

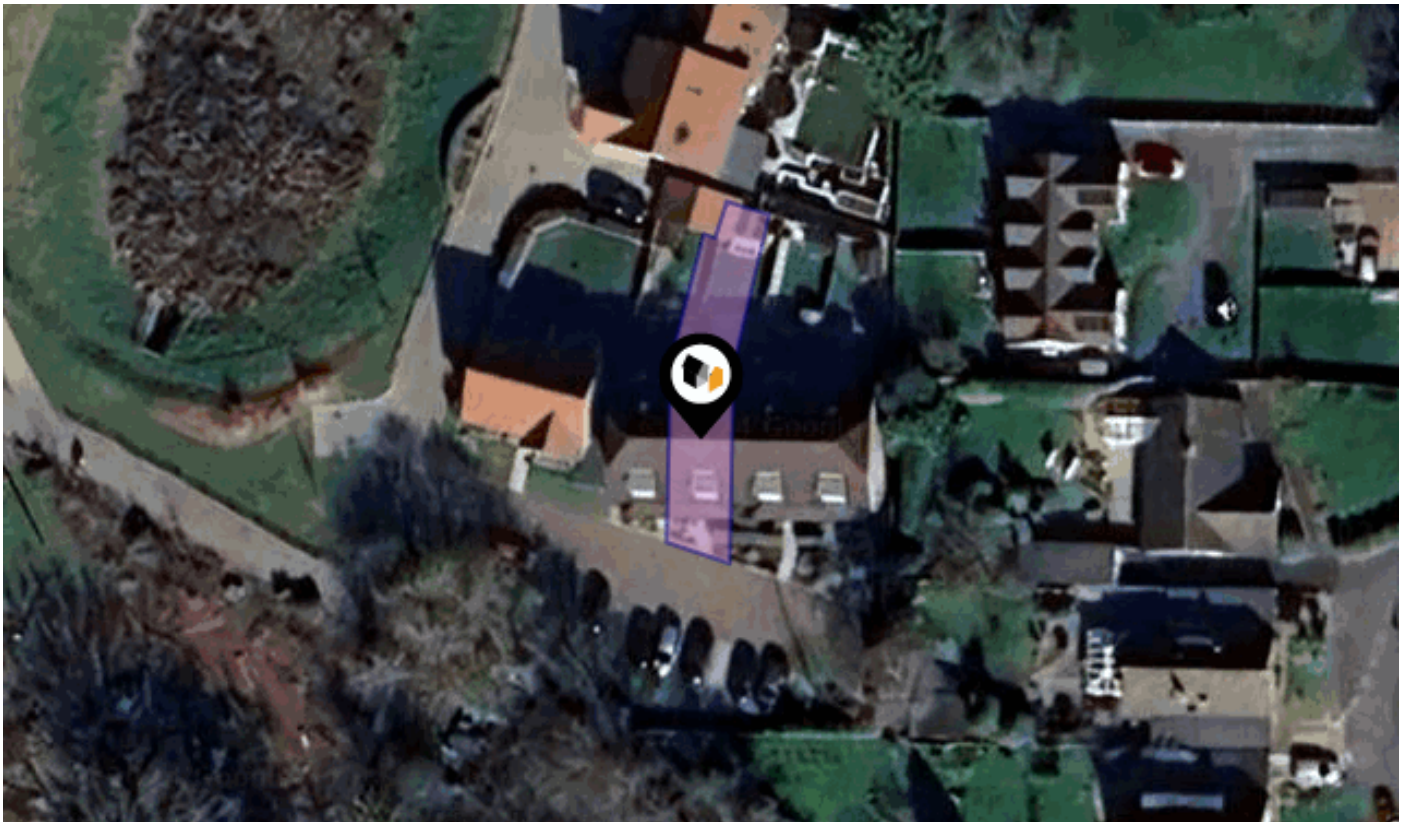


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th June 2024



11, KENNARD CRESCENT, SOUTHWATER, HORSHAM, RH13 9FH

At Home Estate And Lettings Agency

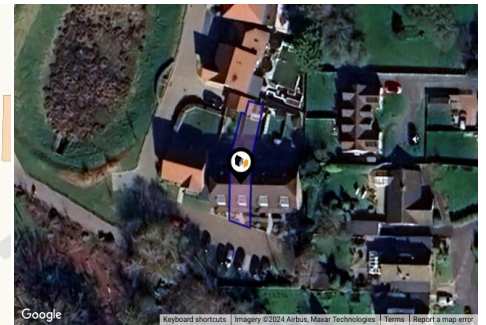
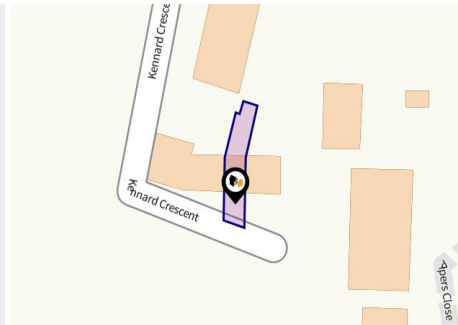
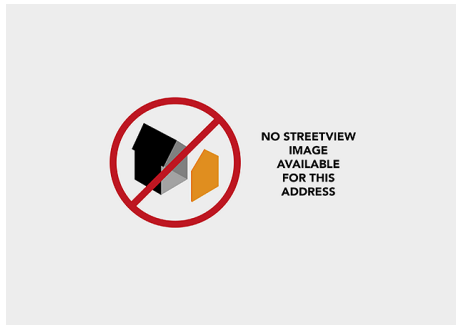
12 Church Street, Storrington, RH20 4LA

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www.athomeestates.co.uk





Property

Type:	Terraced	Last Sold Date:	10/09/2020
