

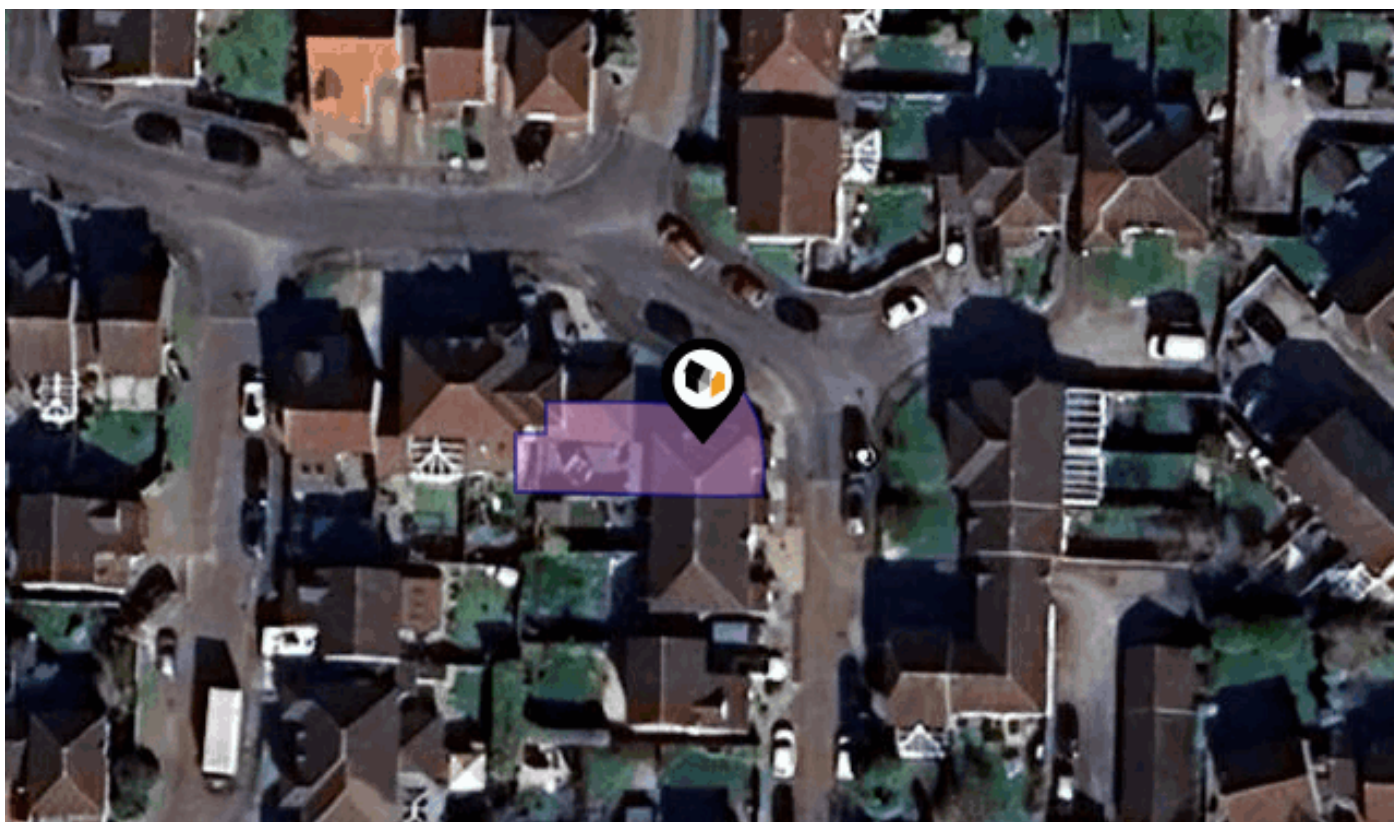


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 06th July 2024



**53, BAMBOROUGH CLOSE, SOUTHWATER, HORSHAM,
RH13 9XG**

At Home Estate And Lettings Agency

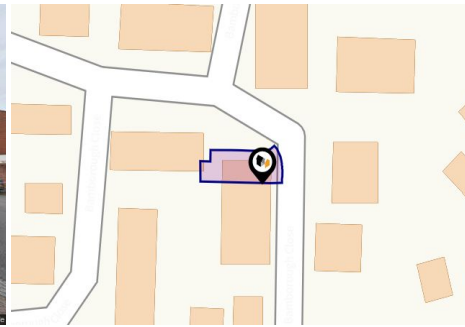
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£2,213
Title Number:	WSX120025
UPRN:	100061803615

