

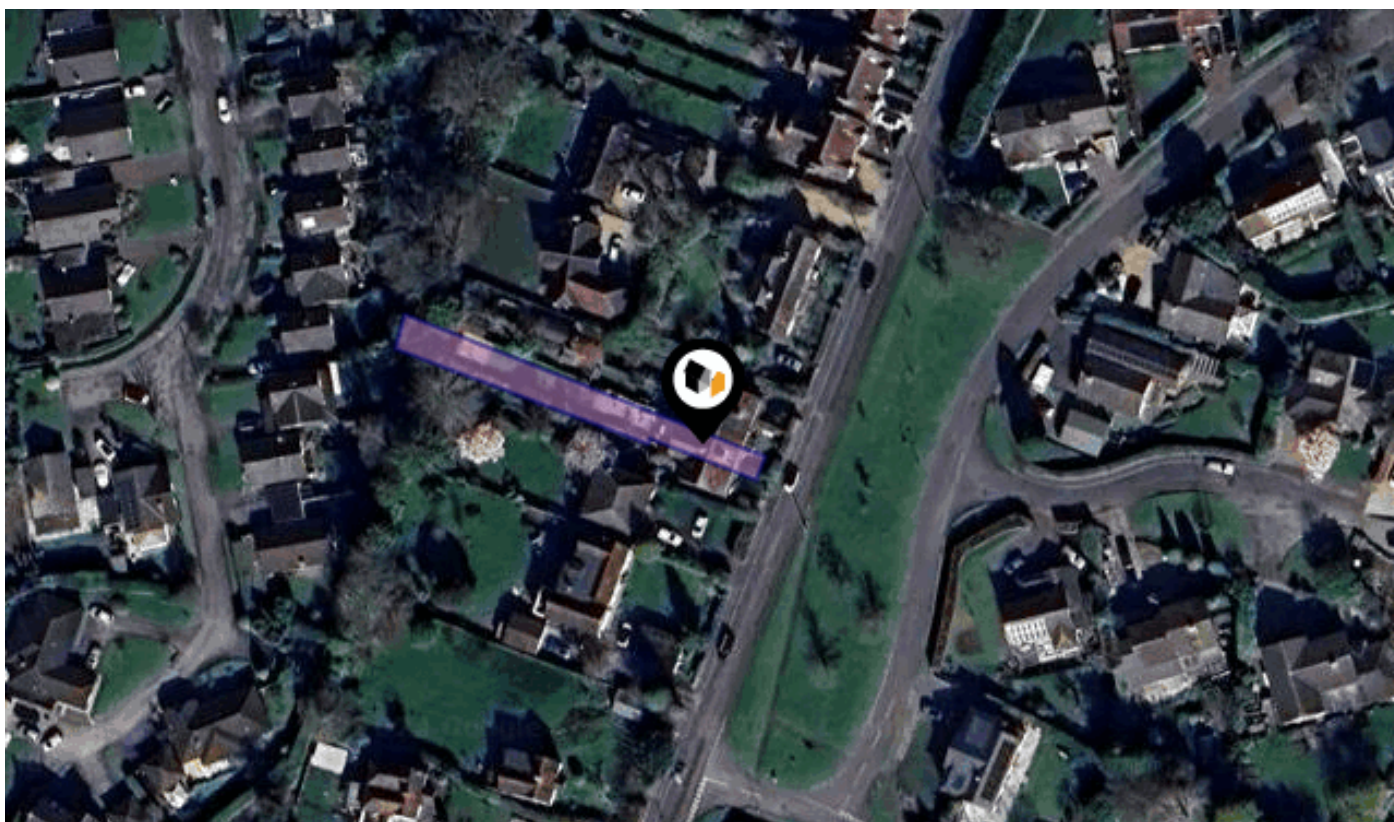


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 06<sup>th</sup> July 2024**