Bedrooms:	3	Last Sold Price:	£495,000
Floor Area:	1,528 ft ² / 142 m ²	Last Sold £/ft²:	£323
Plot Area:	0.04 acres	Tenure:	Freehold
Council Tax :	Band E		
Annual Estimate:	£2,705		
Title Number:	WSX426419		
UPRN:	10093101270		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	59 mb/s	1000 mb/s

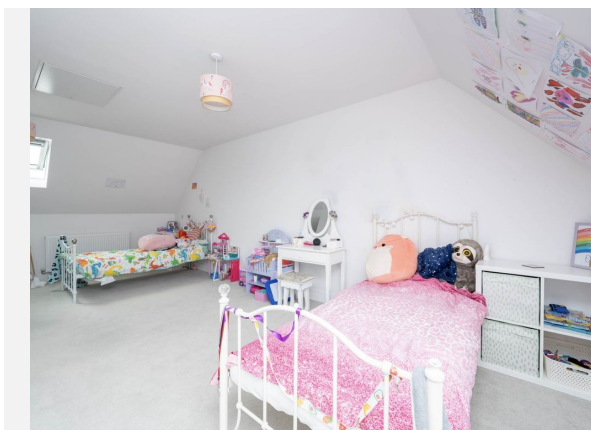
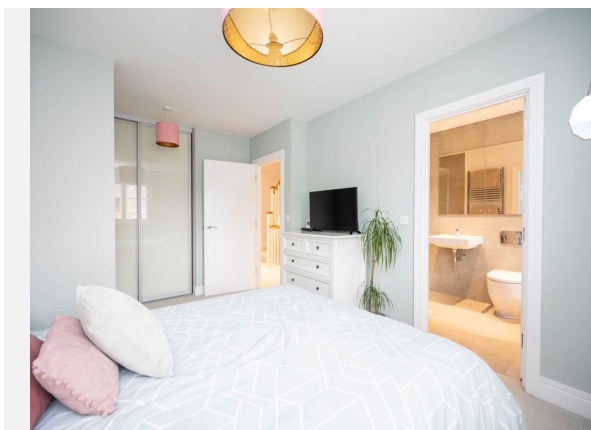
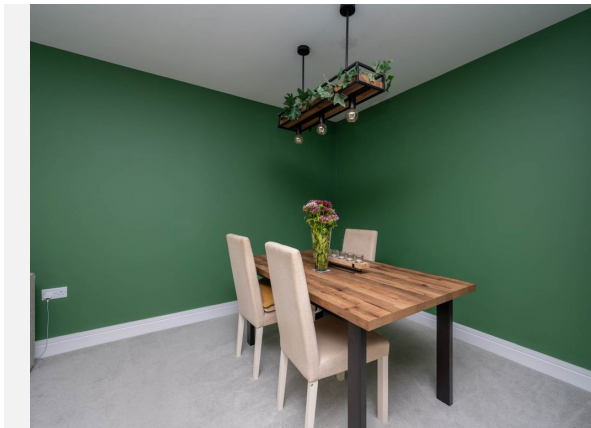
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



