

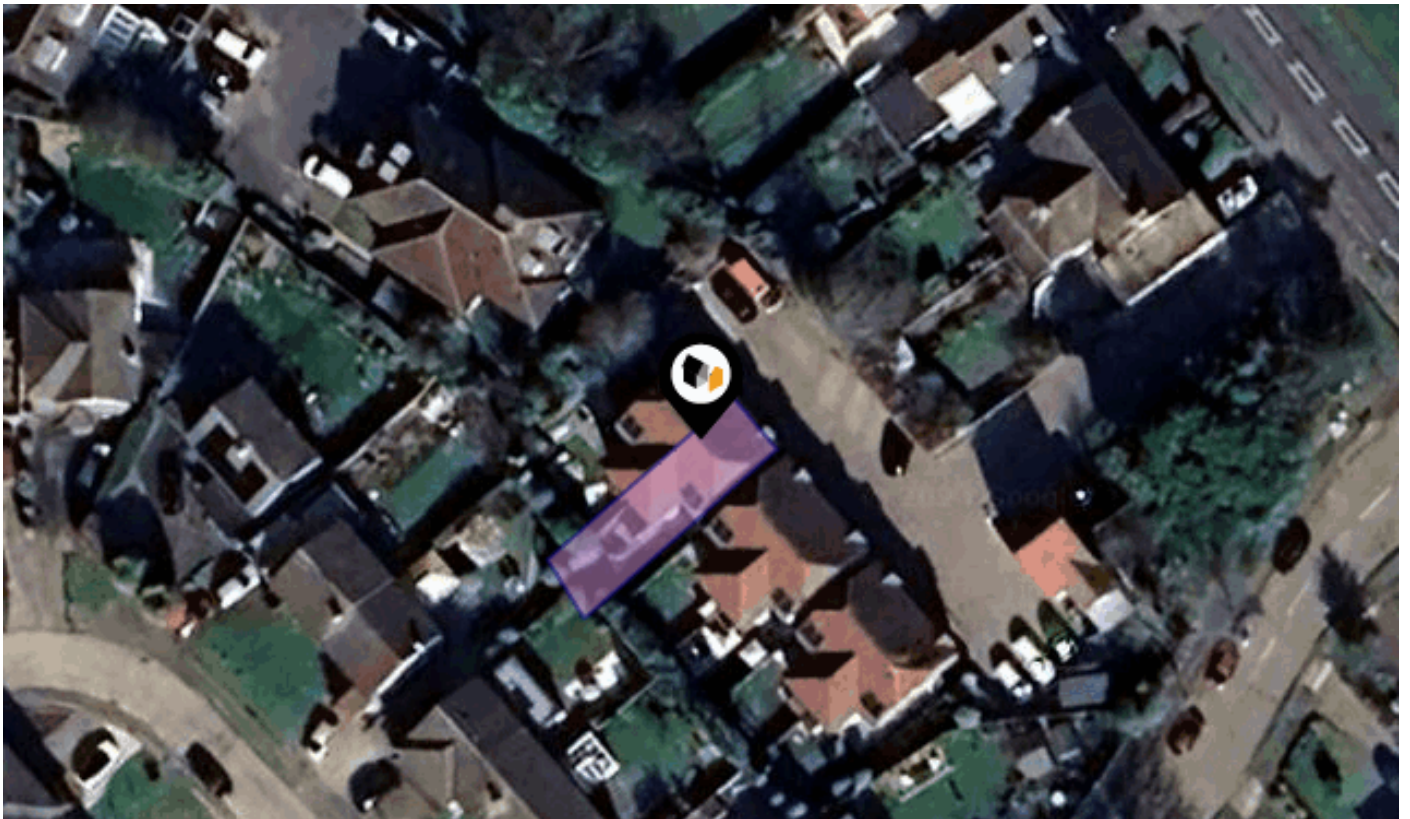


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**5, SMUGGLERS MEWS, 114, BRIGHTON ROAD, HORSHAM, RH13 5DE**

## At Home Estate And Lettings Agency

12 Church Street, Storrington, RH20 4LA

01903741212

james@athomeestates.co.uk

www.athomeestates.co.uk





## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 957 ft<sup>2</sup> / 89 m<sup>2</sup>  
**Plot Area:** 0.03 acres  
**Council Tax :** Band E  
**Annual Estimate:** £2,705  
**Title Number:** WSX399761  
**UPRN:** 10093103284