Last Sold Date:	07/12/2020
Last Sold Price:	£340,000
Last Sold £/ft²:	£457
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

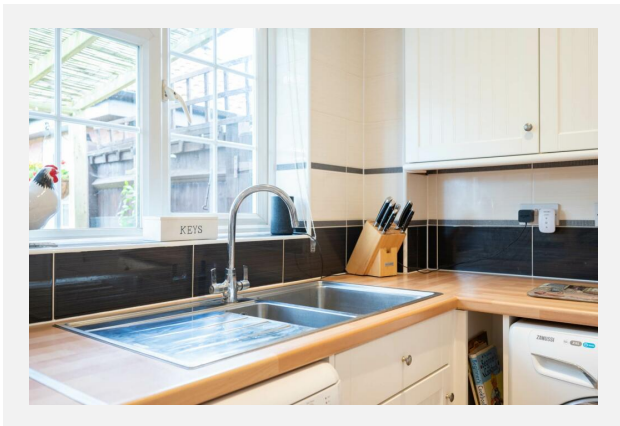
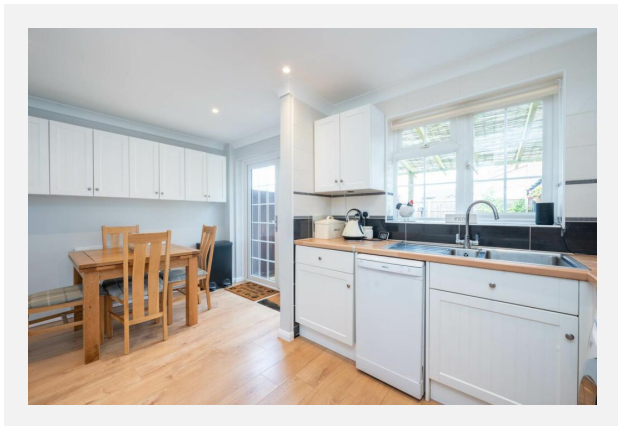
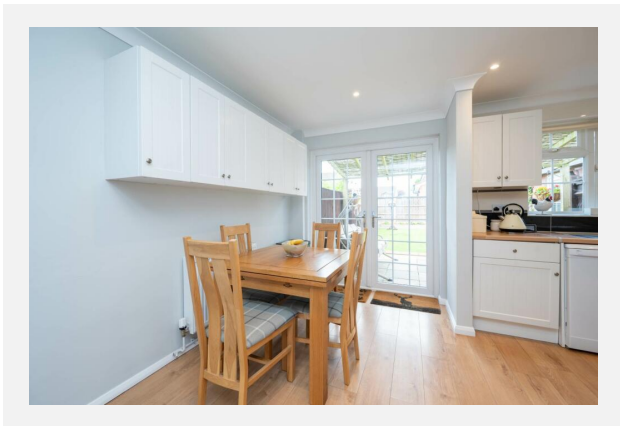
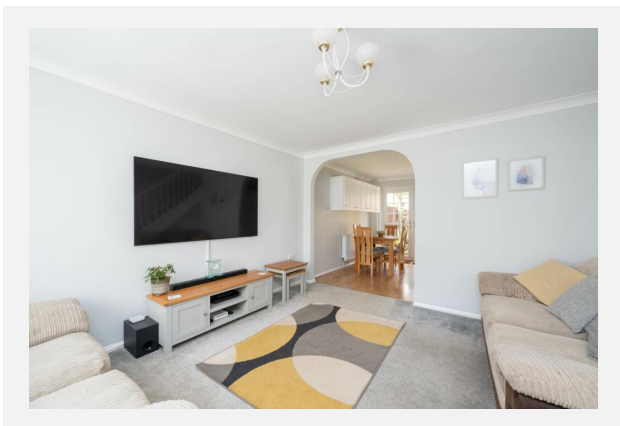
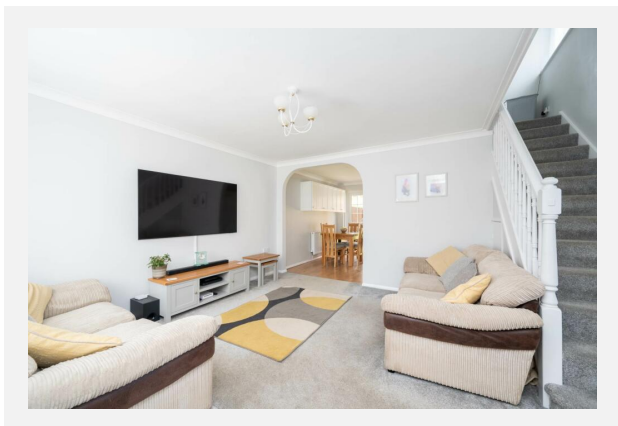
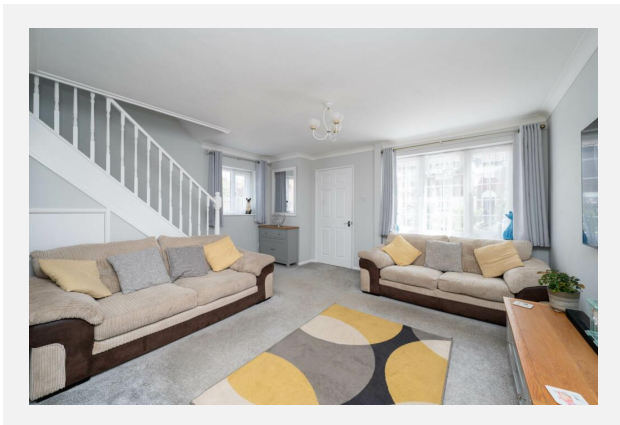
