

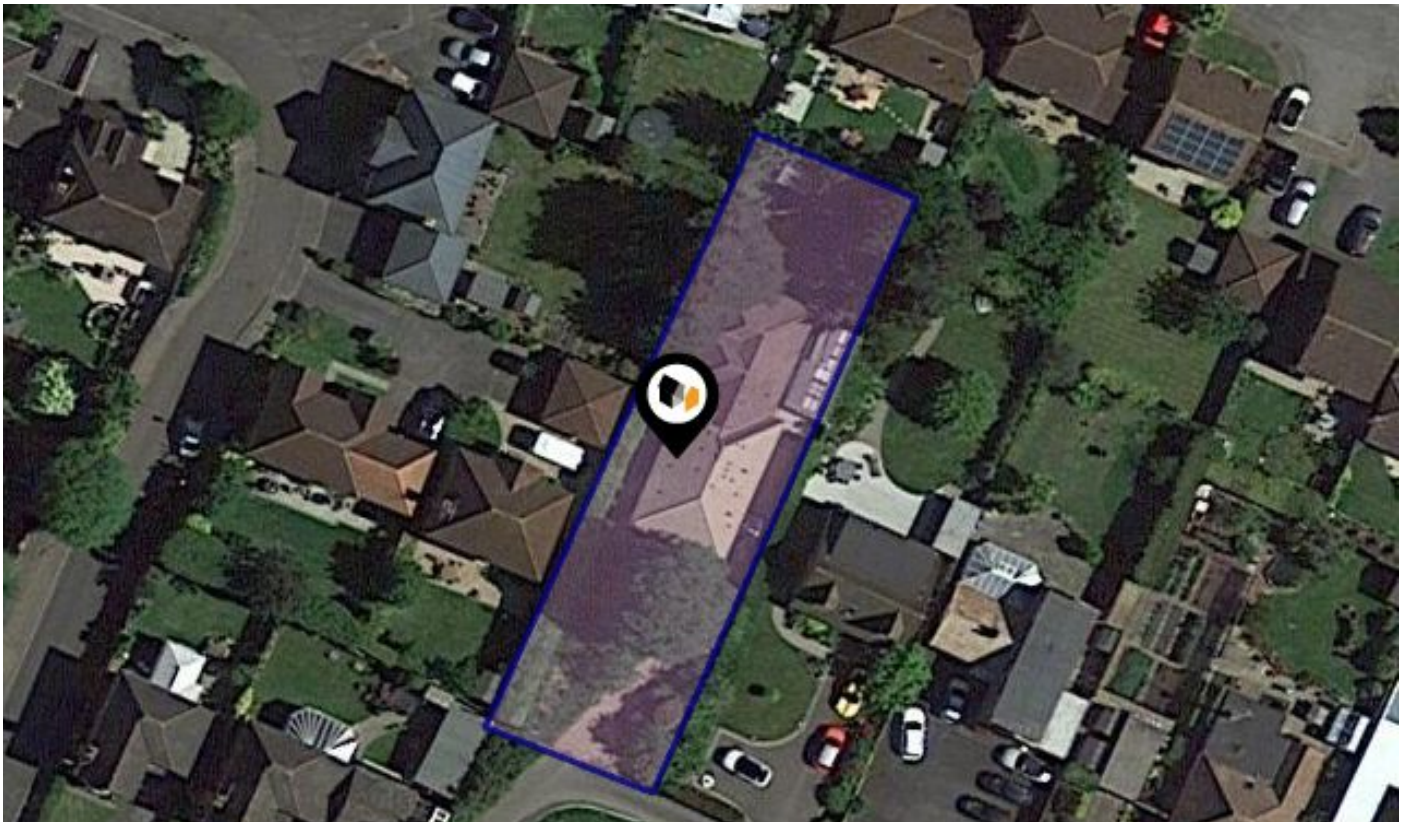


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 02<sup>nd</sup> July 2024



**24, COTTINGHAM AVENUE, HORSHAM, RH12 5HU**

## At Home Estate And Lettings Agency

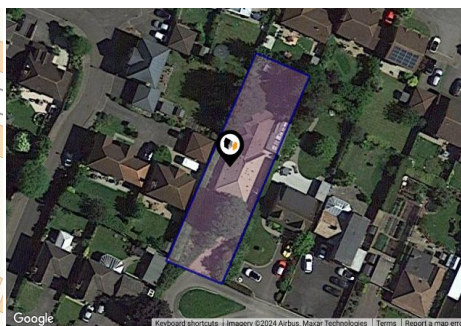
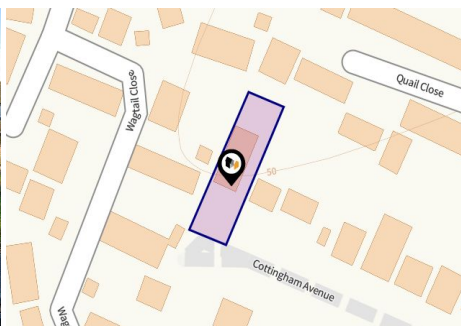
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	16/01/2006
<b>Bedrooms:</b>	5	<b>Last Sold Price:</b>	£260,000
<b>Floor Area:</b>	1,689 ft <sup>2</sup> / 157 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£153
<b>Plot Area:</b>	0.21 acres	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,705		
<b>Title Number:</b>	WSX296231		
<b>UPRN:</b>	200004782043		

