

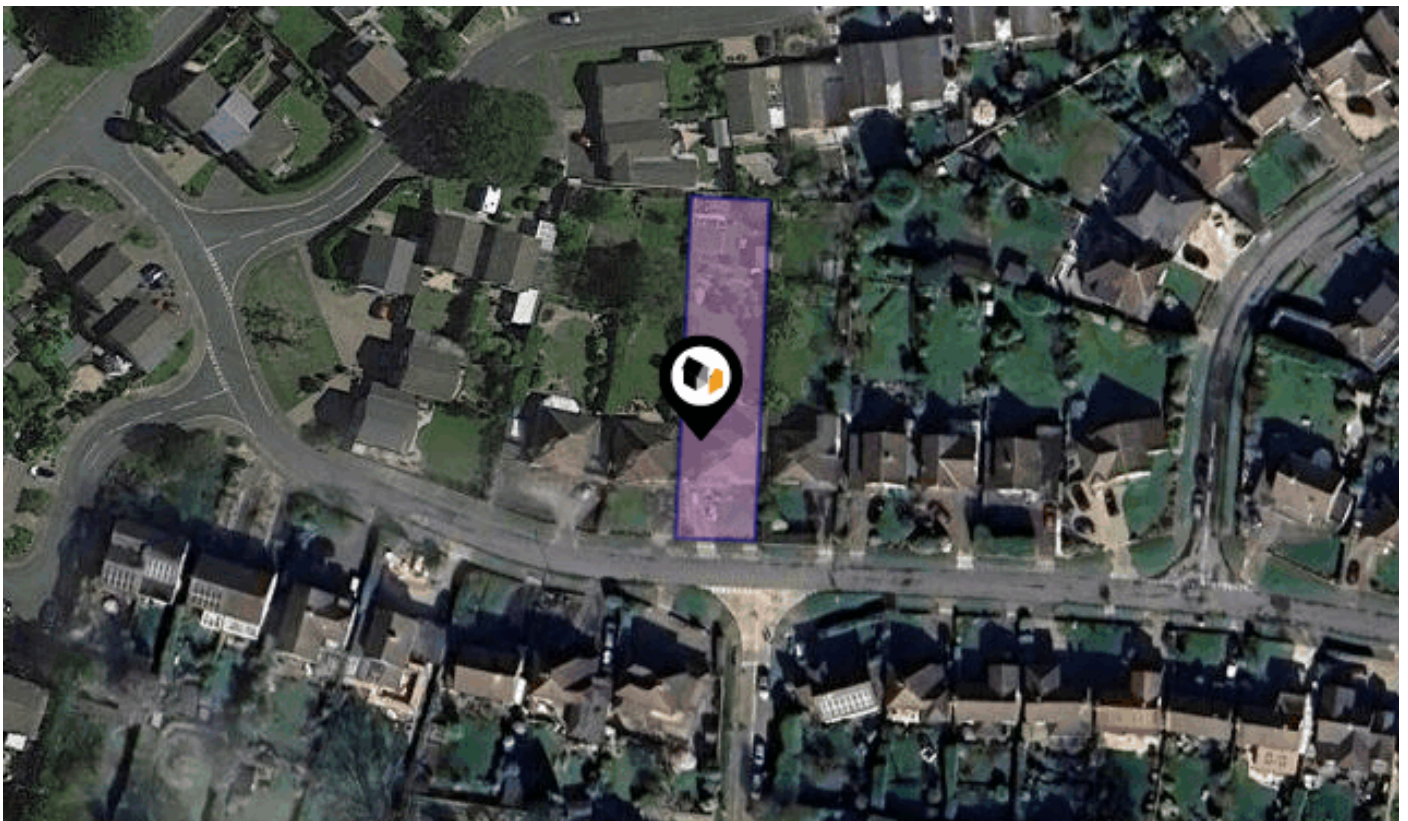


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th June 2024



POLLARDS DRIVE, HORSHAM, RH13

At Home Estate And Lettings Agency

12 Church Street, Storrington, RH20 4LA

01903741212

james@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,743 ft ² / 162 m ²		
Plot Area:	0.2 acres		
Council Tax :	Band G		
Annual Estimate:	£3,688		
Title Number:	SX44790		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	240 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