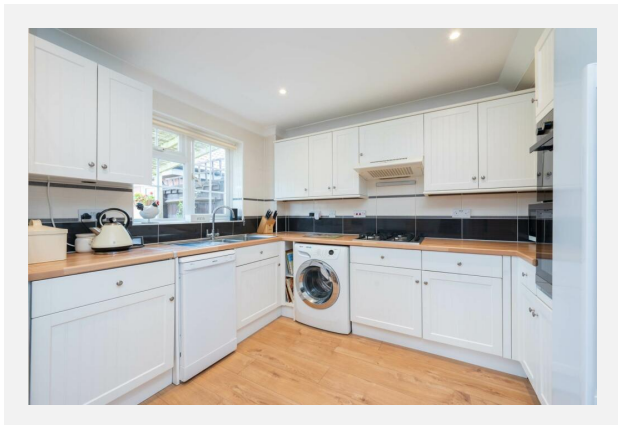
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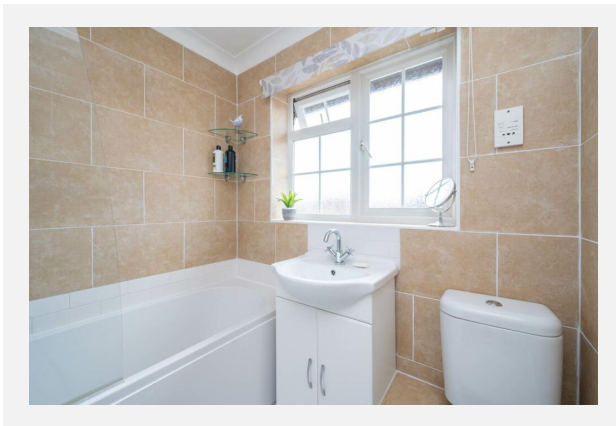
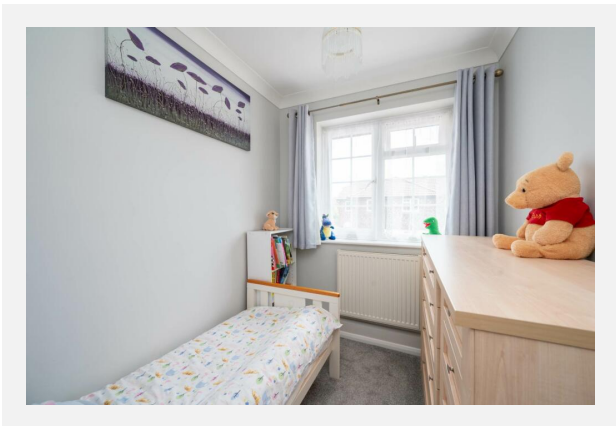
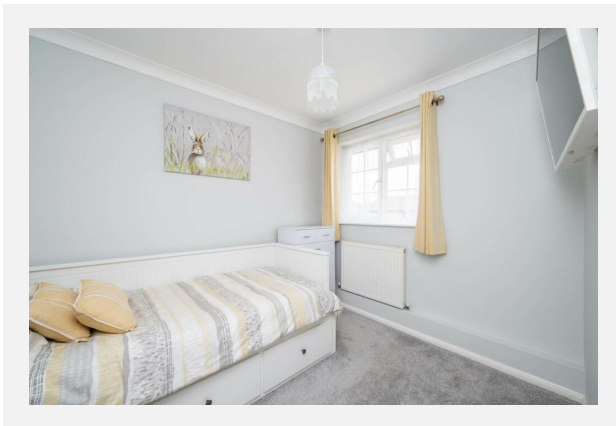
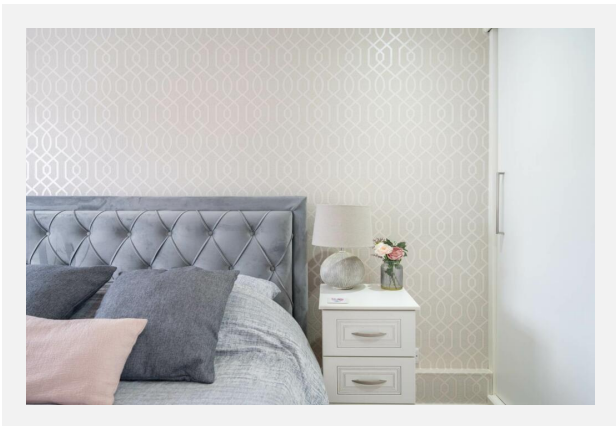
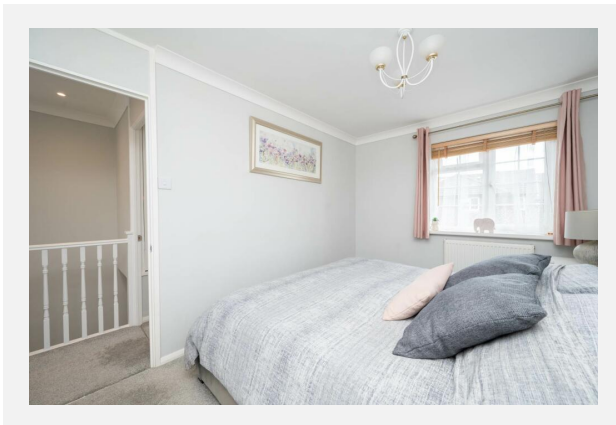
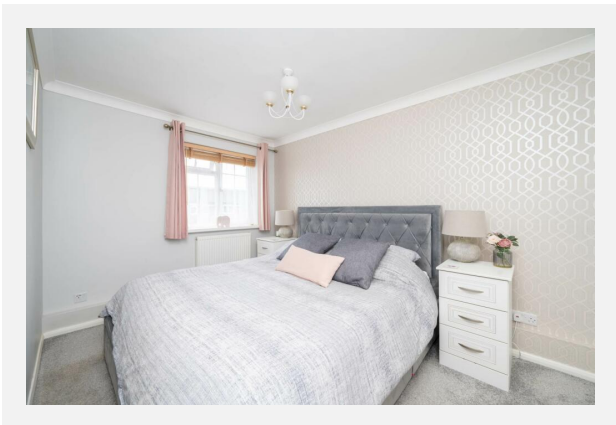
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