**Tenure:** Freehold

## 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)

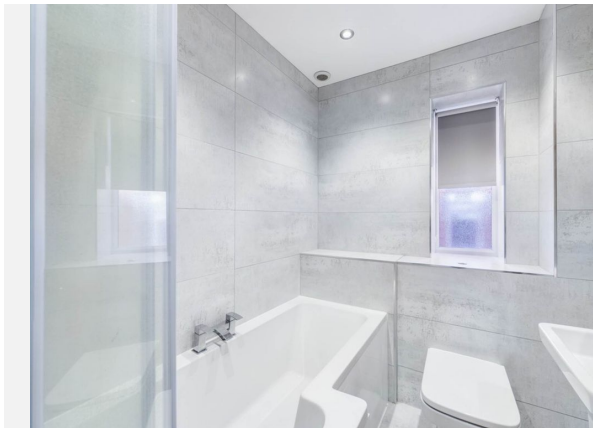
<b>15</b> mb/s	<b>80</b> mb/s	<b>1139</b> mb/s

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



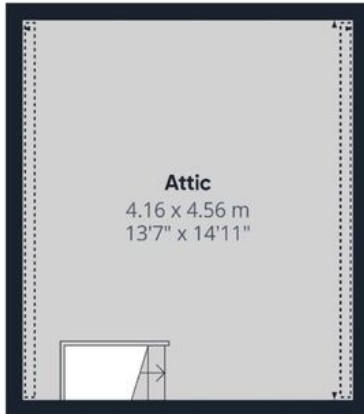
**Satellite/Fibre TV Availability:**





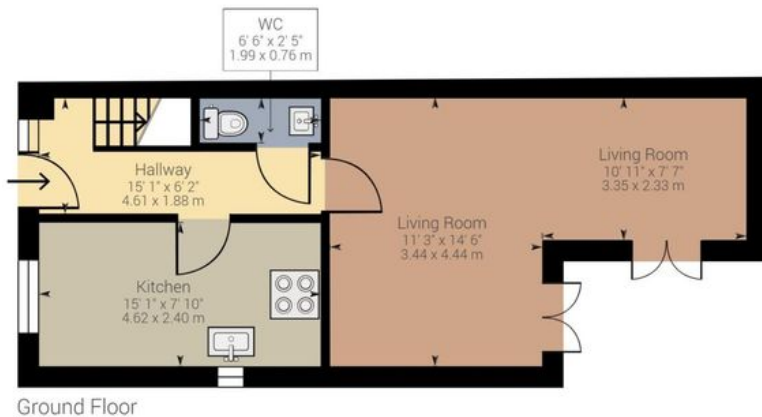
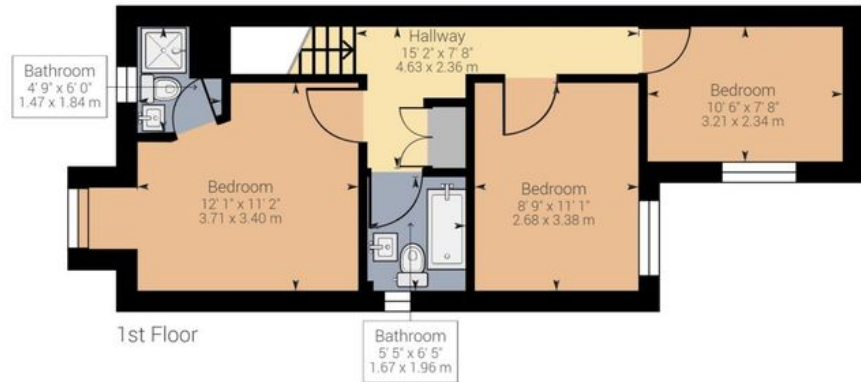


## 5, SMUGGLERS MEWS, 114, BRIGHTON ROAD, HORSHAM, RH13 5DE



Attic Approx Net area 193.31 sq ft / 18.97 sq m

House Approximate Net Area 919.73 sq ft / 85.45 sq m



Approximate net internal area: 919.73 ft<sup>2</sup> / 85.45 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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5 Smugglers Mews, 114, Brighton Road, RH13 5DE

