

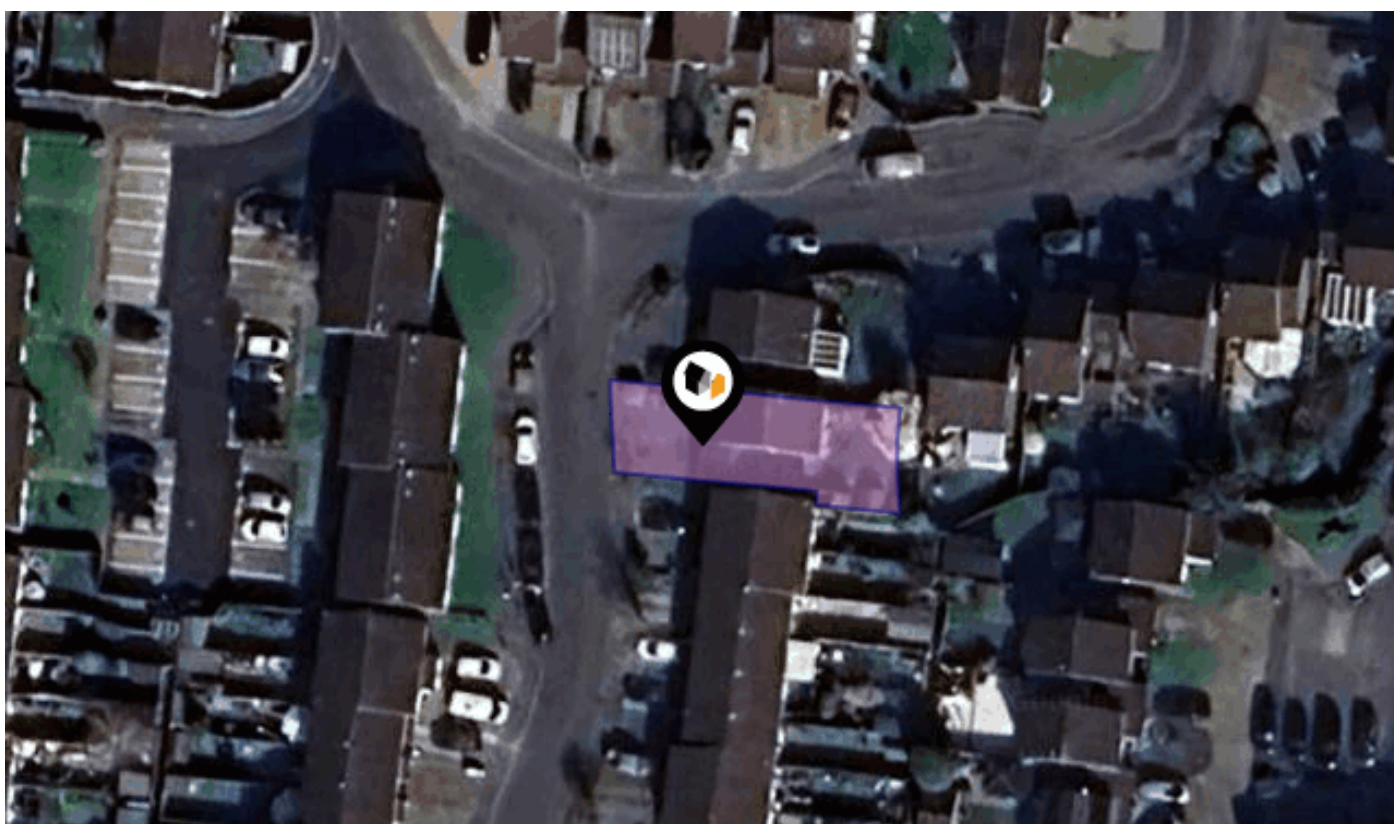


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**28, FELLCOTT WAY, HORSHAM, RH12 1UQ**

## 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>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	710 ft <sup>2</sup> / 66 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,213
<b>Title Number:</b>	WSX65329
<b>UPRN:</b>	100062476257

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	West sussex
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

