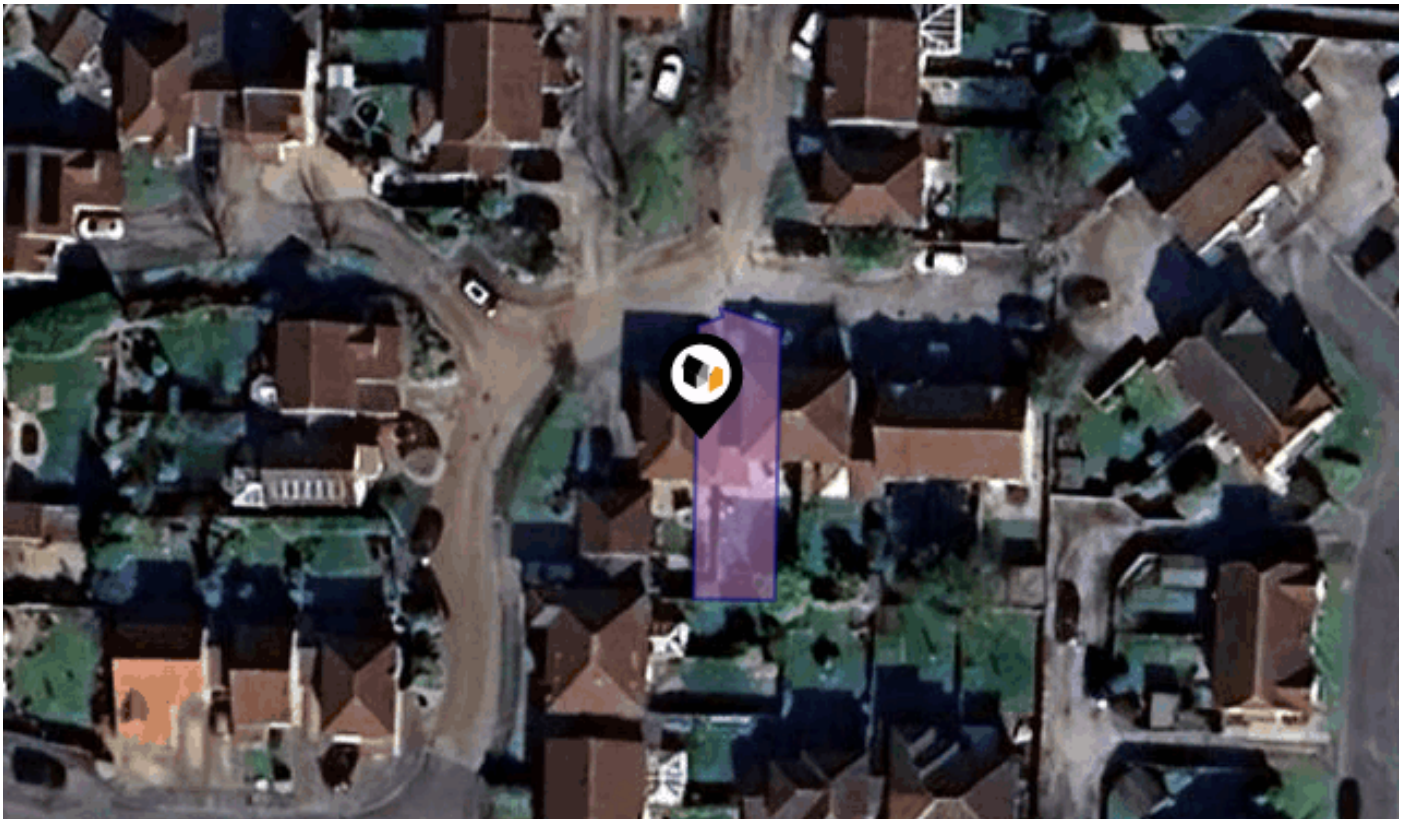


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13<sup>th</sup> June 2024



**24, BAMBOROUGH CLOSE, SOUTHWATER, HORSHAM,  
RH13 9XF**

## At Home Estate And Lettings Agency

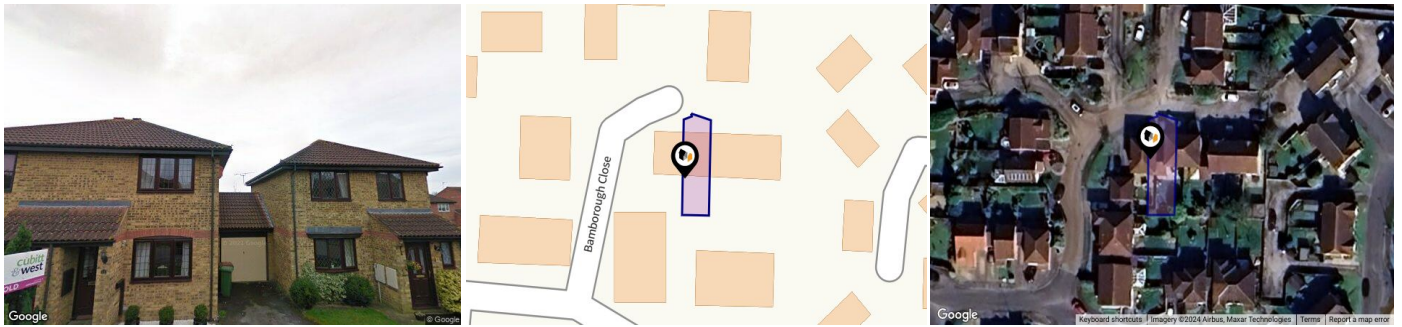
12 Church Street, Storrington, RH20 4LA

01903741212

james@athomeestates.co.uk

www.athomeestates.co.uk





## Property

|                         |   |
|-------------------------|---|
| <b>Type:</b>            | Semi-Detached                           |
| <b>Bedrooms:</b>        | 2                                       |
| <b>Floor Area:</b>      | 581 ft <sup>2</sup> / 54 m <sup>2</sup> |
| <b>Plot Area:</b>       | 0.04 acres                              |
| <b>Year Built :</b>     | 1983-1990                               |
| <b>Council Tax :</b>    | Band C                                  |
| <b>Annual Estimate:</b> | £1,967                                  |
| <b>Title Number:</b>    | WSX125272                               |
| <b>UPRN:</b>            | 100061803586                            |

|                                    |            |
|------------------------------------|------------|
| <b>Last Sold Date:</b>             | 29/05/2020 |
| <b>Last Sold Price:</b>            | £290,000   |
| <b>Last Sold £/ft<sup>2</sup>:</b> | £508       |
| <b>Tenure:</b>                     | Freehold   |

## Local Area

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

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

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>15</b><br>mb/s | <b>80</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                   |                     |