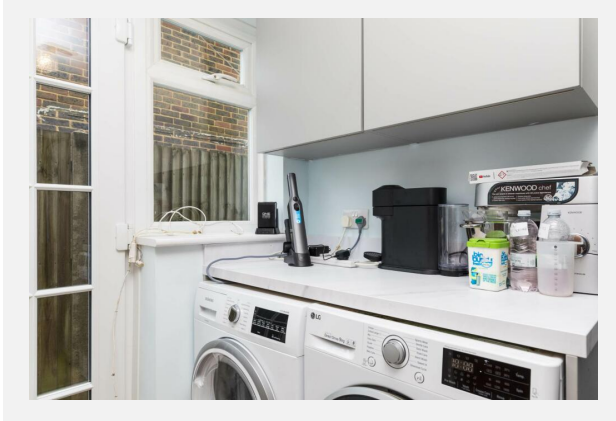
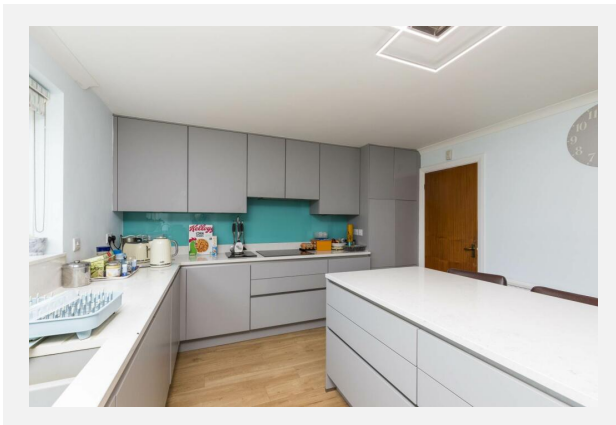
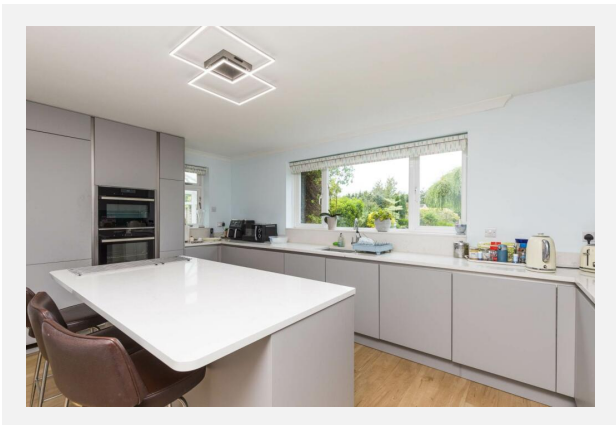
Planning History