**2 NORTH COTTAGES, CHURCH ROAD, MANNINGS HEATH,  
HORSHAM, RH13 6JE**

## At Home Estate And Lettings Agency

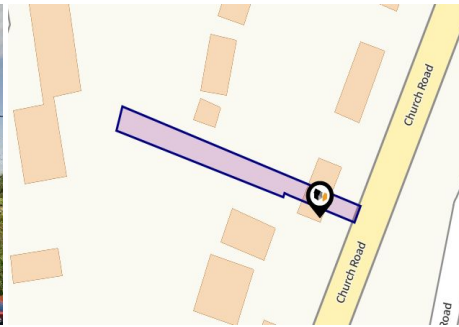
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	05/08/2014
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£379,950
<b>Floor Area:</b>	1,033 ft <sup>2</sup> / 96 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£367
<b>Plot Area:</b>	0.09 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,213		
<b>Title Number:</b>	WSX118870		
<b>UPRN:</b>	100062192525		

## 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>4</b> mb/s	<b>50</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *2 North Cottages, Church Road, Mannings Heath, Horsham, RH13 6JE*

<b>Reference - Horsham/DISC/16/0056</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd March 2016
<b>Description:</b> Discharge of condition 4 on DC/16/0032
<b>Reference - DISC/16/0056</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd March 2016
<b>Description:</b> Discharge of condition 4 on DC/16/0032
<b>Reference - Horsham/DC/16/0032</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th January 2016
<b>Description:</b> Erection of a single storey rear extension
<b>Reference - DC/16/0032</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th January 2016
<b>Description:</b> Erection of a single storey rear extension

# Planning History

## This Address

Planning records for: *2 North Cottages, Church Road, Mannings Heath, Horsham, RH13 6JE*

Reference - DC/15/1628	
<b>Decision:</b>	Decided
<b>Date:</b>	27th July 2015
<b>Description:</b>	Proposed single-storey side and rear extension

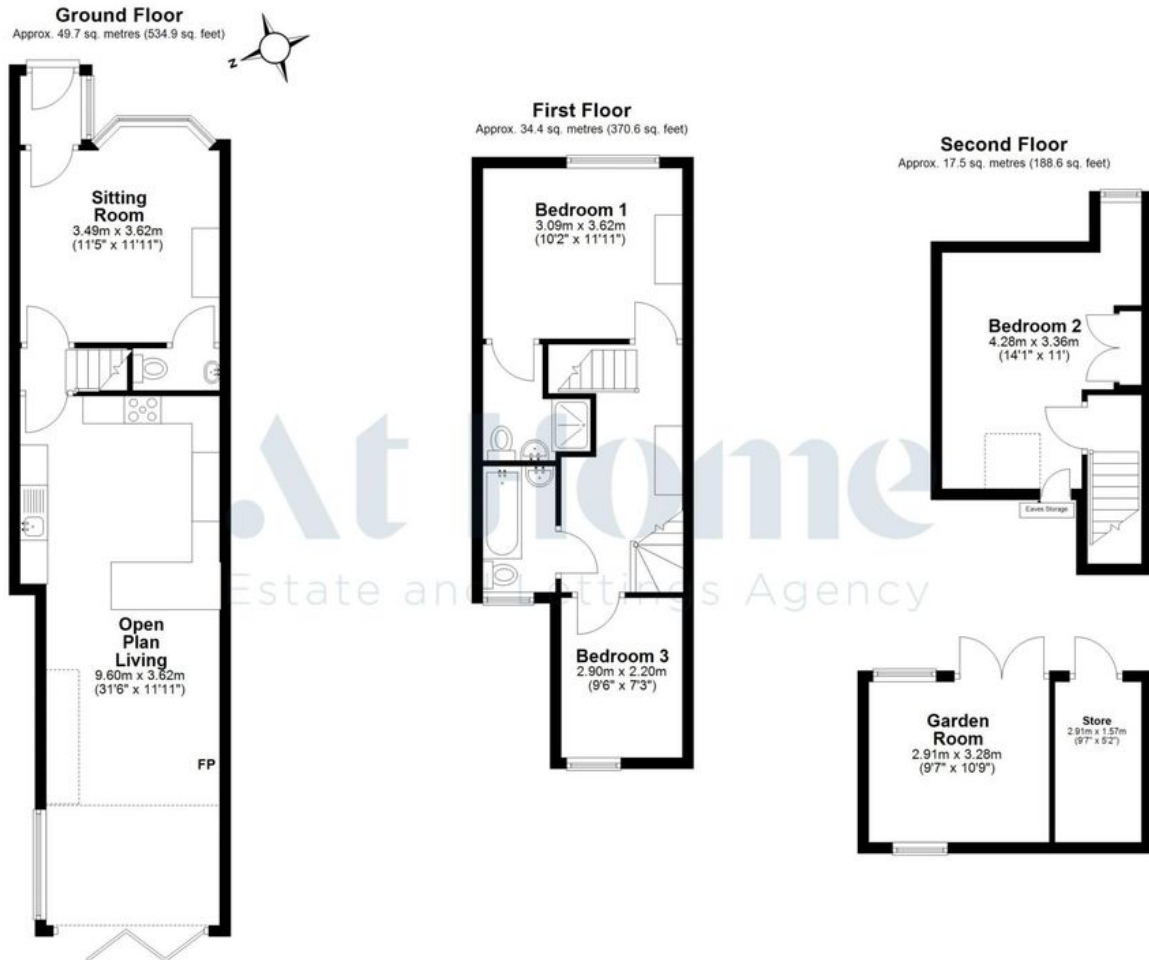
Reference - Horsham/DC/15/1628	
<b>Decision:</b>	Decided
<b>Date:</b>	21st July 2015
<b>Description:</b>	Proposed single-storey side and rear extension