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



### Satellite/Fibre TV Availability:



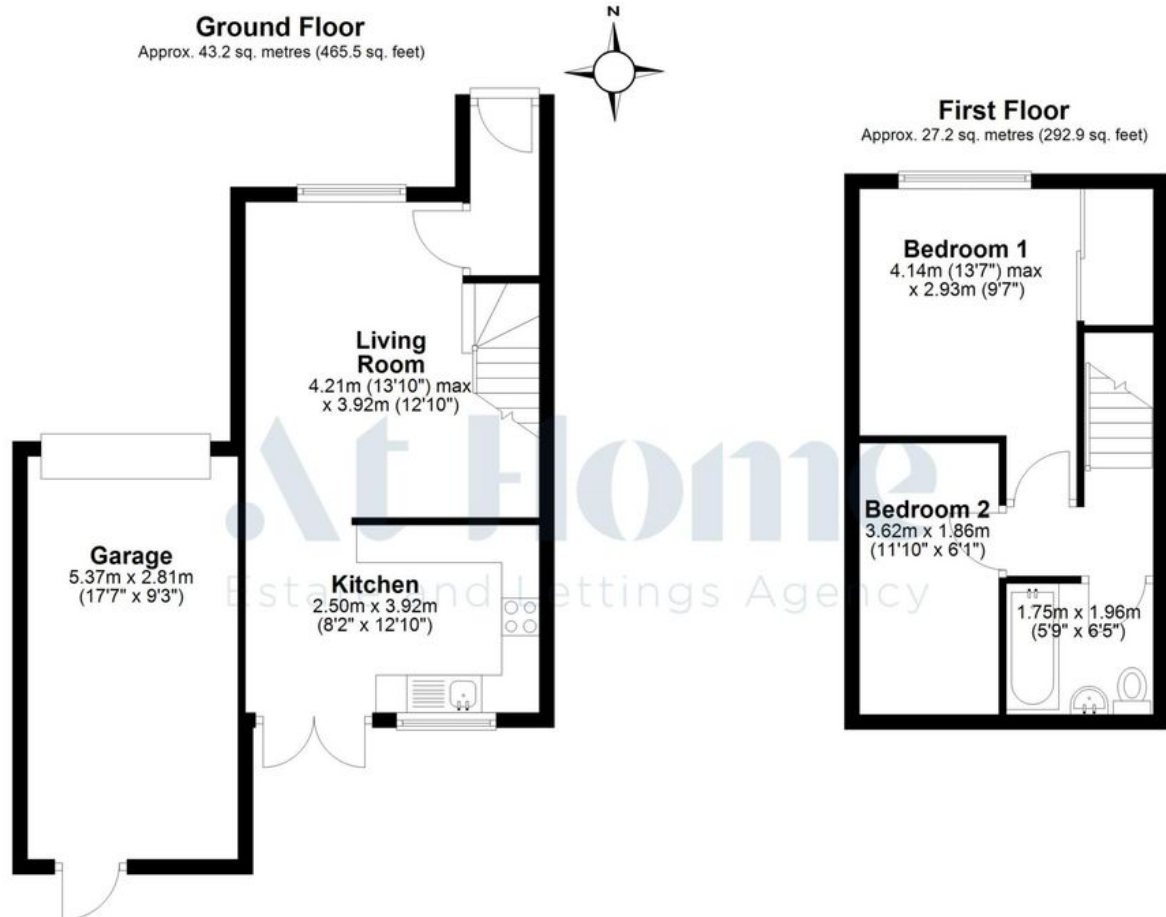








24, BAMBOROUGH CLOSE, SOUTHWATER, HORSHAM,  
RH13 9XF



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee of their operability or efficiency can be given.  
Plan produced using PlanUp.

24 Bamborough Close, Southwater, RH13 9XF

Energy rating

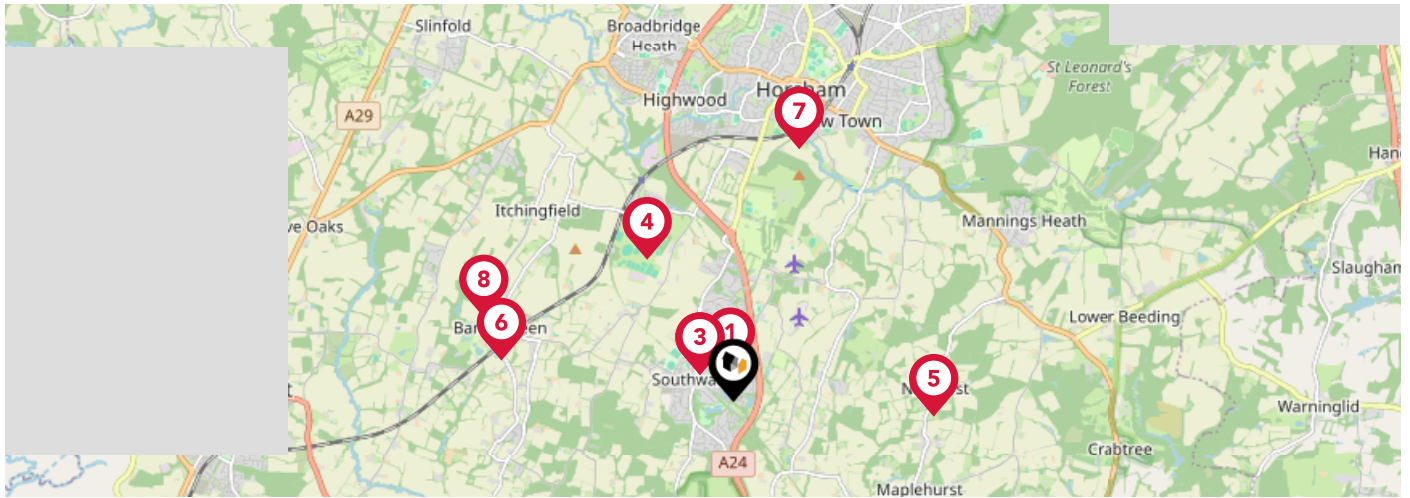
**D**

Valid until 04.12.2032

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 84   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      | 63   <b>D</b> |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