Energy rating

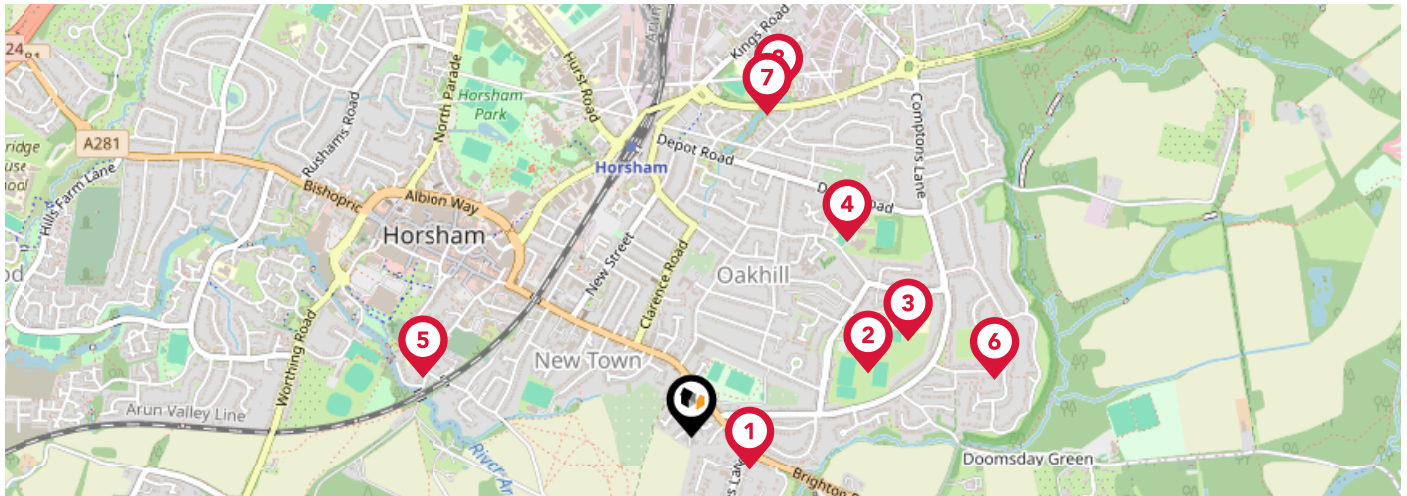
**B**

Valid until 29.02.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	85   <b>B</b>	87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

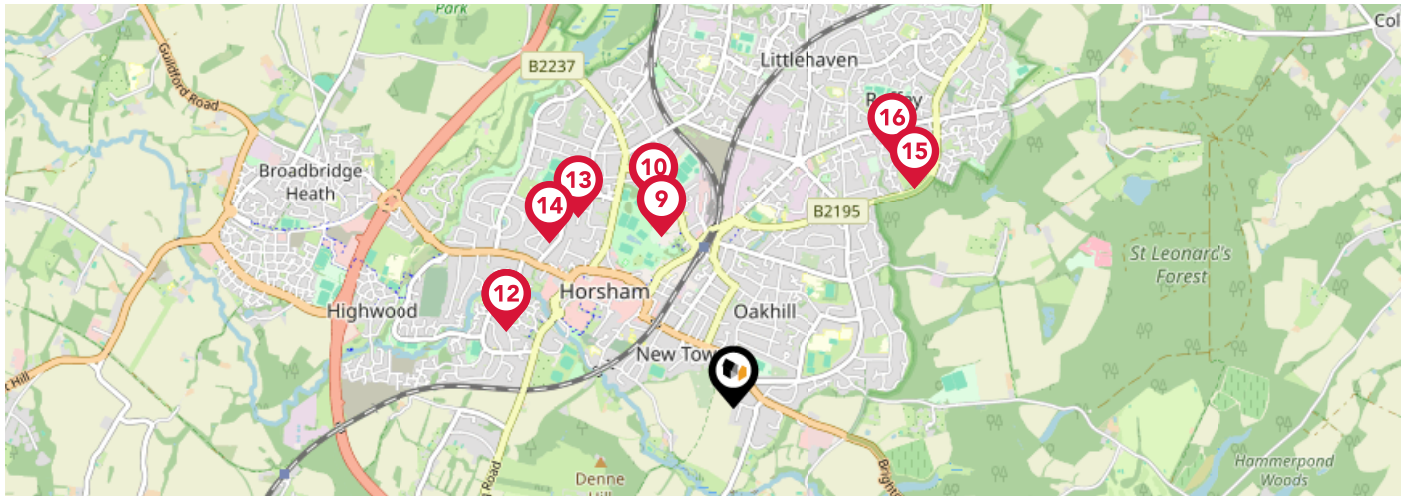
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.16 W/m-Â K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.09 W/m-Â K
<b>Total Floor Area:</b>	89 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<b>1 Littlehaven Educational Trust</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 The Forest School</b> Ofsted Rating: Good   Pupils: 1072   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 Queen Elizabeth II Silver Jubilee School, Horsham</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Millais School</b> Ofsted Rating: Outstanding   Pupils: 1522   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 Heron Way Primary School</b> Ofsted Rating: Outstanding   Pupils: 418   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 118   Distance:0.77	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Kingslea Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