## 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>7</b> mb/s	<b>53</b> mb/s	<b>1000</b> mb/s

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


### Satellite/Fibre TV Availability:

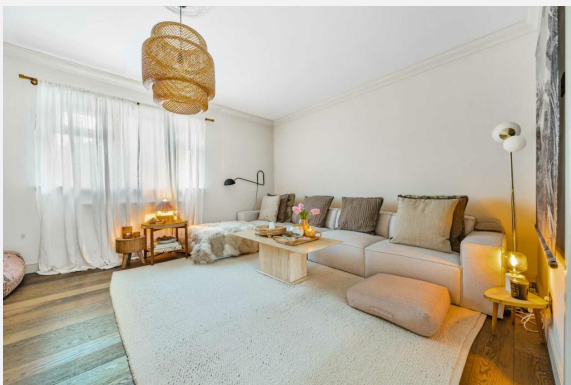

# Planning History This Address

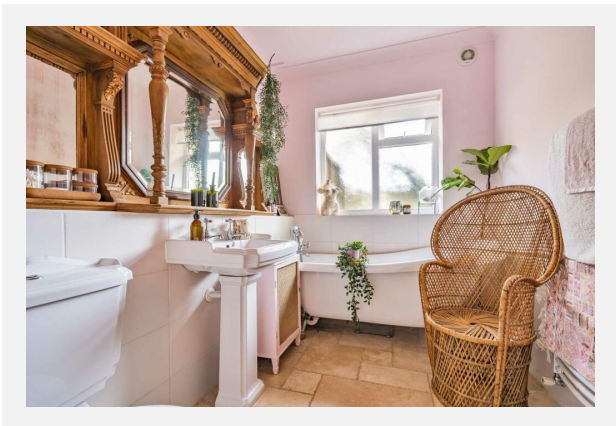