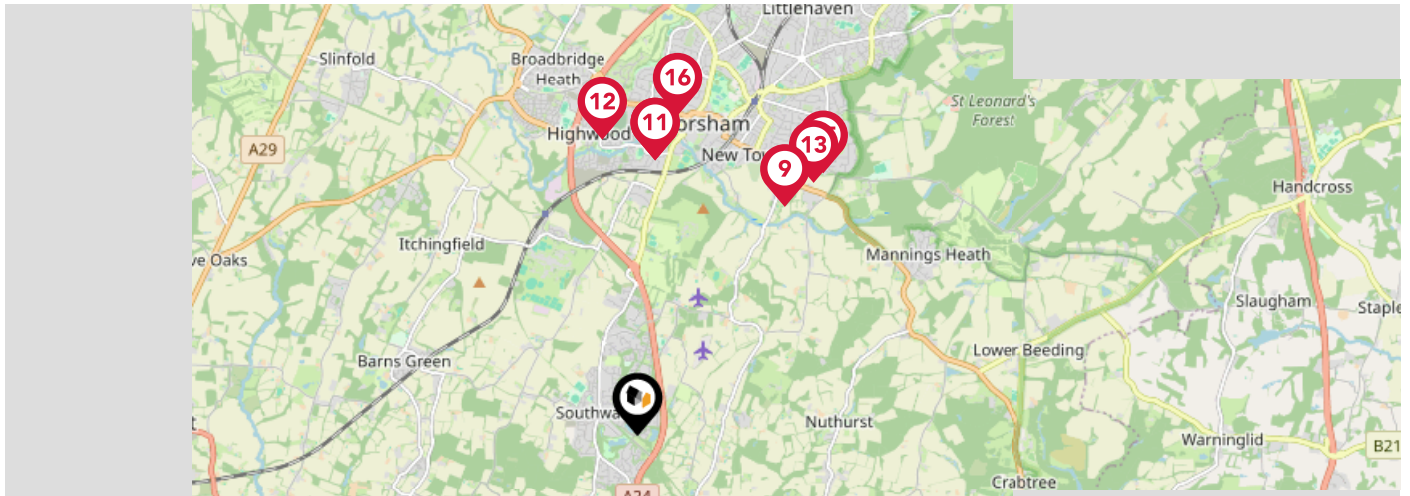
### Additional EPC Data









|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House                                       |
| <b>Build Form:</b>                  | Semi-Detached                               |
| <b>Transaction Type:</b>            | Marketed sale                               |
| <b>Energy Tariff:</b>               | Dual  |
| <b>Main Fuel:</b>                   | Mains gas (not community)                   |
| <b>Main Gas:</b>                    | Yes   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing, unknown install date        |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                     |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)  |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, insulated (assumed)                |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas             |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs        |
| <b>Hot Water System:</b>            | From main system                            |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 50% of fixed outlets |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)          |
| <b>Total Floor Area:</b>            | 54 m <sup>2</sup>                           |



|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Castlewood Primary School</b><br>Ofsted Rating: Good   Pupils: 193   Distance:0.3                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Southwater Infant Academy</b><br>Ofsted Rating: Outstanding   Pupils: 290   Distance:0.41          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Southwater Junior Academy</b><br>Ofsted Rating: Good   Pupils: 455   Distance:0.41                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Christ's Hospital</b><br>Ofsted Rating: Not Rated   Pupils: 874   Distance:1.55                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St Andrew's CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 129   Distance:1.88           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Barns Green Primary School</b><br>Ofsted Rating: Requires Improvement   Pupils: 125   Distance:2.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St Mary's CofE (Aided) Primary School</b><br>Ofsted Rating: Good   Pupils: 208   Distance:2.43     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Muntham House School</b><br>Ofsted Rating: Good   Pupils: 77   Distance:2.46                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

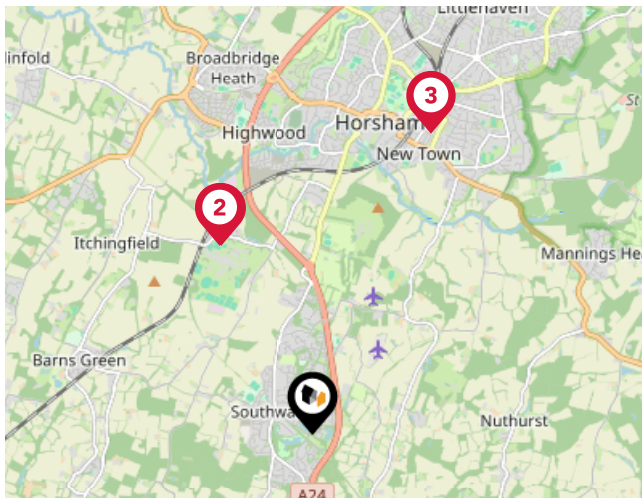




|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Littlehaven Educational Trust</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:2.54                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>St John's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 190   Distance:2.58                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Arunside School, Horsham</b><br>Ofsted Rating: Good   Pupils: 360   Distance:2.58                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Tanbridge House School</b><br>Ofsted Rating: Outstanding   Pupils: 1544   Distance:2.78                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Forest School</b><br>Ofsted Rating: Good   Pupils: 1072   Distance:2.88                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Shipley CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 68   Distance:2.98                            | <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><br>Ofsted Rating: Outstanding   Pupils: 102   Distance:3 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Greenway Academy</b><br>Ofsted Rating: Good   Pupils: 385   Distance:3.01                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