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

<b>7</b> mb/s	<b>37</b> mb/s	<b>-</b> mb/s

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



**Satellite/Fibre TV Availability:**







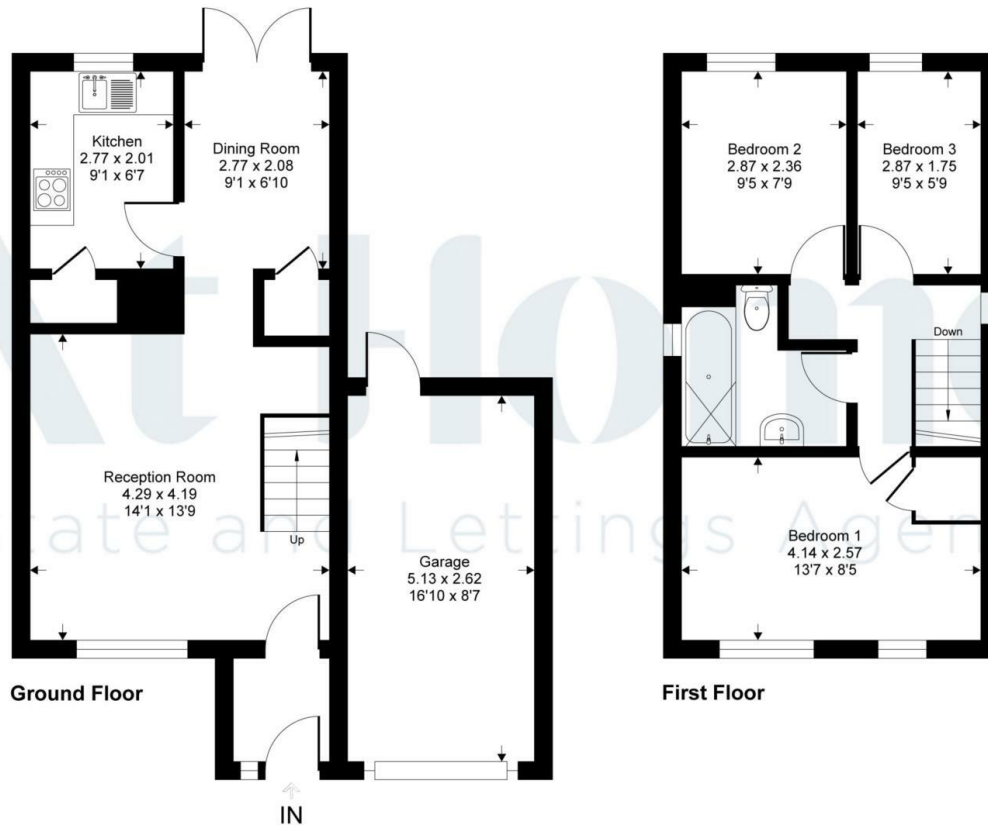
## 28, FELLCOTT WAY, HORSHAM, RH12 1UQ

### Fellcott Way, RH12

Approximate Gross Internal Area = 69 sq m / 744 sq ft

Approximate Garage Internal Area = 13 sq m / 144 sq ft

Approximate Total Internal Area = 82 sq m / 888 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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# Property EPC - Certificate