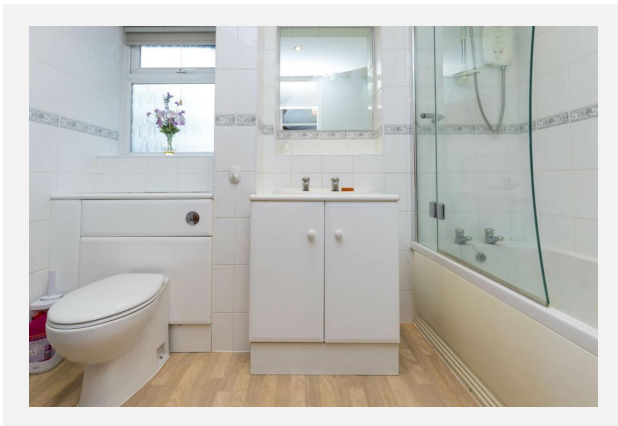
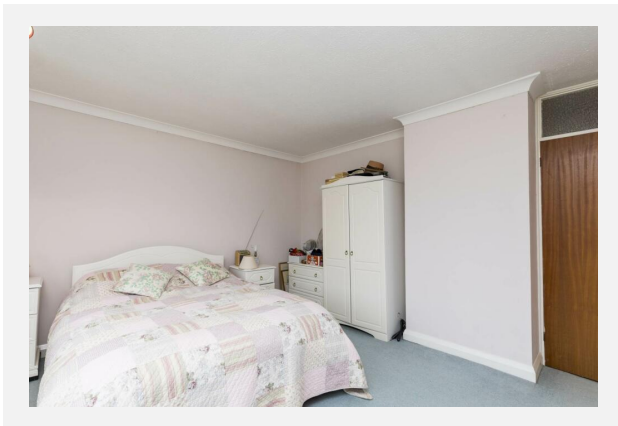
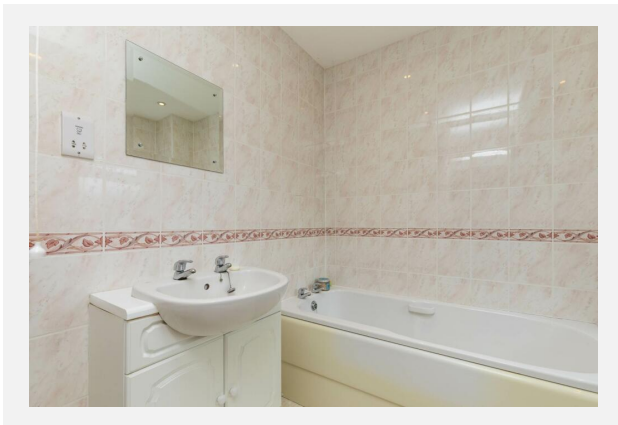
This Address

Planning records for: *Pollards Drive, Horsham, RH13*

Reference - HU/202/99	
Decision:	Decided
Date:	12th July 1999
Description:	Conservatory Site: 45 Pollards Drive Horsham