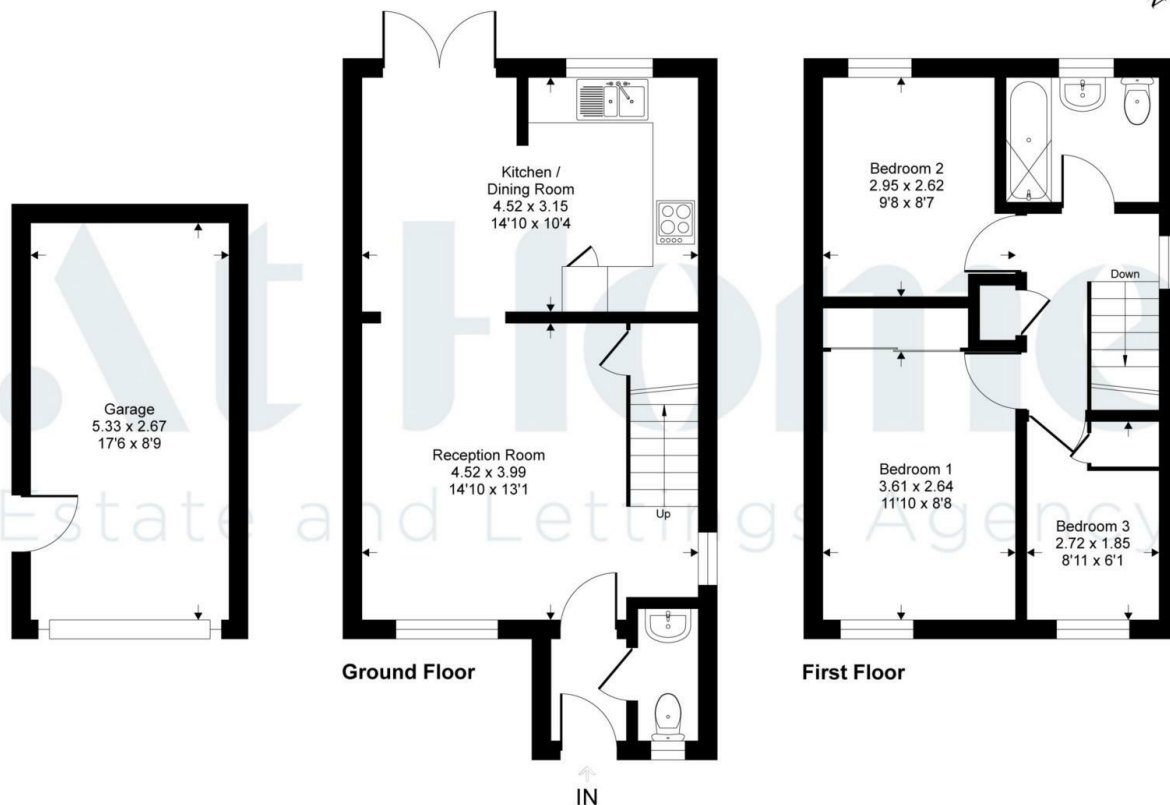
53, BAMBOROUGH CLOSE, SOUTHWATER, HORSHAM, RH13 9XG