## 2 NORTH COTTAGES, CHURCH ROAD, MANNINGS HEATH, HORSHAM, RH13 6JE



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.



# Property EPC - Certificate

2 North Cottages, Church Road, Mannings Heath, RH13  
6JE

Energy rating

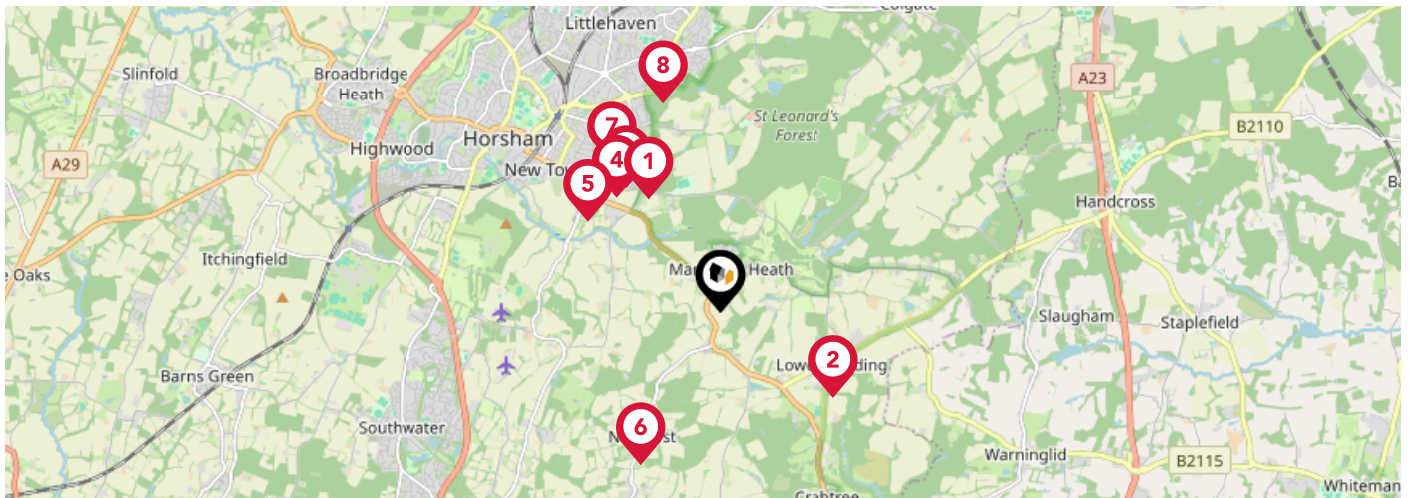
**E**

Valid until 21.05.2029

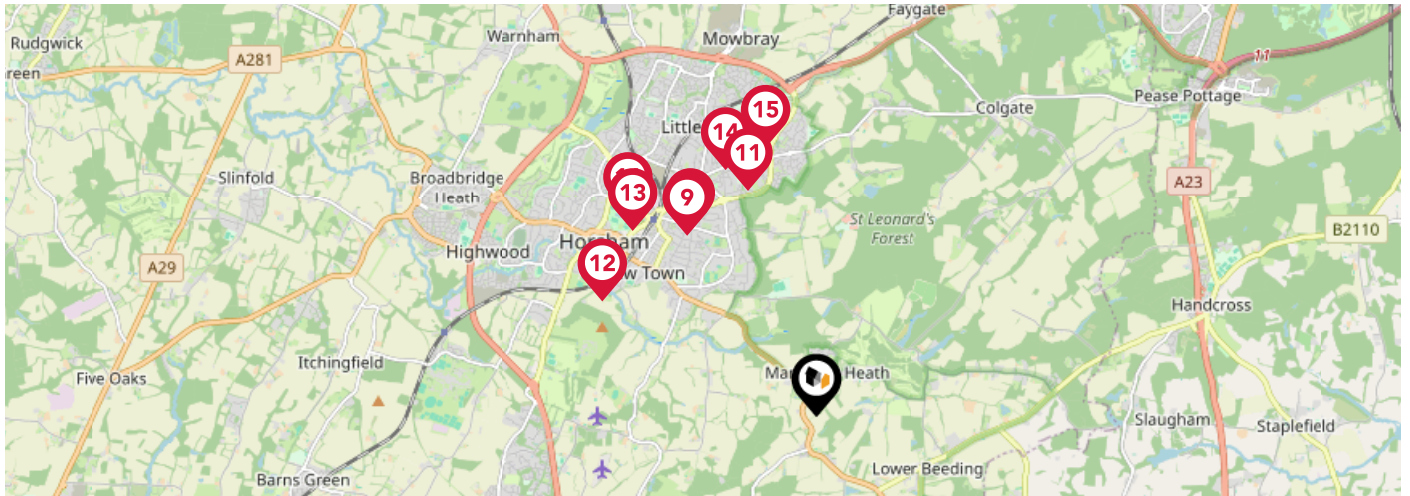
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		62   <b>D</b>
39-54	<b>E</b>	48   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		









## Additional EPC Data

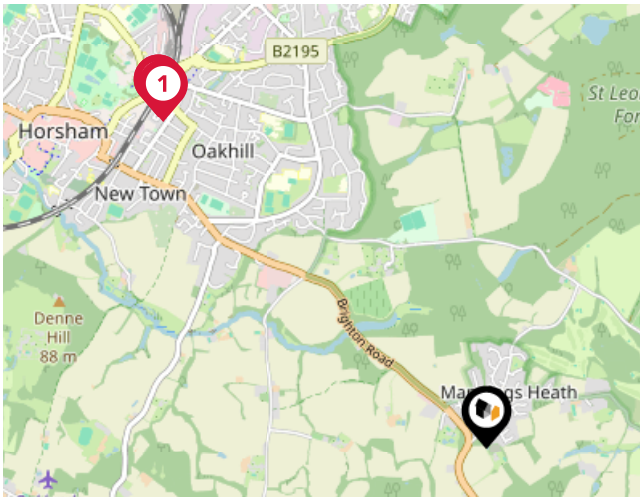
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	LPG (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, LPG
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 90% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	96 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Heron Way Primary School</b> Ofsted Rating: Outstanding   Pupils: 418   Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Holy Trinity CofE Primary School, Lower Beeding</b> Ofsted Rating: Good   Pupils: 87   Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Queen Elizabeth II Silver Jubilee School, Horsham</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:1.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>The Forest School</b> Ofsted Rating: Good   Pupils: 1072   Distance:1.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Littlehaven Educational Trust</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 129   Distance:1.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Millais School</b> Ofsted Rating: Outstanding   Pupils: 1522   Distance:1.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Leechpool Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:2.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