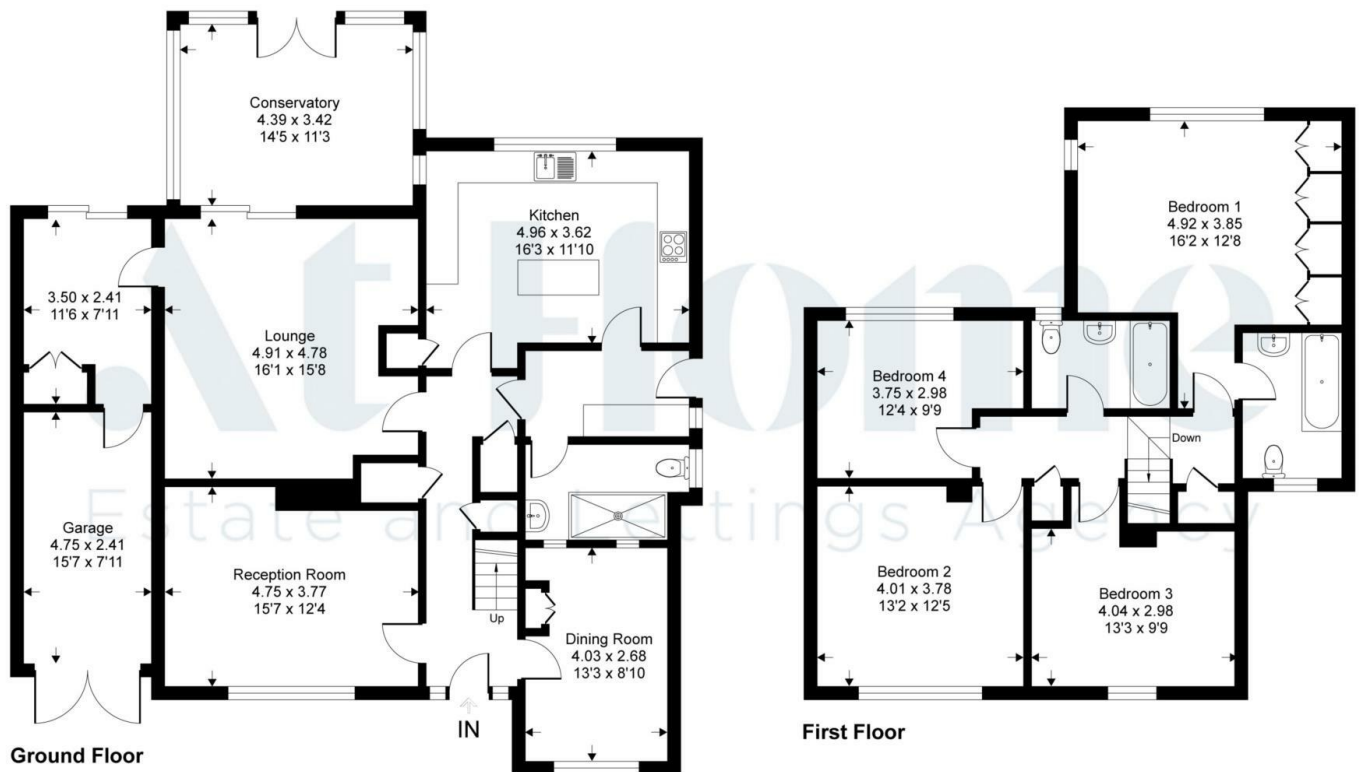




POLLARDS DRIVE, HORSHAM, RH13

Pollards Drive, RH13

Approximate Gross Internal Area = 201 sq m / 2162 sq ft
Approximate Garage Internal Area = 11 sq m / 123 sq ft
Approximate Total Internal Area = 212 sq m / 2285 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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HORSHAM, RH13