Bamborough Close, RH13

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

Approximate Garage Internal Area = 14 sq m / 153 sq ft

Approximate Total Internal Area = 83 sq m / 897 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.

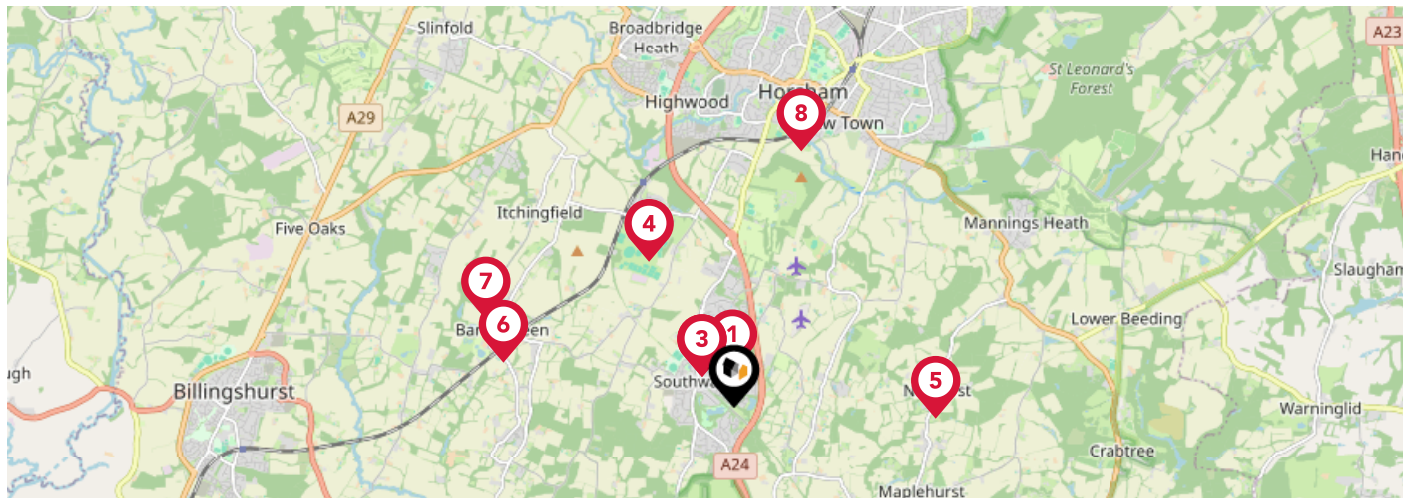
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Property EPC - Certificate