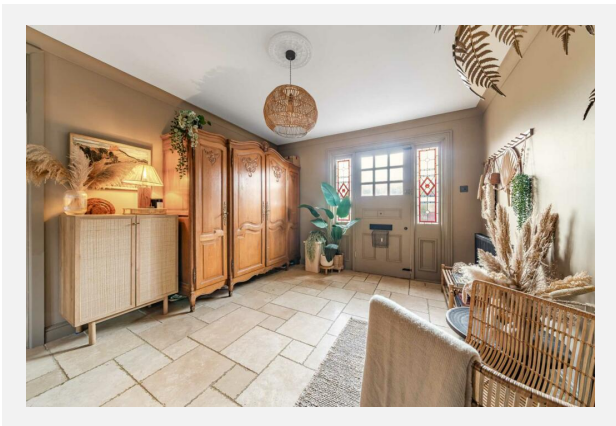
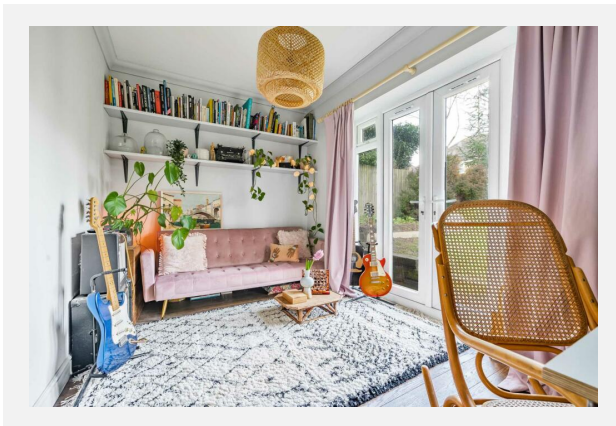
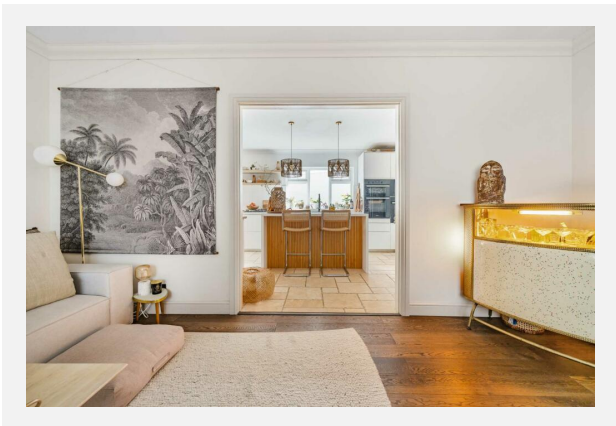
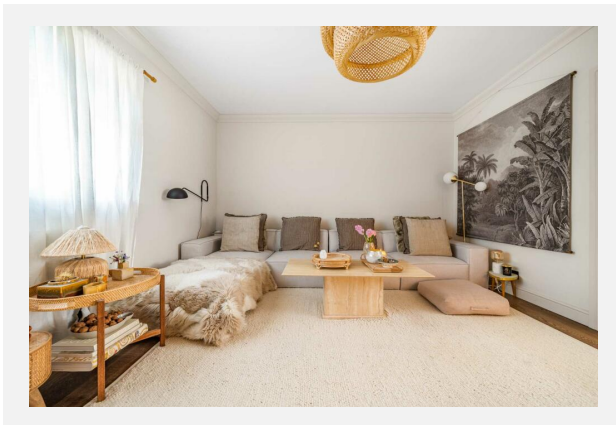
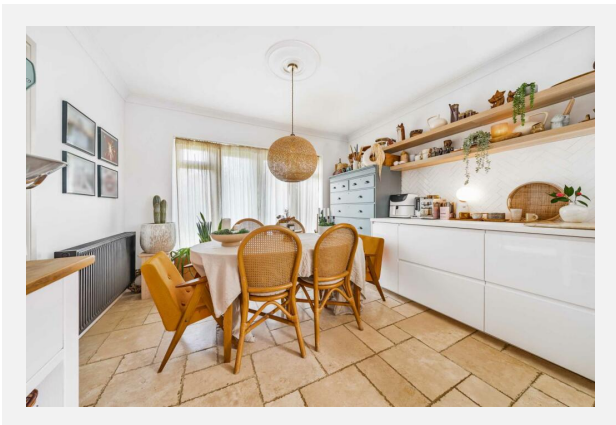
Planning records for: *24, Cottingham Avenue, Horsham, RH12 5HU*