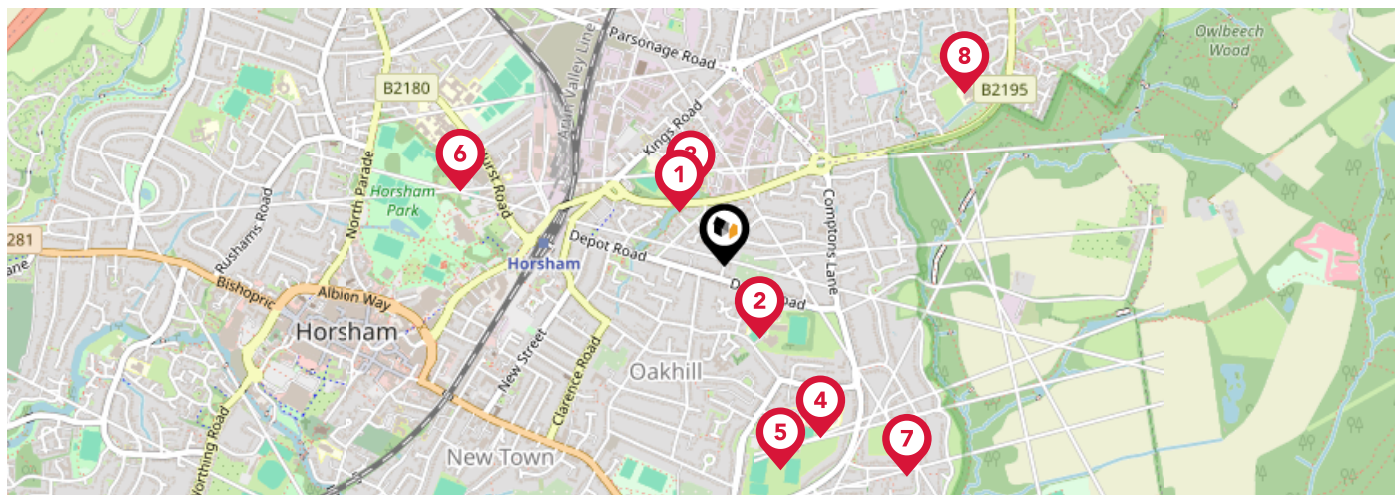
Energy rating
C

Valid until 30.05.2034

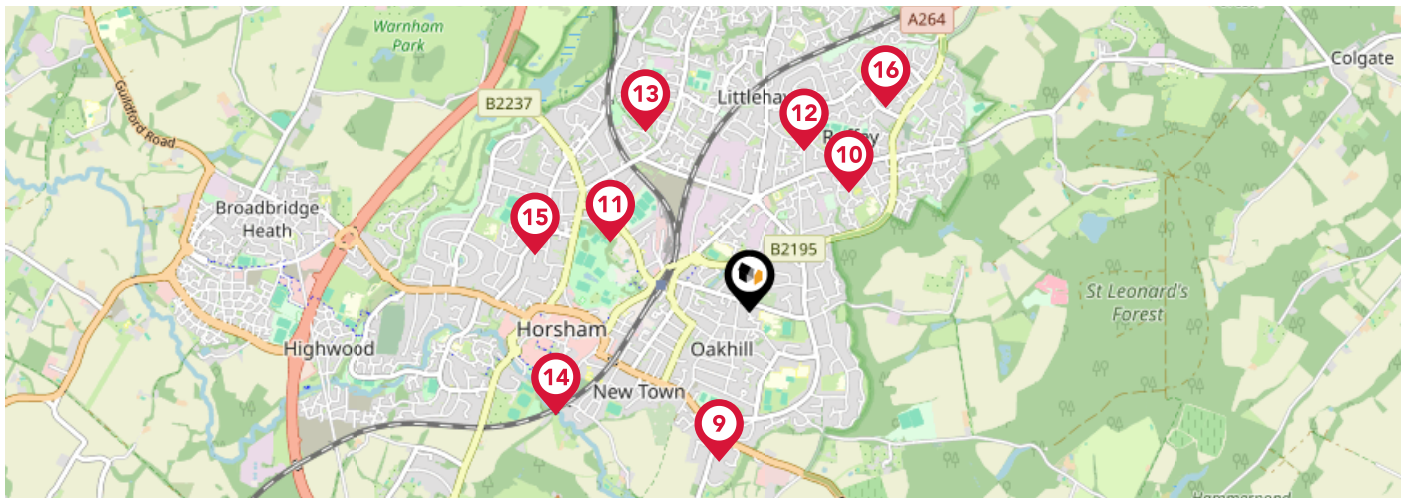
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

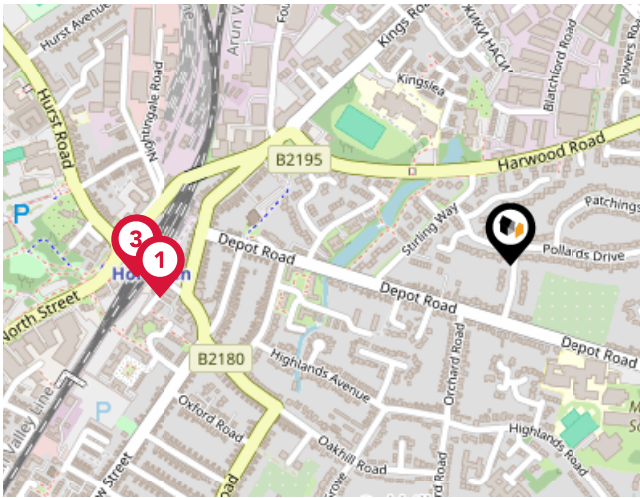
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	162 m ²



		Nursery	Primary	Secondary	College	Private
1	Horsham Nursery School Ofsted Rating: Good Pupils: 118 Distance:0.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Millais School Ofsted Rating: Outstanding Pupils: 1522 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kingslea Primary School Ofsted Rating: Good Pupils: 426 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 102 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Forest School Ofsted Rating: Good Pupils: 1072 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bohunt Horsham Ofsted Rating: Not Rated Pupils: 120 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leechpool Primary School Ofsted Rating: Good Pupils: 417 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