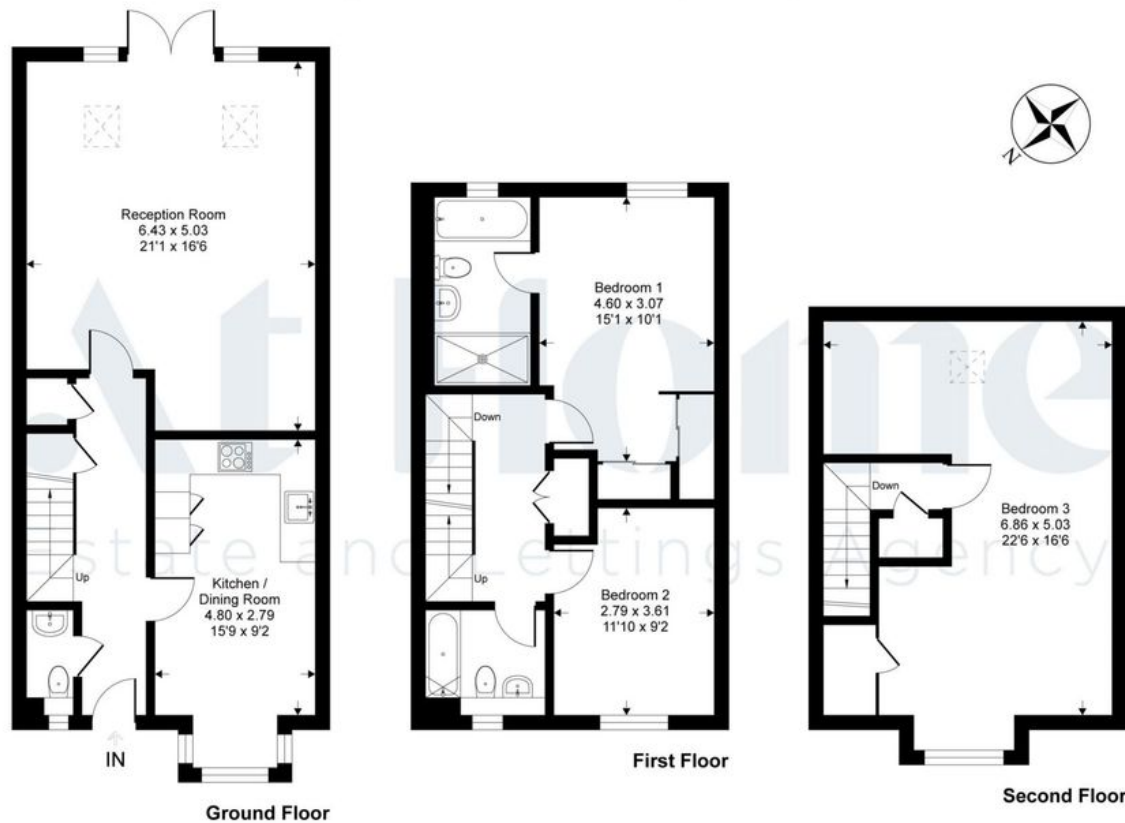






11, KENNARD CRESCENT, SOUTHWATER, HORSHAM, RH13 9FH

Kennards Crescent, RH13
Approximate Gross Internal Area = 140 sq m / 1502 sq ft



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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11, Kennard Crescent, Southwater, RH13 9FH