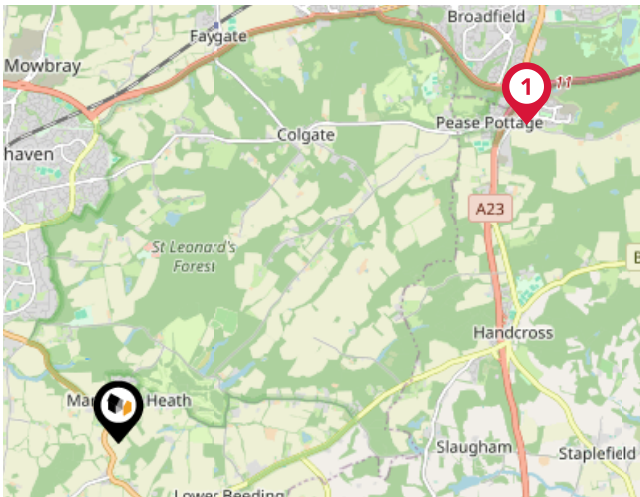


		Nursery	Primary	Secondary	College	Private
	<b>Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 118   Distance:2.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingslea Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:2.09	<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:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bohunt Horsham</b> Ofsted Rating: Not Rated   Pupils: 120   Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Littlehaven Infant School</b> Ofsted Rating: Good   Pupils: 110   Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Robert Southwell Catholic Primary School, Horsham</b> Ofsted Rating: Good   Pupils: 198   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The College of Richard Collyer In Horsham</b> Ofsted Rating: Outstanding   Pupils:0   Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



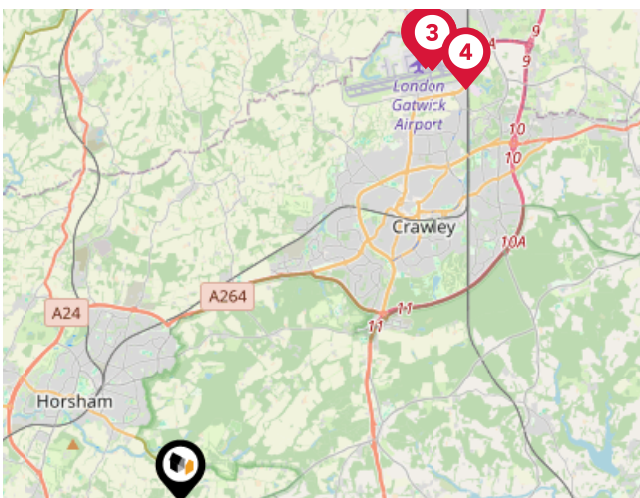
## National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	2.14 miles
2	Horsham Rail Station	2.17 miles
3	Horsham Rail Station	2.18 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	4.84 miles
2	M23 J10A	7.42 miles
3	M23 J10	8.76 miles
4	M23 J9A	9.81 miles
5	M23 J9	10.26 miles

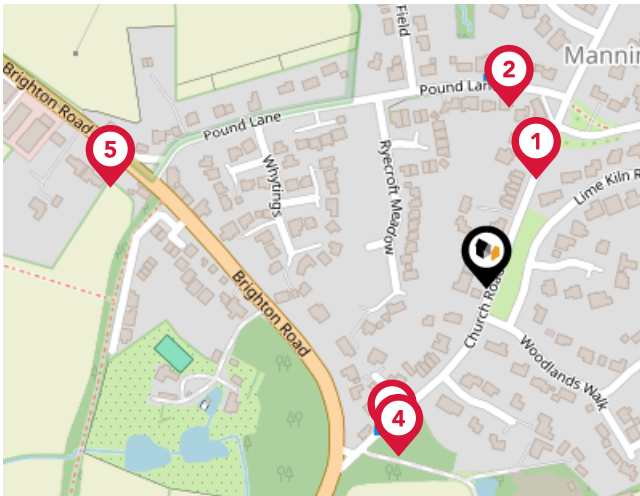


## Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport North Terminal	9.28 miles
2	London Gatwick Airport North Terminal	9.32 miles
3	London Gatwick Airport North Terminal	9.33 miles
4	London Gatwick Airport South Terminal	9.36 miles