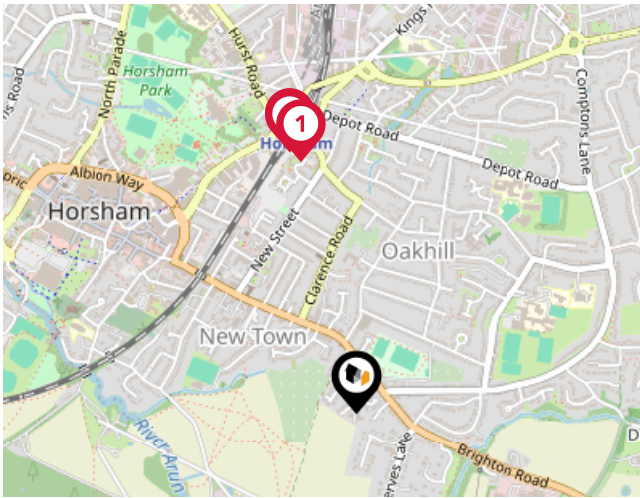




		Nursery	Primary	Secondary	College	Private
	<b>Bohunt Horsham</b> Ofsted Rating: Not Rated   Pupils: 120   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The College of Richard Collyer In Horsham</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 360   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Greenway Academy</b> Ofsted Rating: Good   Pupils: 385   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leechpool Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northolmes Junior School, Horsham</b> Ofsted Rating: Good   Pupils: 179   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

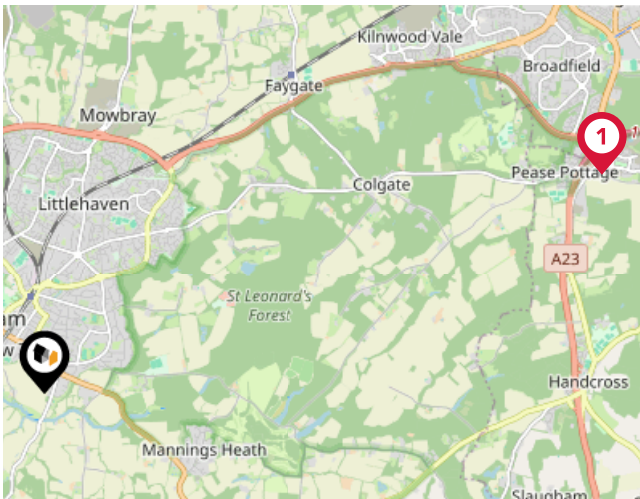
# Area

## Transport (National)



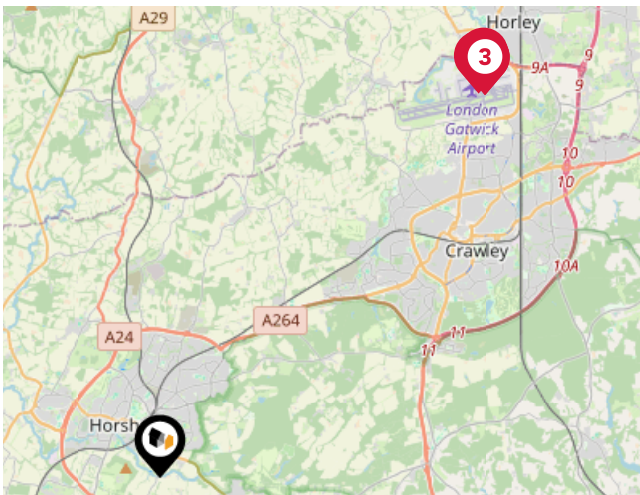
### National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	0.6 miles
2	Horsham Rail Station	0.63 miles
3	Horsham Rail Station	0.63 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	5.58 miles
2	M23 J10A	8.17 miles
3	M23 J10	9.22 miles
4	M23 J9A	9.98 miles
5	M23 J9	10.54 miles