Energy rating

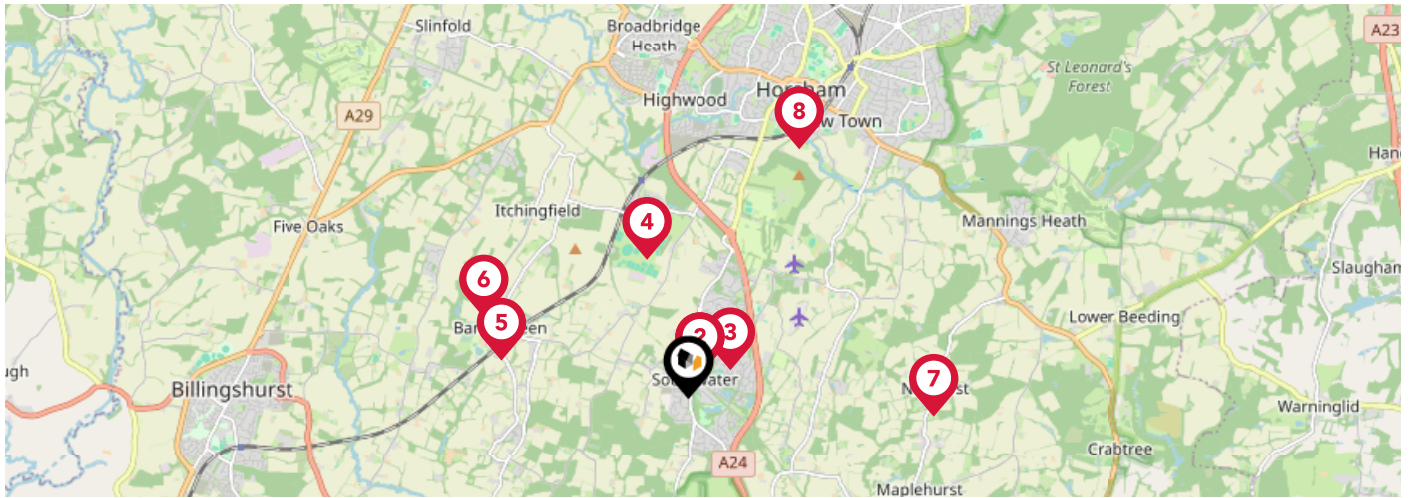
B

Valid until 05.03.2030

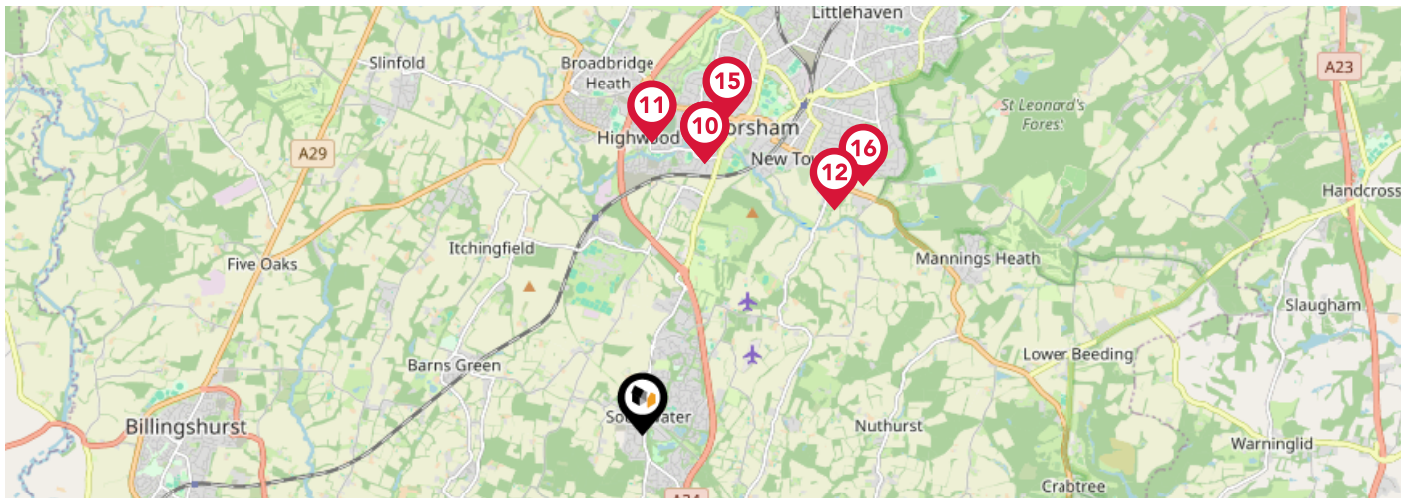
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, flue gas heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	142 m ²