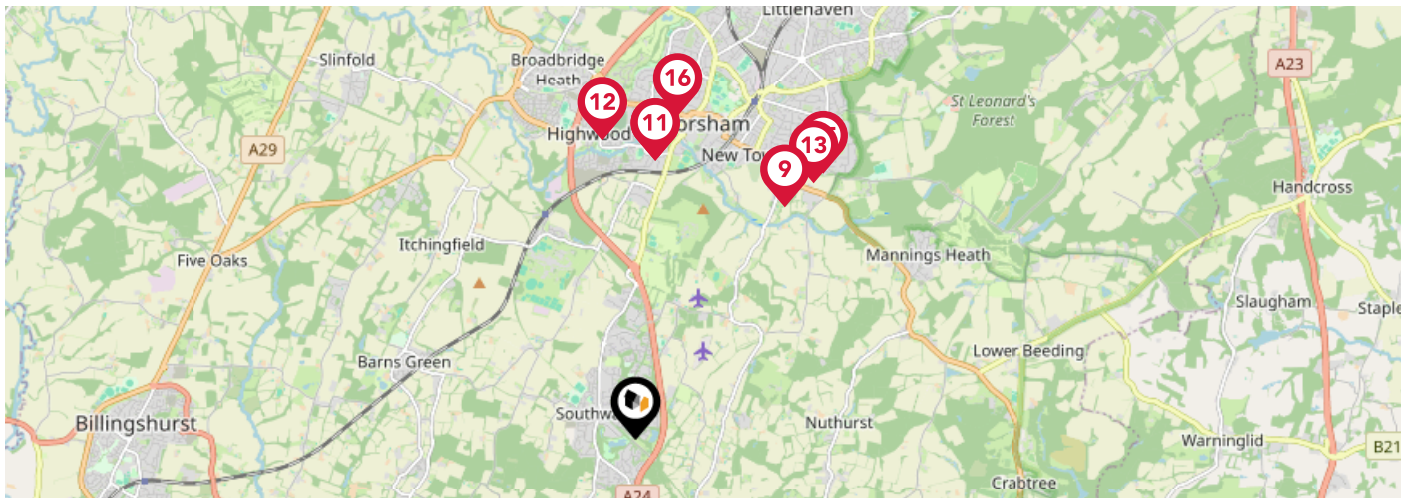
53 Bamborough Close Southwater HORSHAM RH13 9XG		Energy rating C	
Valid until 16.06.2034		Certificate number 1900-2033-0822-1393-3643	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	End-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	67 m ²

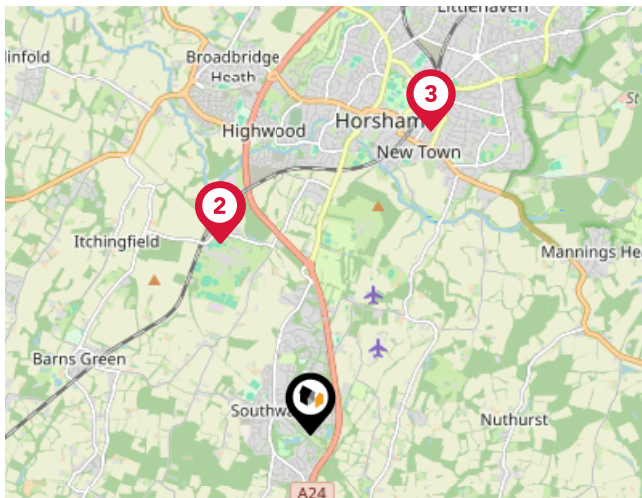


		Nursery	Primary	Secondary	College	Private
1	Castlewood Primary School Ofsted Rating: Good Pupils: 193 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Southwater Infant Academy Ofsted Rating: Outstanding Pupils: 290 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Southwater Junior Academy Ofsted Rating: Good Pupils: 455 Distance:0.42	<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:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 129 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Barns Green Primary School Ofsted Rating: Requires Improvement Pupils: 125 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Muntham House School Ofsted Rating: Good Pupils: 77 Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