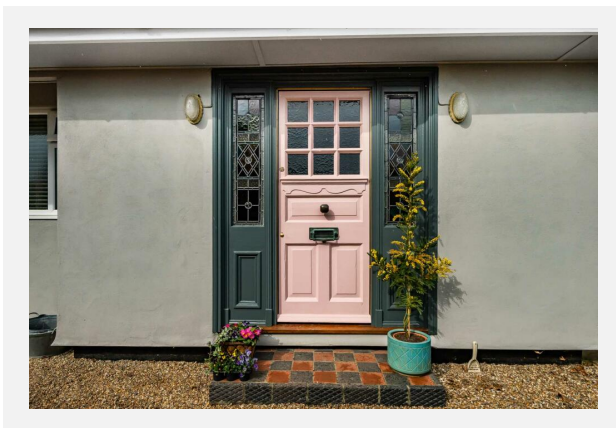
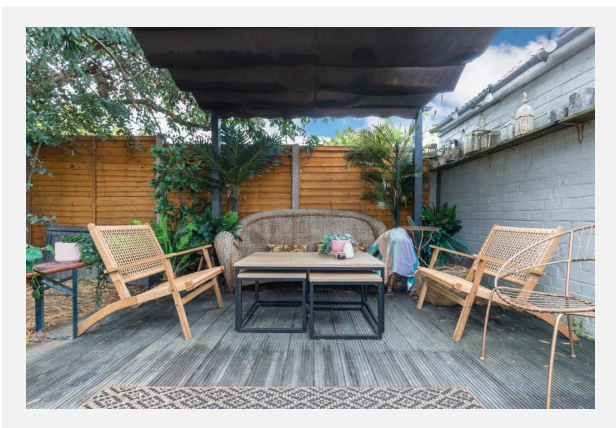
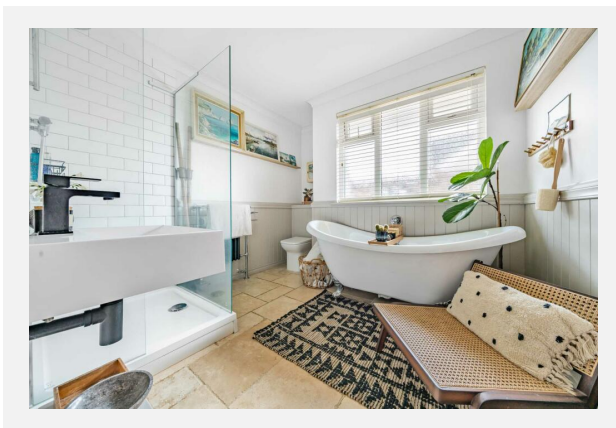
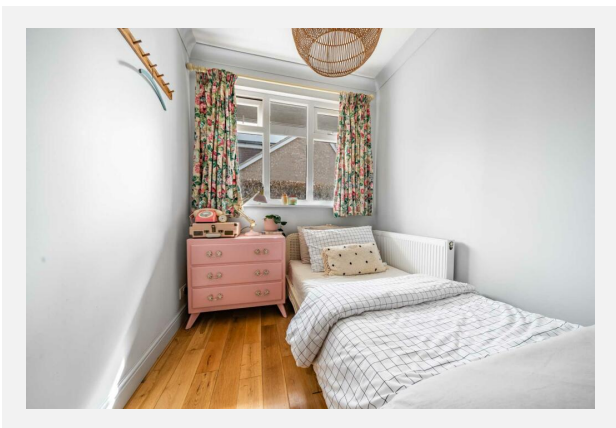
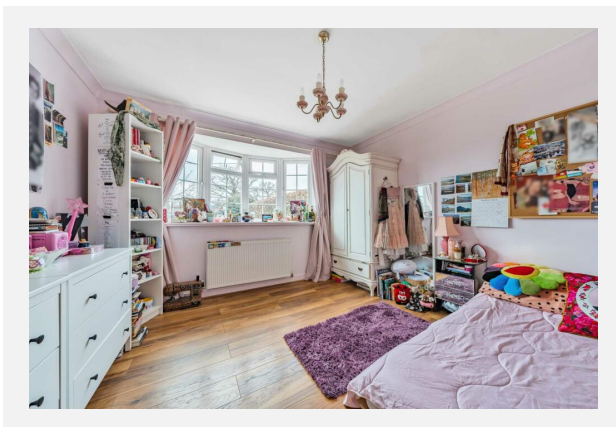
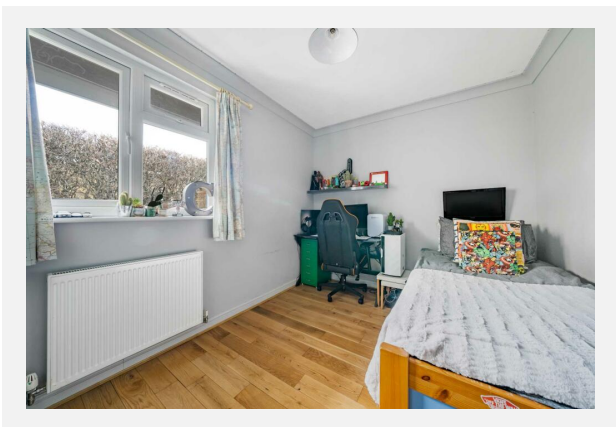
Reference - DC/07/2594	
<b>Decision:</b>	Decided
<b>Date:</b>	05th February 2008
<b>Description:</b>	Demolition of existing rear extension and replacement with a single-storey extension

Reference - Horsham/DC/07/2594	
<b>Decision:</b>	Decided
<b>Date:</b>	15th November 2007
<b>Description:</b>	Demolition of existing rear extension and replacement with a single-storey extension