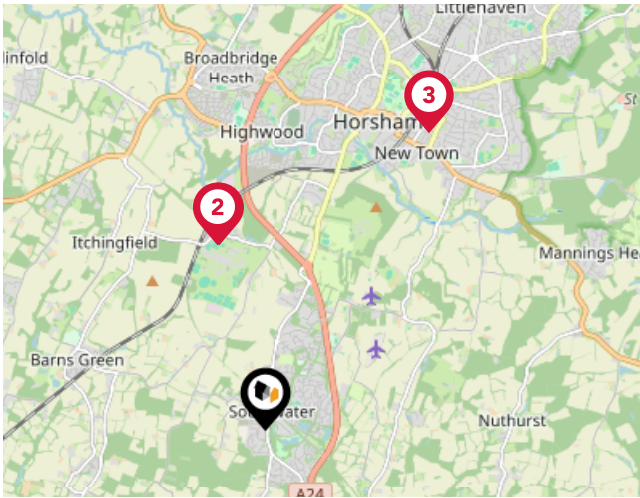
		Nursery	Primary	Secondary	College	Private
1	Southwater Infant Academy Ofsted Rating: Outstanding Pupils: 290 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Southwater Junior Academy Ofsted Rating: Good Pupils: 455 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Castlewood Primary School Ofsted Rating: Good Pupils: 193 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Christ's Hospital Ofsted Rating: Not Rated Pupils: 874 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Barns Green Primary School Ofsted Rating: Requires Improvement Pupils: 125 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Muntham House School Ofsted Rating: Good Pupils: 77 Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 129 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St John's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arunside School, Horsham Ofsted Rating: Good Pupils: 360 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1544 Distance:2.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:2.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipleigh CofE Primary School Ofsted Rating: Good Pupils: 68 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Penn School Ofsted Rating: Good Pupils: 84 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenway Academy Ofsted Rating: Good Pupils: 385 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Forest School Ofsted Rating: Good Pupils: 1072 Distance:3.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

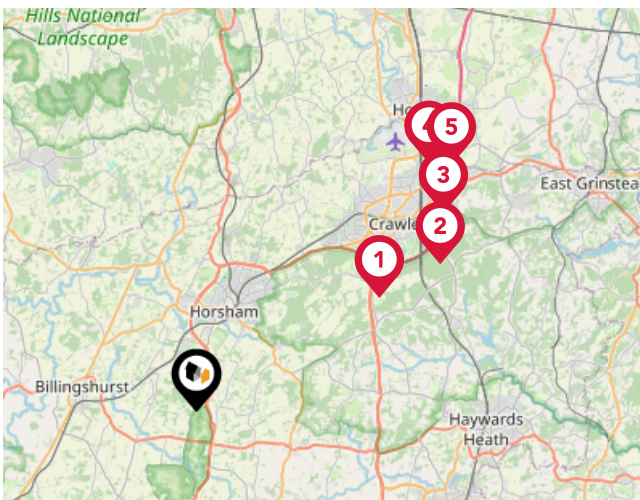
Area

Transport (National)



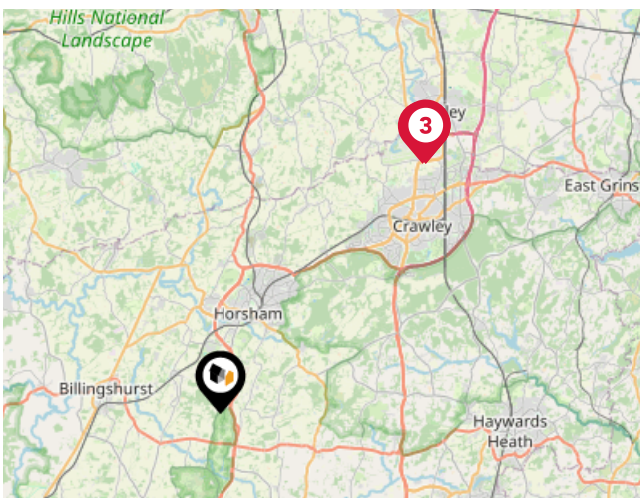
National Rail Stations

Pin	Name	Distance
1	Christ's Hospital Rail Station	1.79 miles
2	Christ's Hospital Rail Station	1.8 miles
3	Horsham Rail Station	3.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	8.04 miles
2	M23 J10A	10.64 miles
3	M23 J10	11.85 miles
4	M23 J9A	12.7 miles
5	M23 J9	13.23 miles

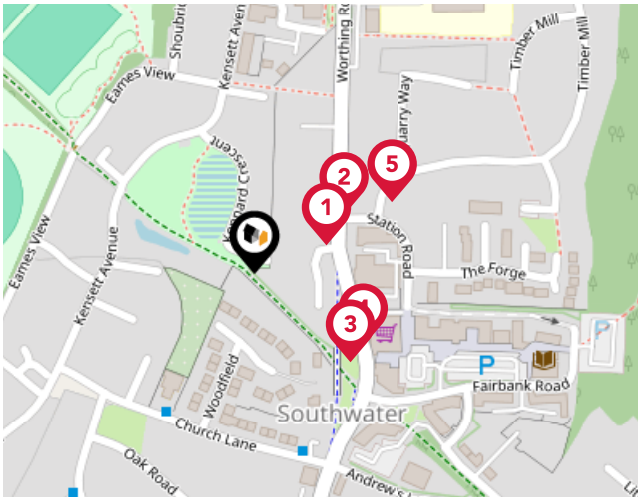


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport North Terminal	12.02 miles
2	London Gatwick Airport North Terminal	12.08 miles
3	London Gatwick Airport North Terminal	12.09 miles
4	London Gatwick Airport North Terminal	12.14 miles