28 Fellcott Way, HORSHAM, RH12 1UQ

Energy rating

**D**

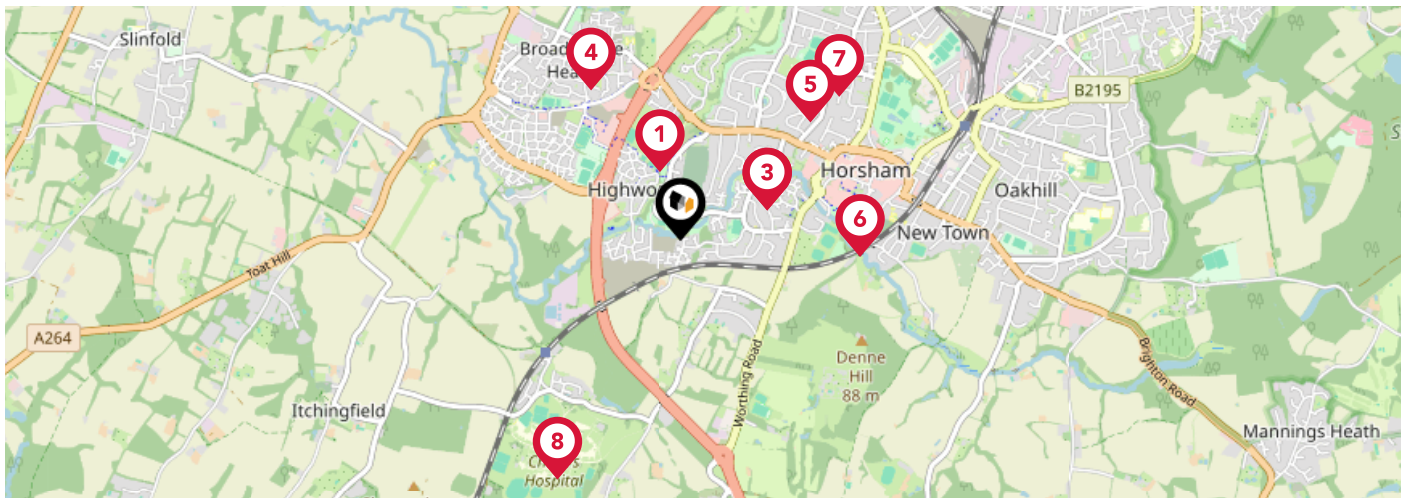
Valid until 12.06.2034

Certificate number  
0320-2832-1360-2994-6805

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

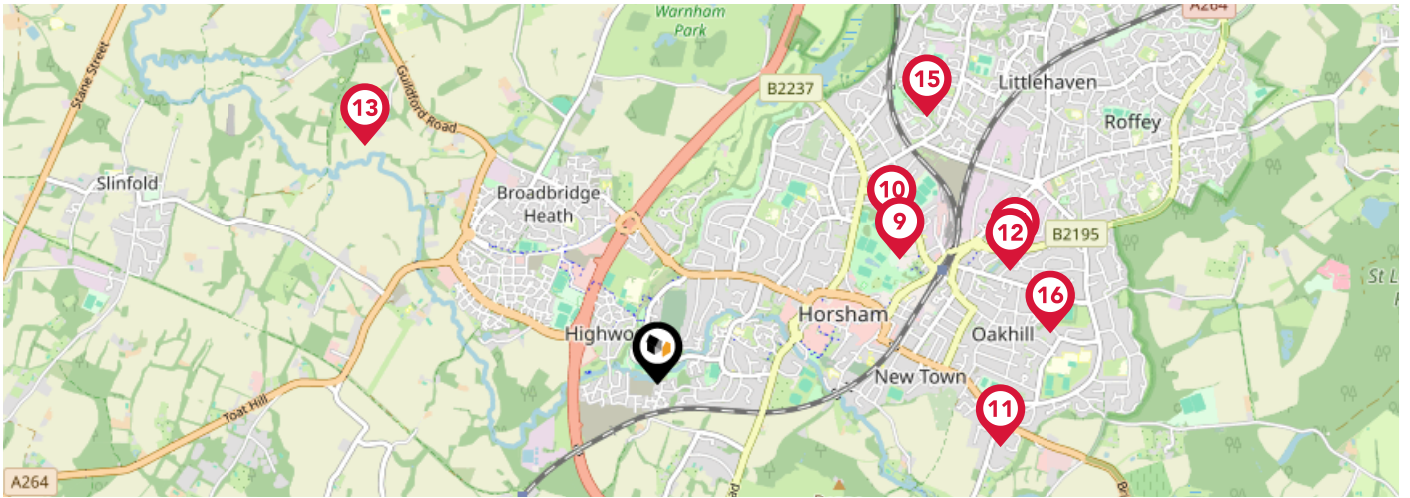
## Additional EPC Data









<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Warm air, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	66 m <sup>2</sup>



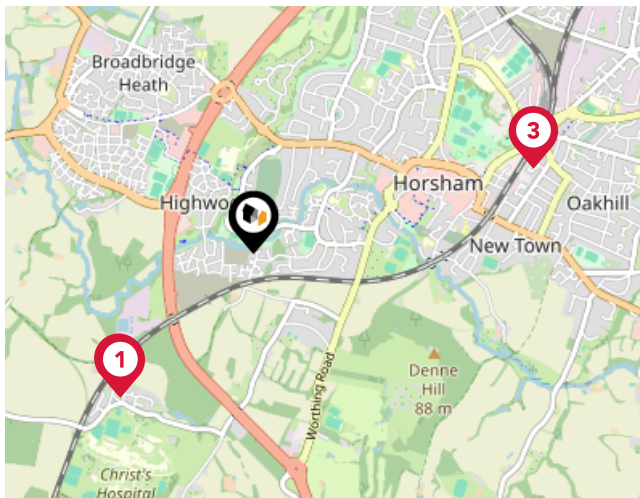
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Tanbridge House School</b> Ofsted Rating: Outstanding   Pupils: 1544   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 360   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Shelley Primary School</b> Ofsted Rating: Good   Pupils: 366   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Greenway Academy</b> Ofsted Rating: Good   Pupils: 385   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 239   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 874   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