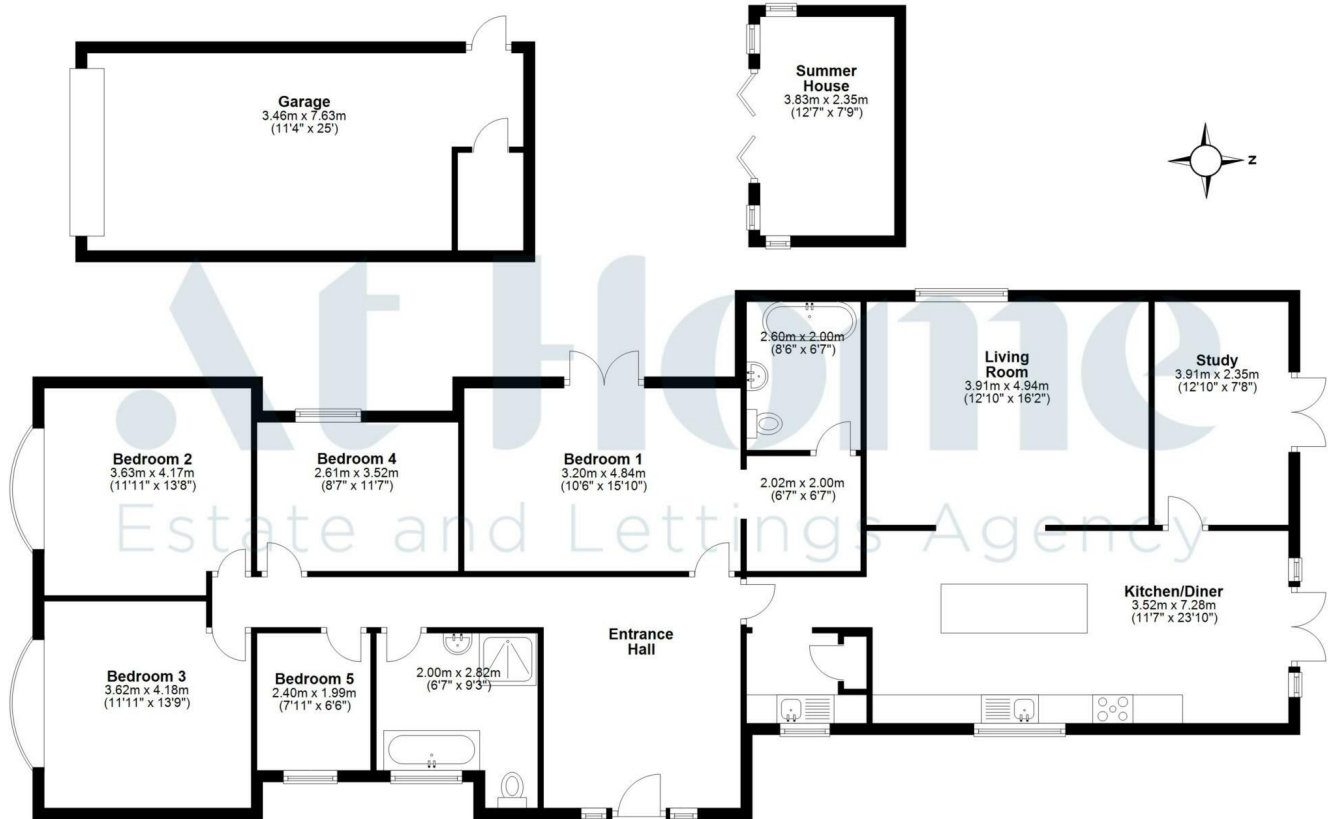




## 24, COTTINGHAM AVENUE, HORSHAM, RH12 5HU

### Ground Floor

Main area: approx. 182.7 sq. metres (1966.5 sq. feet)  
Plus outbuildings, approx. 97.0 sq. metres (97.0 sq. feet)



Main area: Approx. 182.7 sq. metres (1966.5 sq. feet)  
Plus outbuildings, approx. 97.0 sq. metres (97.0 sq. feet)

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.