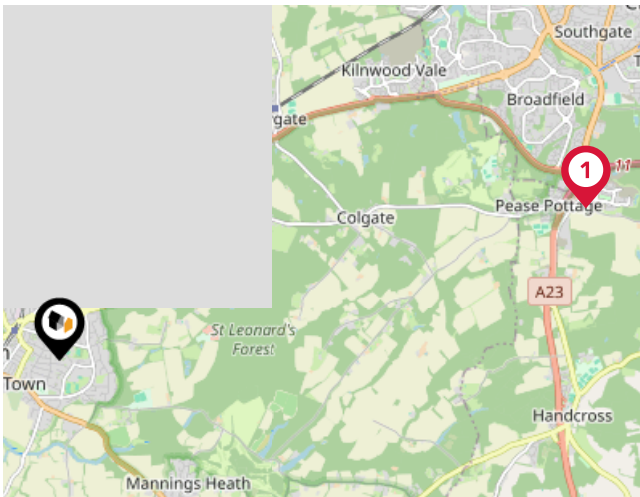


		Nursery	Primary	Secondary	College	Private
	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northolmes Junior School, Horsham Ofsted Rating: Good Pupils: 179 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The College of Richard Collyer In Horsham Ofsted Rating: Outstanding Pupils:0 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Littlehaven Infant School Ofsted Rating: Good Pupils: 110 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Heath Community Primary School Ofsted Rating: Good Pupils: 396 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 239 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good Pupils: 198 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



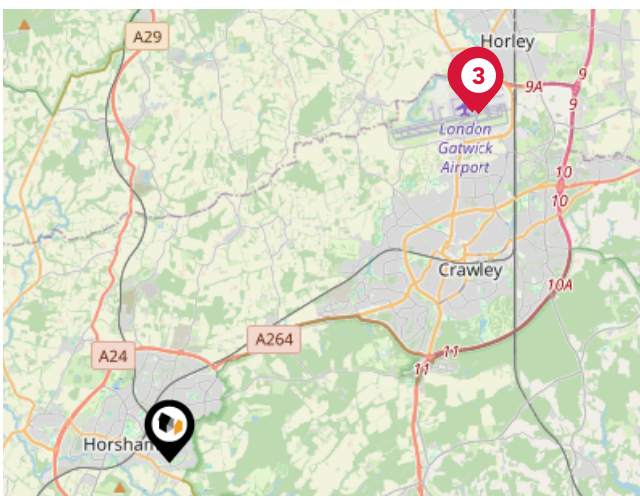
National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	0.41 miles
2	Horsham Rail Station	0.43 miles
3	Horsham Rail Station	0.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	5.11 miles
2	M23 J10A	7.67 miles
3	M23 J10	8.64 miles
4	M23 J9A	9.34 miles
5	M23 J9	9.92 miles

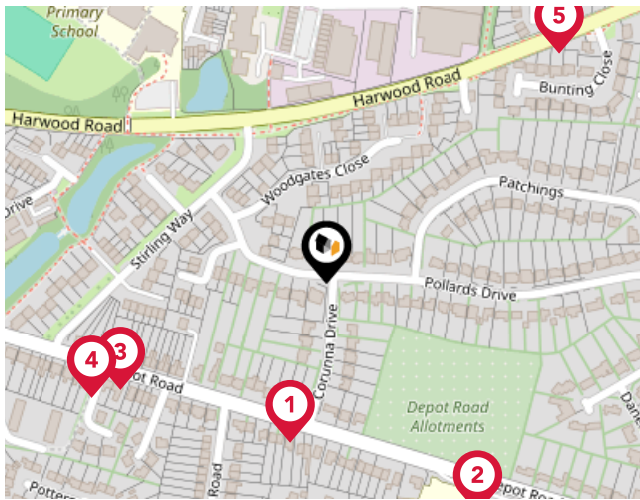


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport North Terminal	8.63 miles
2	London Gatwick Airport North Terminal	8.7 miles
3	London Gatwick Airport North Terminal	8.7 miles
4	London Gatwick Airport North Terminal	8.75 miles