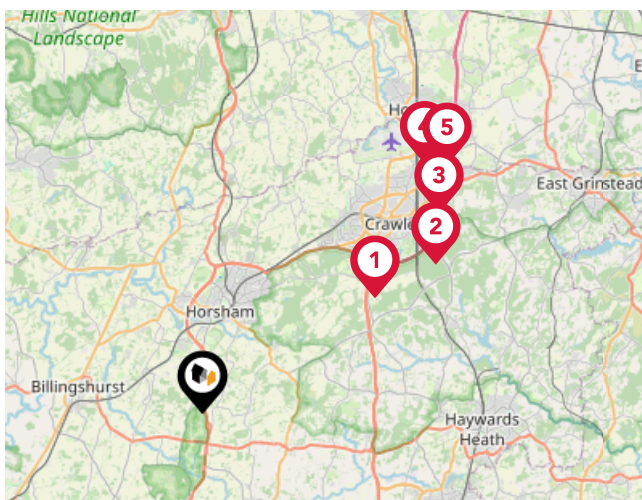
		Nursery	Primary	Secondary	College	Private
	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:2.62	<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:2.62	<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:2.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Forest School Ofsted Rating: Good Pupils: 1072 Distance:2.91	<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:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 102 Distance:3.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenway Academy Ofsted Rating: Good Pupils: 385 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



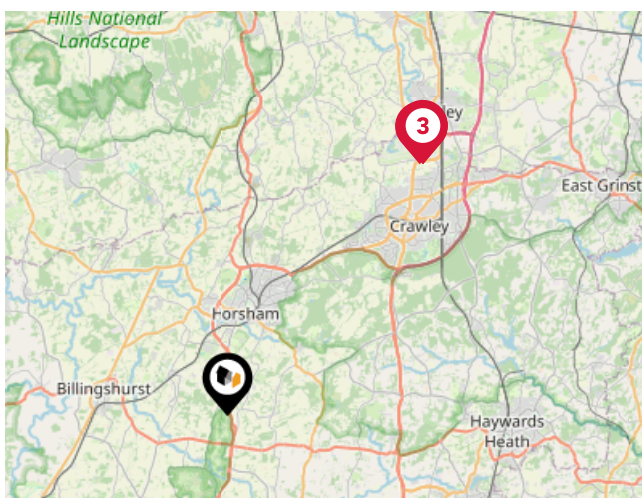
National Rail Stations

Pin	Name	Distance
1	Christ's Hospital Rail Station	1.98 miles
2	Christ's Hospital Rail Station	1.99 miles
3	Horsham Rail Station	3.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.73 miles
2	M23 J10A	10.33 miles
3	M23 J10	11.58 miles
4	M23 J9A	12.47 miles
5	M23 J9	12.99 miles

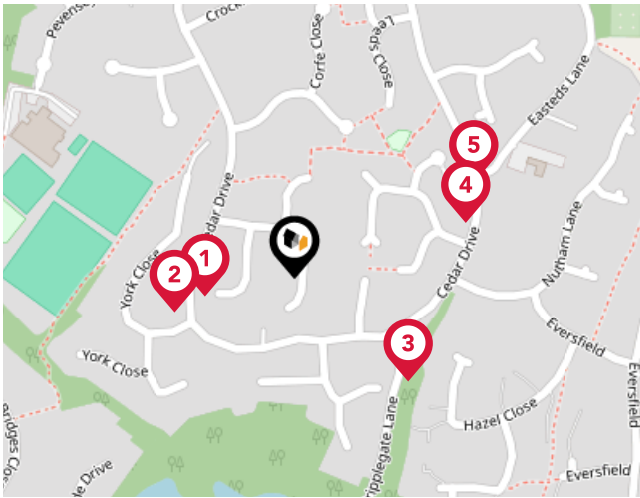


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport North Terminal	11.82 miles
2	London Gatwick Airport North Terminal	11.88 miles
3	London Gatwick Airport North Terminal	11.89 miles
4	London Gatwick Airport North Terminal	11.94 miles