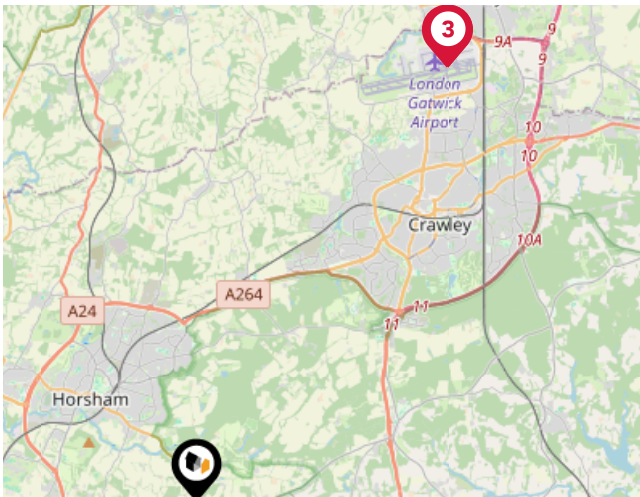
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Village Store	0.07 miles
2	Village Store	0.11 miles
3	Church Road	0.11 miles
4	Church Road	0.11 miles
5	The Dun Horse	0.23 miles

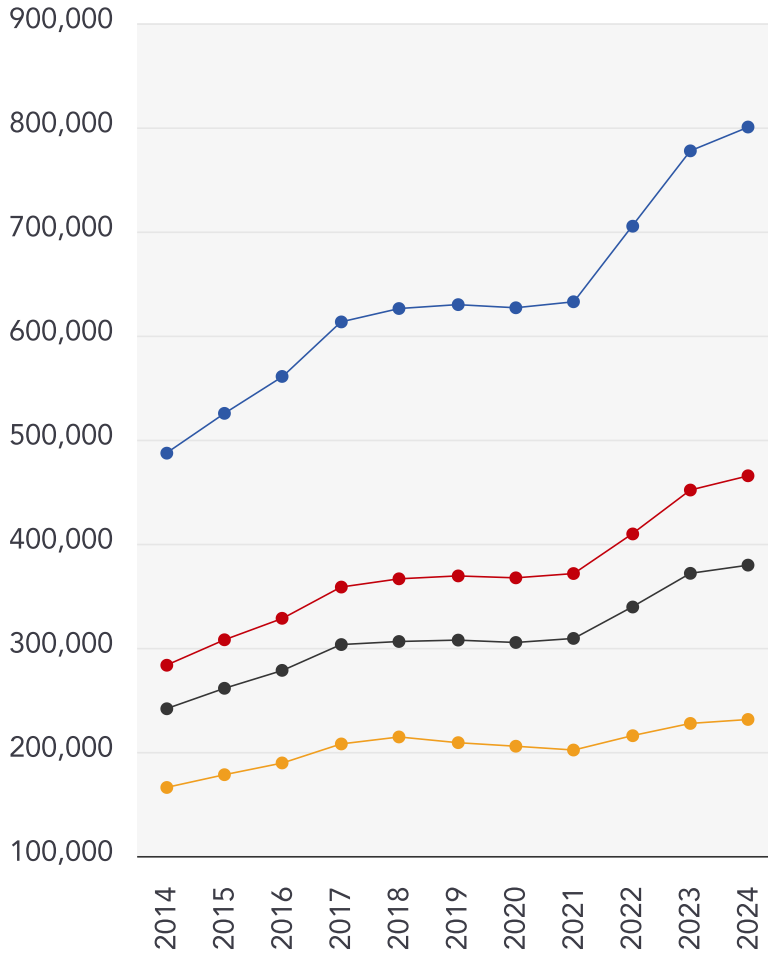


### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	9.35 miles
2	Gatwick North Terminal Shuttle Station	9.36 miles
3	Gatwick North Terminal Shuttle Station	9.36 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.

35 Carfax, Horsham, RH12 1EE

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

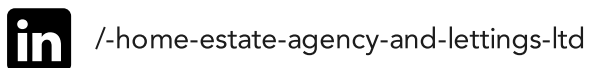
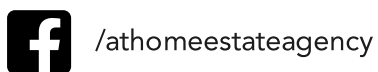


Not sure where to even start !! After both buying and selling with Paul and his team I can't praise them enough. Day or night and 7 days if required the team were available. They went way beyond what I expect any other agent would do. No 'silly' question was ever too much hassle. Paul and the rest of 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!



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## Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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

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