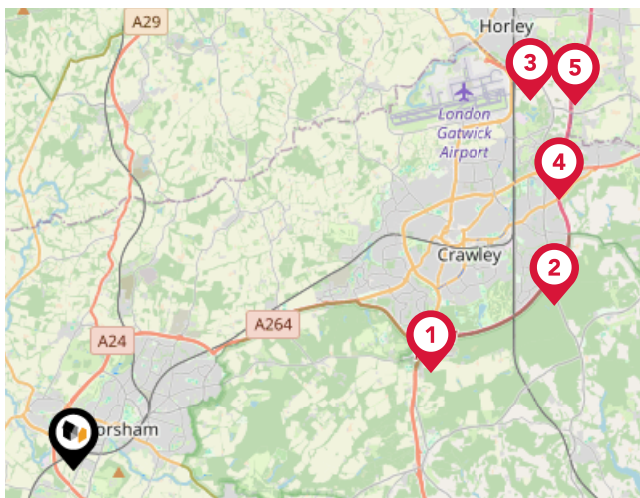
	Nursery	Primary	Secondary	College	Private
 <b>Bohunt Horsham</b> Ofsted Rating: Not Rated   Pupils: 120   Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The College of Richard Collyer In Horsham</b> Ofsted Rating: Outstanding   Pupils: 0   Distance: 1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Littlehaven Educational Trust</b> Ofsted Rating: Not Rated   Pupils: 0   Distance: 1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 118   Distance: 1.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>New Barn School</b> Ofsted Rating: Good   Pupils: 42   Distance: 1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Kingslea Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance: 1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance: 1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Millais School</b> Ofsted Rating: Outstanding   Pupils: 1522   Distance: 1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



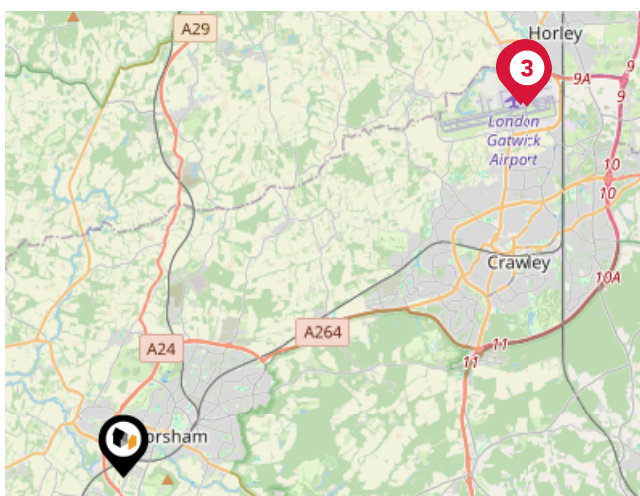
## National Rail Stations

Pin	Name	Distance
1	Christ's Hospital Rail Station	0.91 miles
2	Christ's Hospital Rail Station	0.91 miles
3	Horsham Rail Station	1.37 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	6.9 miles
2	M23 J10A	9.45 miles
3	M23 J9A	10.92 miles
4	M23 J10	10.35 miles
5	M23 J9	11.54 miles

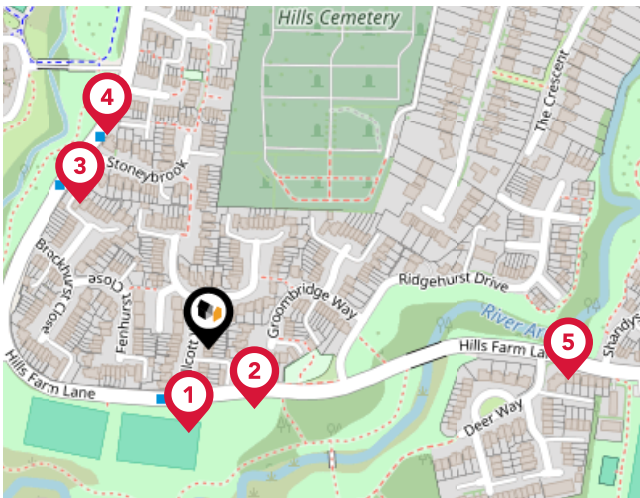


## Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport North Terminal	10.13 miles
2	London Gatwick Airport North Terminal	10.21 miles
3	London Gatwick Airport North Terminal	10.21 miles
4	London Gatwick Airport North Terminal	10.25 miles