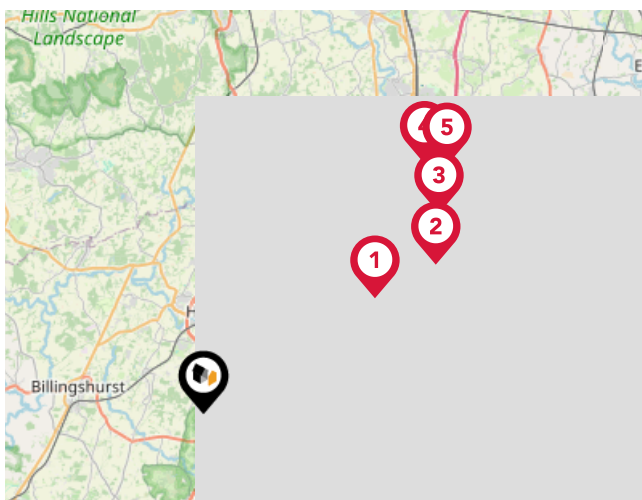
# Area

## Transport (National)



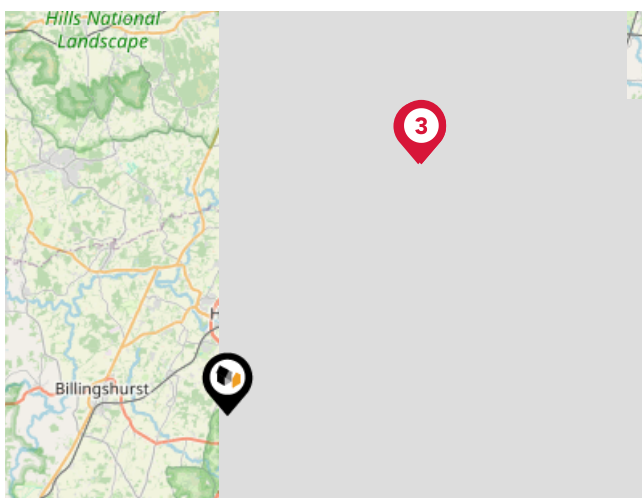
### National Rail Stations

| Pin | Name                           | Distance   |
|-----|--------------------------------|------------|
| 1   | Christ's Hospital Rail Station | 1.96 miles |
| 2   | Christ's Hospital Rail Station | 1.97 miles |
| 3   | Horsham Rail Station           | 3.01 miles |



### Trunk Roads/Motorways

| Pin | Name     | Distance    |
|-----|----------|-------------|
| 1   | M23 J11  | 7.71 miles  |
| 2   | M23 J10A | 10.3 miles  |
| 3   | M23 J10  | 11.55 miles |
| 4   | M23 J9A  | 12.44 miles |
| 5   | M23 J9   | 12.96 miles |

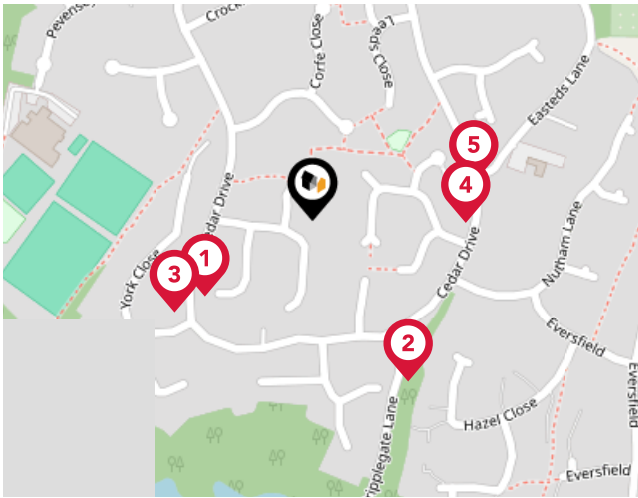


### Airports/Helipads

| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | London Gatwick Airport North Terminal | 11.79 miles |
| 2   | London Gatwick Airport North Terminal | 11.85 miles |
| 3   | London Gatwick Airport North Terminal | 11.85 miles |
| 4   | London Gatwick Airport North Terminal | 11.9 miles  |