24 Cottingham Avenue, RH12 5HU

Energy rating

**C**

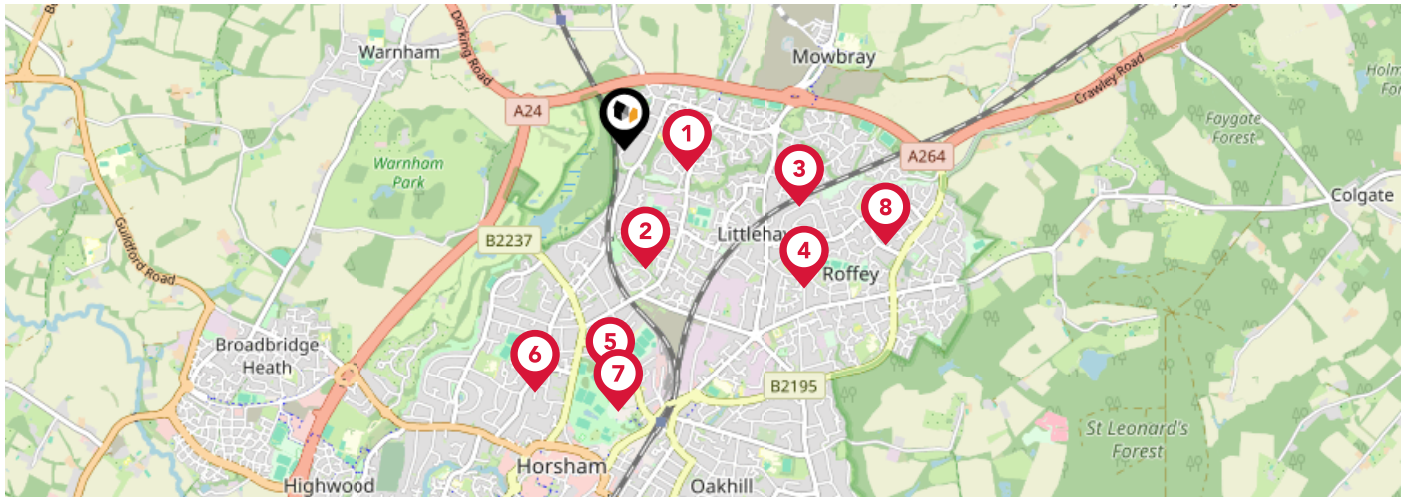
Valid until 23.03.2033









Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	70   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

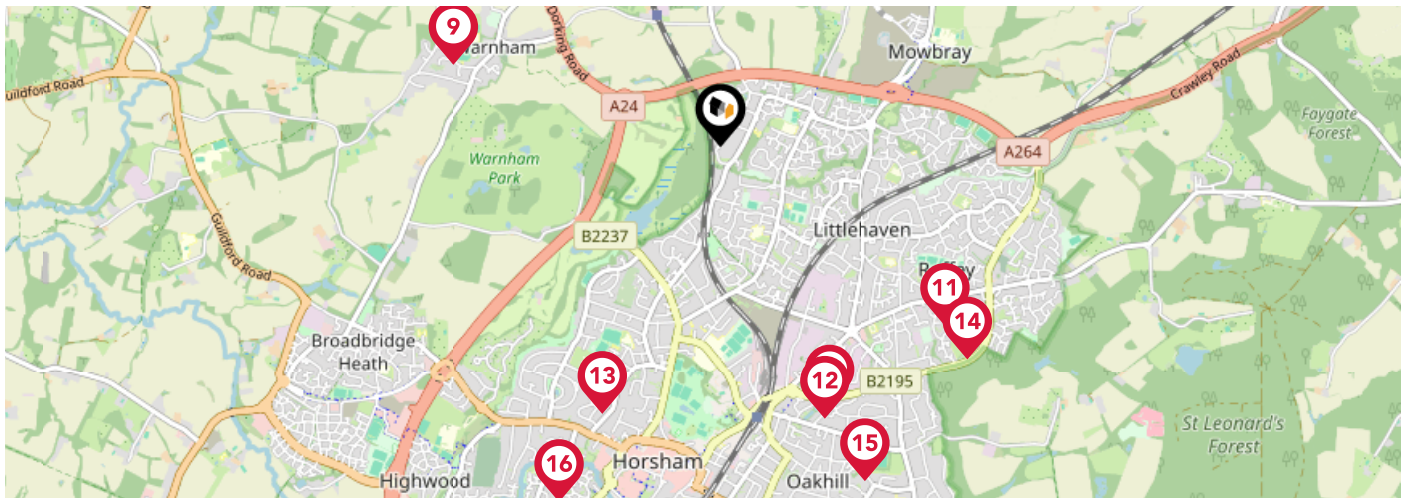


## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 94% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	157 m <sup>2</sup>