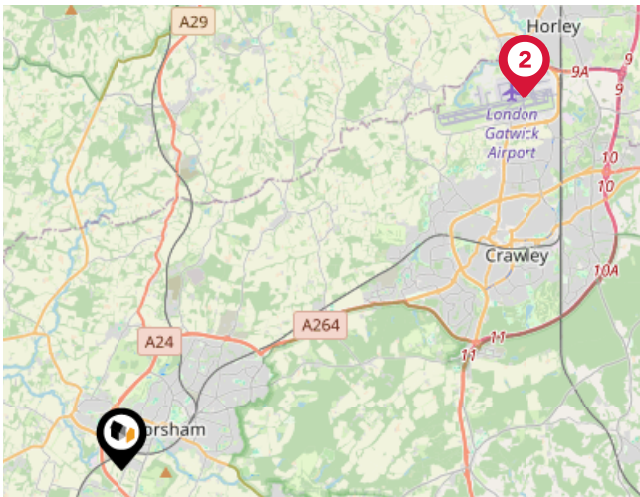
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fellcott Way	0.05 miles
2	Fellcott Way	0.04 miles
3	Stoneybrook	0.11 miles
4	Stoneybrook	0.14 miles
5	Shandys Close	0.21 miles

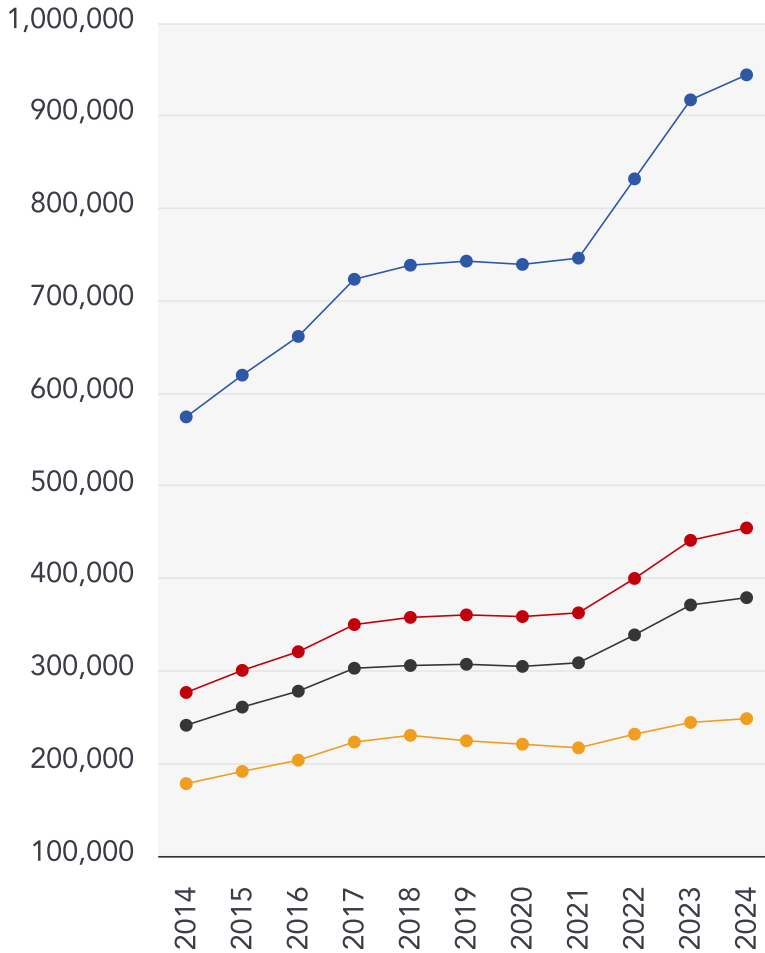


### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	10.22 miles
2	Gatwick North Terminal Shuttle Station	10.24 miles

# Market House Price Statistics

10 Year History of Average House Prices by Property Type in RH12



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!



/athomeestateagency



/HOMEeagents



/-home-estate-agency-and-lettings-ltd

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**At Home**  
Estate and Lettings Agency

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