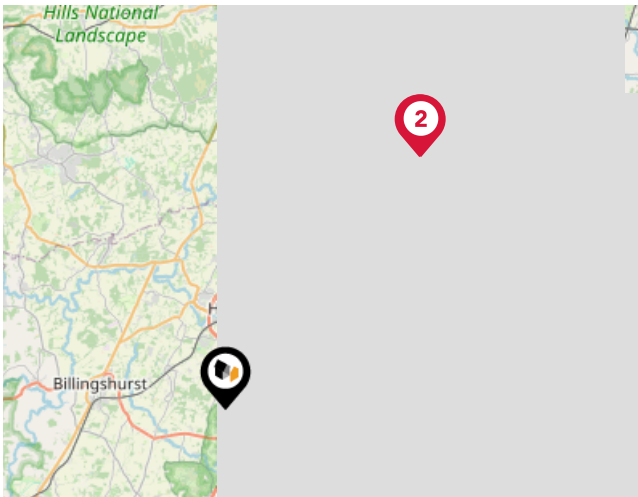
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | York Close       | 0.08 miles |
| 2   | Cripplegate Lane | 0.11 miles |
| 3   | York Close       | 0.1 miles  |
| 4   | Easteds Lane     | 0.09 miles |
| 5   | Easteds Lane     | 0.1 miles  |



### Local Connections

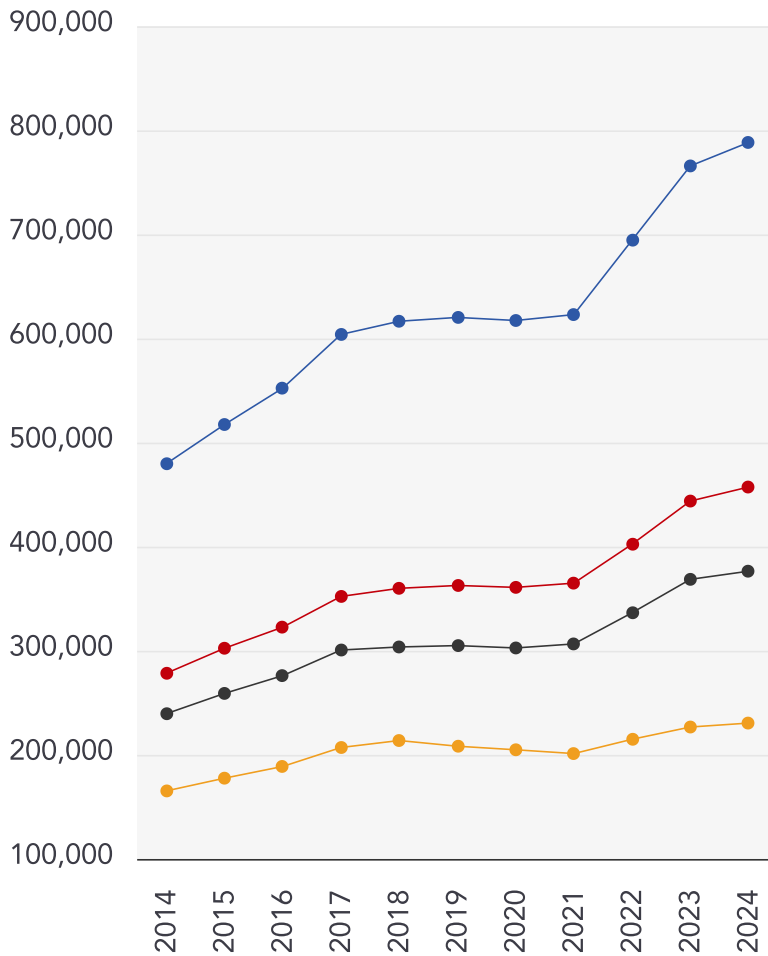
| Pin | Name                                   | Distance    |
|-----|--|-------------|
| 1   | Gatwick North Terminal Shuttle Station | 11.87 miles |
| 2   | Gatwick North Terminal Shuttle Station | 11.88 miles |



# 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](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



# 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.

Powered by



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### At Home Estate And Lettings Agency

12 Church Street, Storrington, RH20 4LA

01903741212

james@athomeestates.co.uk

www.athomeestates.co.uk