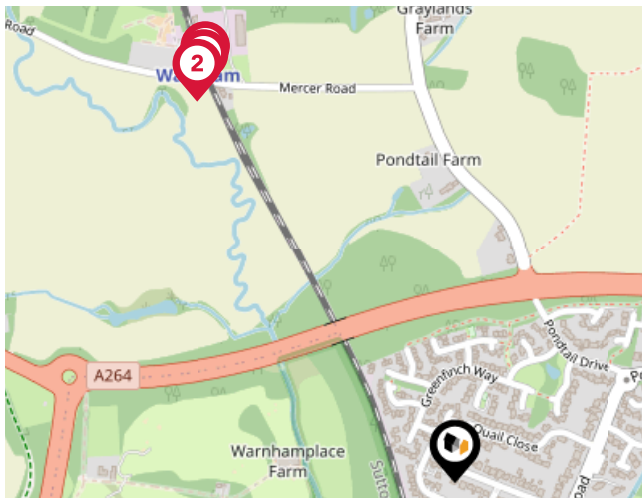


		Nursery	Primary	Secondary	College	Private
	<b>Holbrook Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints CofE Primary School, Horsham</b> Ofsted Rating: Good   Pupils: 206   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Littlehaven Infant School</b> Ofsted Rating: Good   Pupils: 110   Distance:1.05	<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:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.2	<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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Robert Southwell Catholic Primary School, Horsham</b> Ofsted Rating: Good   Pupils: 198   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



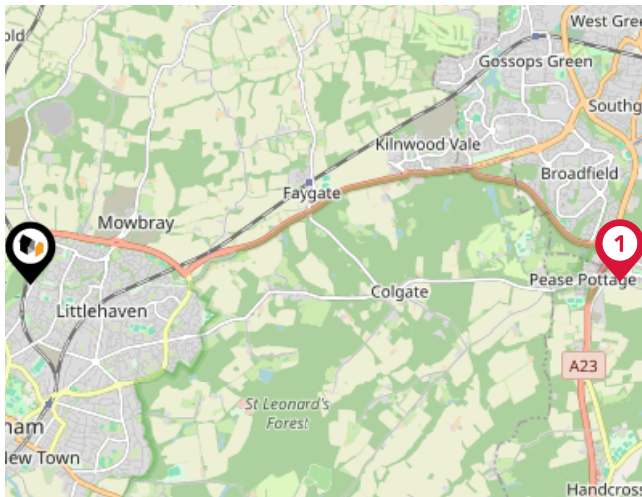
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Warnham CofE Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Kingslea Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Northolmes Junior School, Horsham</b> Ofsted Rating: Good   Pupils: 179   Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 118   Distance:1.35</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Greenway Academy</b> Ofsted Rating: Good   Pupils: 385   Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Leechpool Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Millais School</b> Ofsted Rating: Outstanding   Pupils: 1522   Distance:1.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:1.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



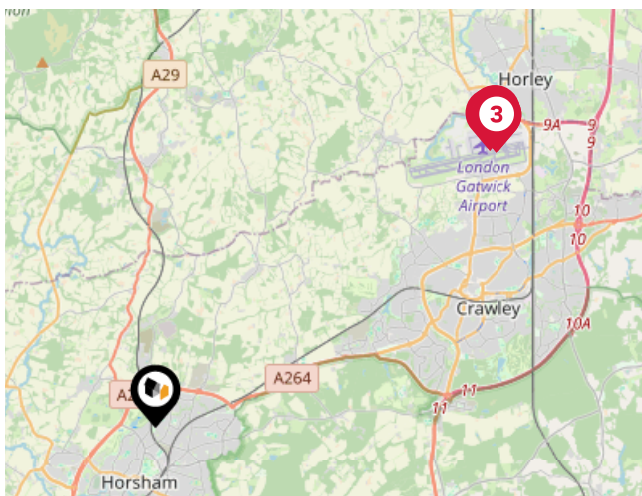
## National Rail Stations

Pin	Name	Distance
1	Warnham Rail Station	0.54 miles
2	Warnham Rail Station	0.54 miles
3	Warnham Rail Station	0.55 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	5.5 miles
2	M23 J10A	7.88 miles
3	M23 J9A	8.91 miles
4	M23 J10	8.52 miles
5	M23 J9	9.58 miles

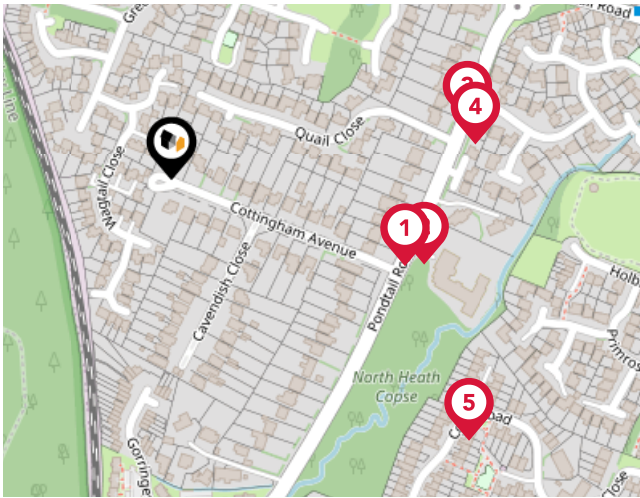


## Airports/HELIPADS

Pin	Name	Distance
1	London Gatwick Airport North Terminal	8.07 miles
2	London Gatwick Airport North Terminal	8.16 miles
3	London Gatwick Airport North Terminal	8.16 miles
4	London Gatwick Airport North Terminal	8.2 miles