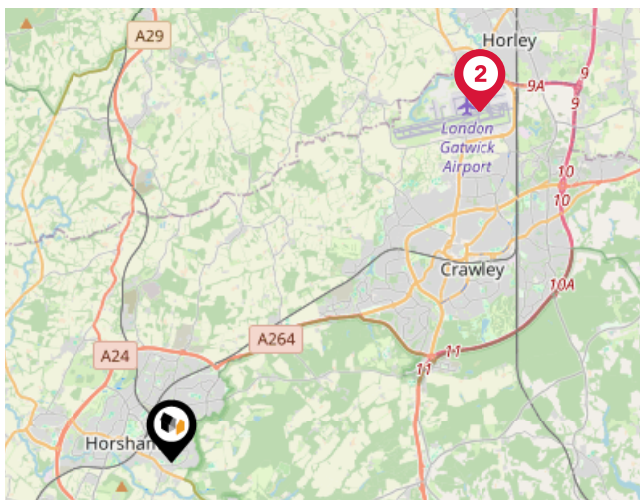
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Corunna Drive	0.09 miles
2	Millais School	0.16 miles
3	Owers Close	0.13 miles
4	Stirling Way	0.15 miles
5	Plovers Road	0.19 miles



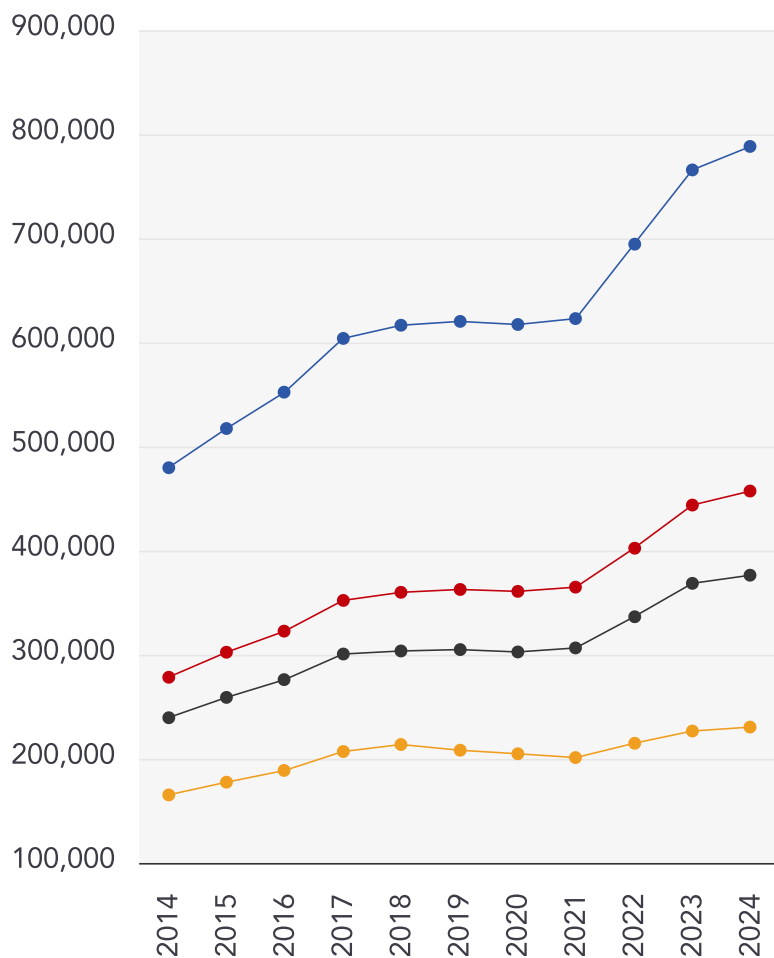
Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	8.72 miles
2	Gatwick North Terminal Shuttle Station	8.73 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.

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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

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