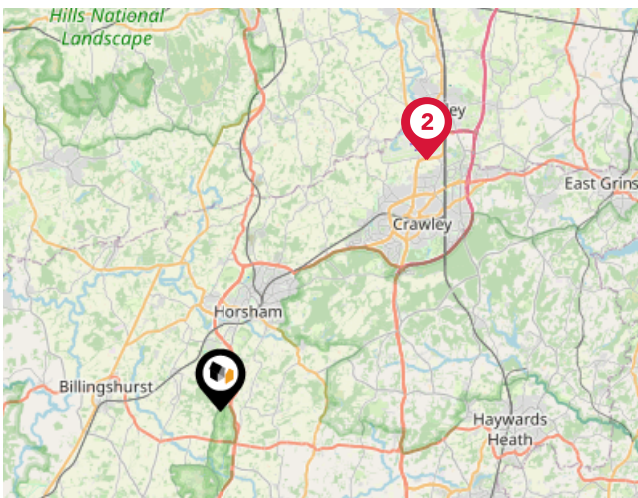
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.05 miles
2	Station Road	0.06 miles
3	Lintot Square	0.08 miles
4	Lintot Square	0.08 miles
5	Station Road	0.09 miles



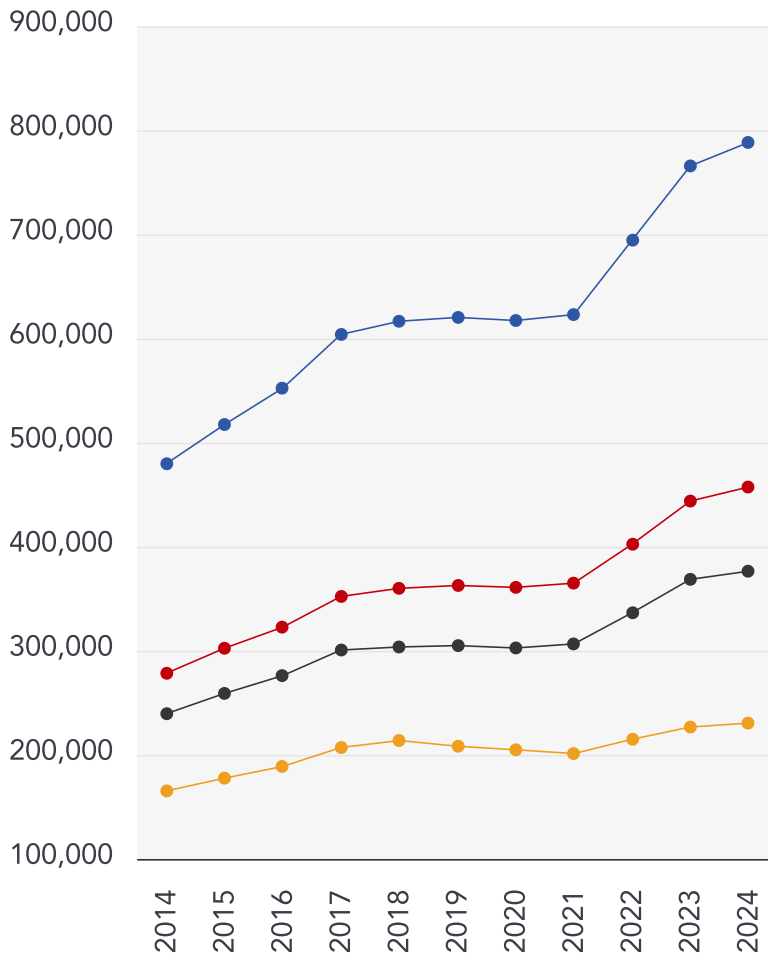
Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	12.1 miles
2	Gatwick North Terminal Shuttle Station	12.12 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



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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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