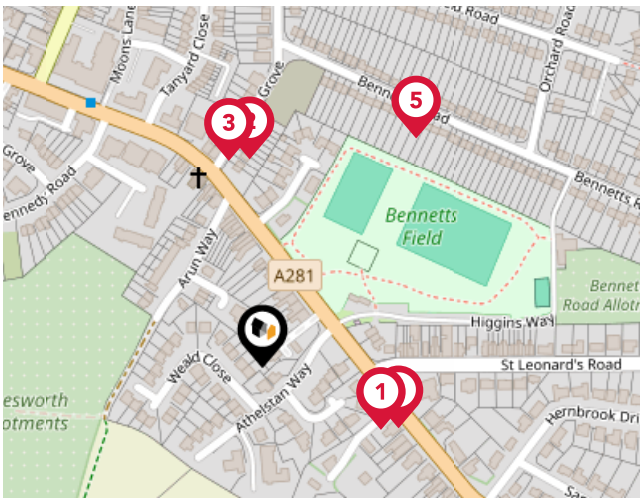


### Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport North Terminal	9.29 miles
2	London Gatwick Airport North Terminal	9.35 miles
3	London Gatwick Airport North Terminal	9.36 miles
4	London Gatwick Airport North Terminal	9.41 miles

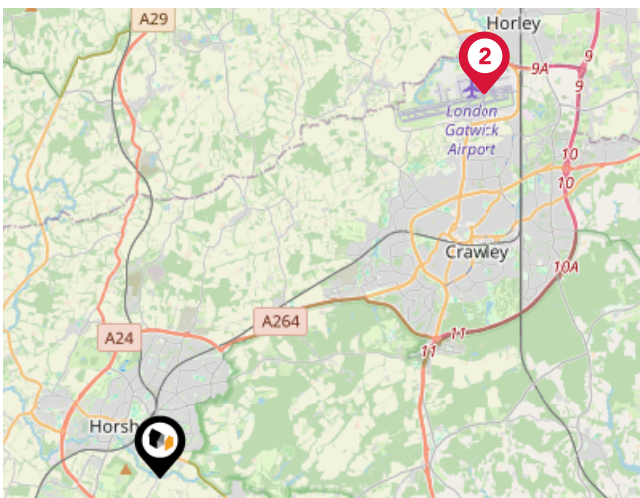
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St Leonard's Road	0.08 miles
2	Elm Grove	0.12 miles
3	Elm Grove	0.12 miles
4	St Leonard's Road	0.09 miles
5	Elm Grove	0.16 miles



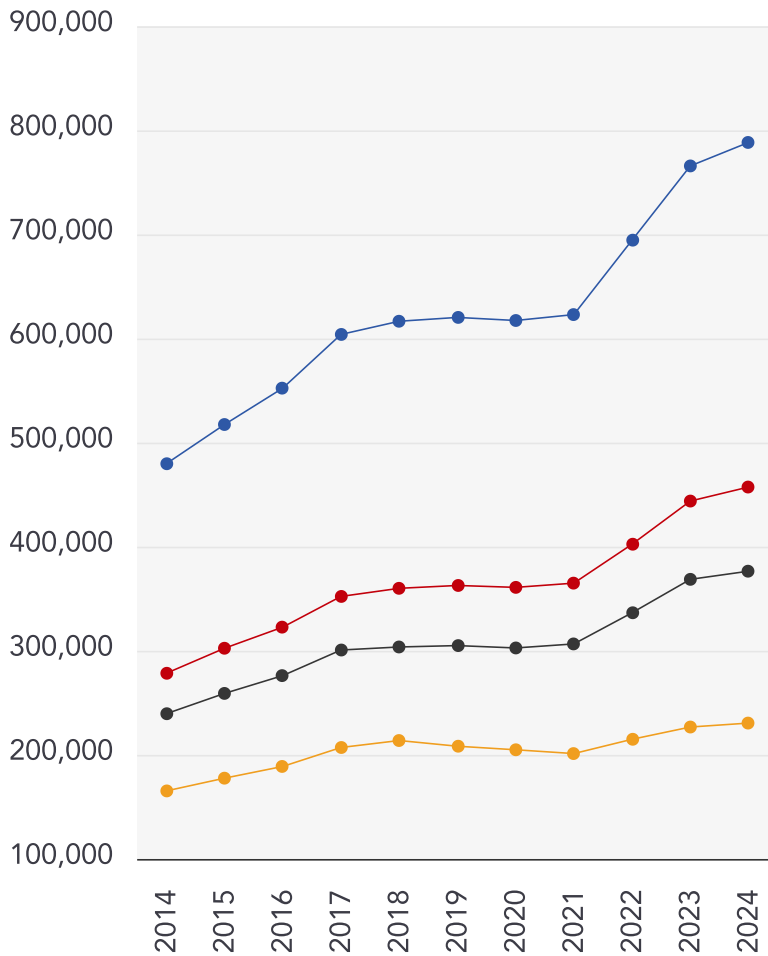
### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	9.37 miles
2	Gatwick North Terminal Shuttle Station	9.39 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**

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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.

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