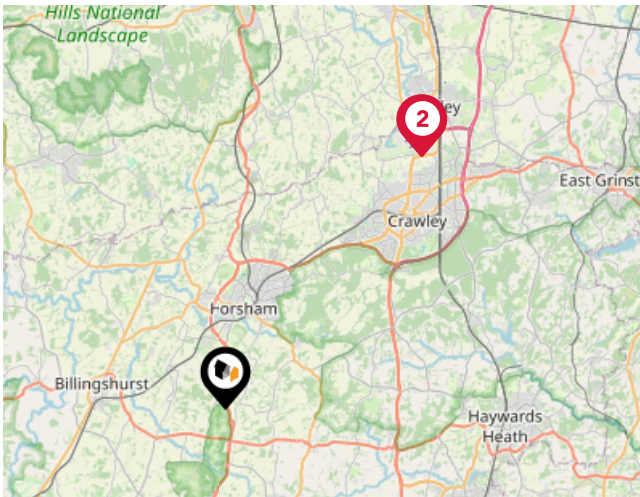
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	York Close	0.05 miles
2	York Close	0.07 miles
3	Cripplegate Lane	0.09 miles
4	Easteds Lane	0.11 miles
5	Easteds Lane	0.12 miles

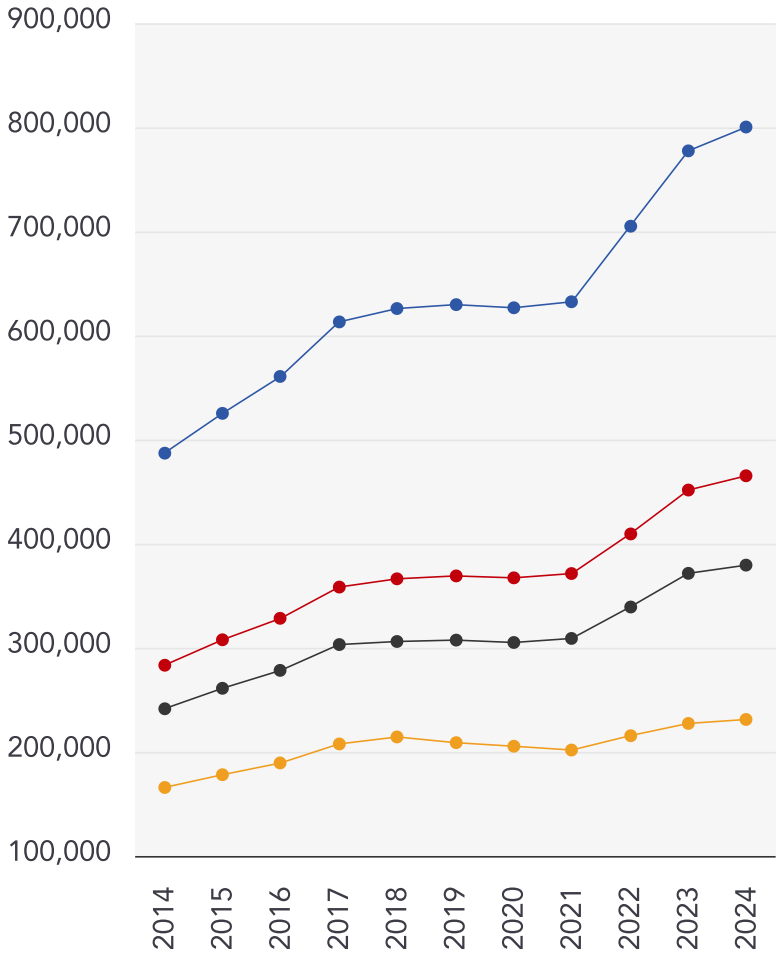


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	11.9 miles
2	Gatwick North Terminal Shuttle Station	11.92 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.

35 Carfax, Horsham, RH12 1EE

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



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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.

Please note that all appliances and heating systems are not tested by At Home Estate And Lettings Agency and therefore no warranties can be given as to their good working order.

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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