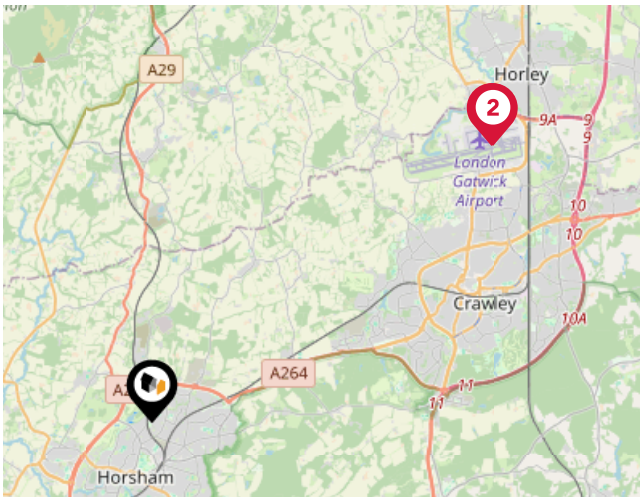
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cottingham Avenue	0.15 miles
2	Cottingham Avenue	0.16 miles
3	Quarterbrass Farm Road	0.18 miles
4	Quarterbrass Farm Road	0.18 miles
5	Cook Road North	0.23 miles

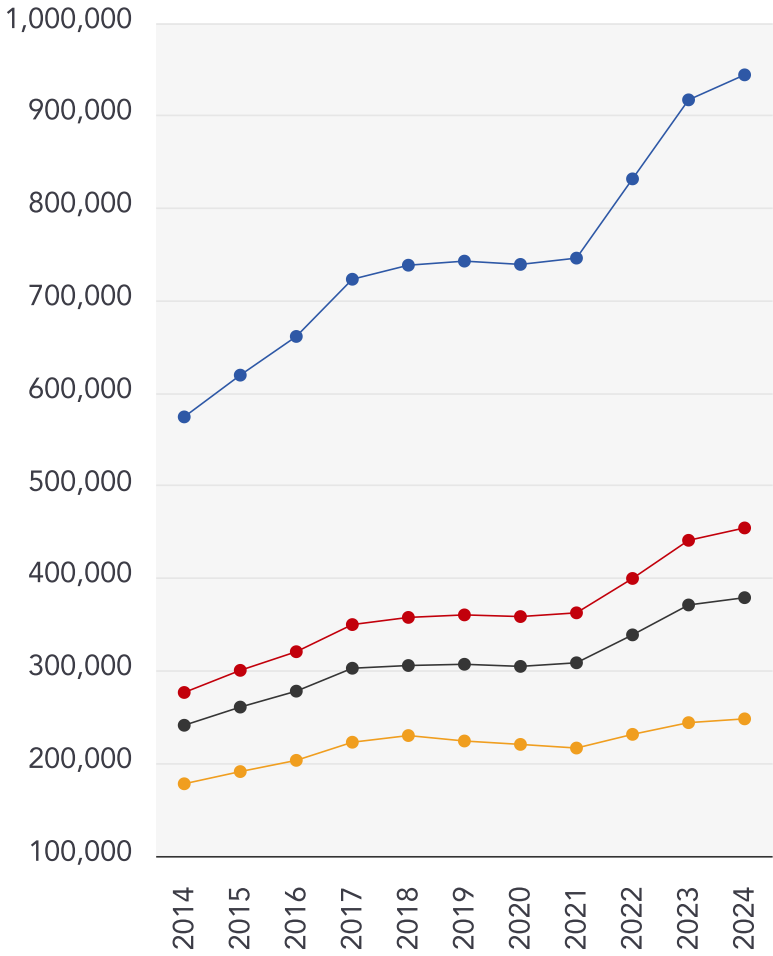


### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	8.17 miles
2	Gatwick North Terminal Shuttle Station	8.19 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

---

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



---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of At Home Estate And Lettings Agency or the seller.

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.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

**At Home**  
Estate and Lettings Agency

### At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12  
1EE  
01403 886288  
Alex.Bethell@athomeestates.co.uk  
www.athomeestates.co.uk



