

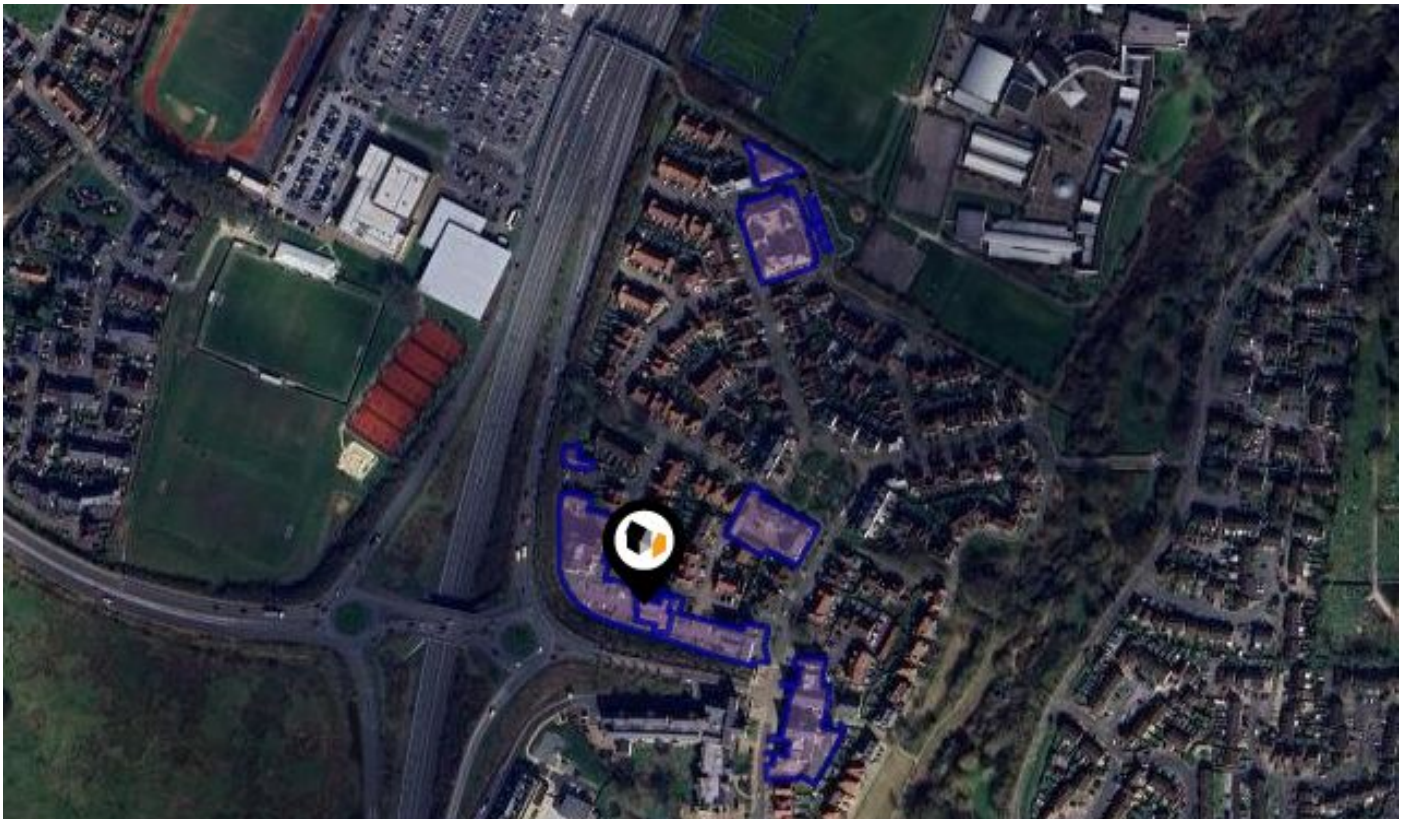


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th September 2024



13 THE MALTINGS, ARUNDALE WALK, HORSHAM, RH12 1QG

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

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www.athomeestates.co.uk





Property

Type:	Flat / Maisonette	Last Sold Date:	21/08/2017
Bedrooms:	2	Last Sold Price:	£315,000
Floor Area:	764 ft ² / 71 m ²	Last Sold £/ft²:	£412
Plot Area:	3.29 acres	Tenure:	Leasehold
Year Built :	2017	Start Date:	10/11/2022
Council Tax :	Band C	End Date:	11/11/2272
Annual Estimate:	£1,967	Lease Term:	250 years from and including 11 November 2022
Title Number:	WSX437064	Term Remaining:	248 years
UPRN:	10093099277		

Local Area

Local Authority:	Horsham
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

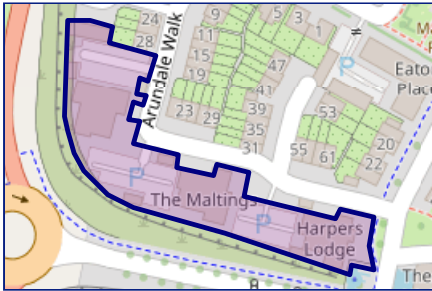


Satellite/Fibre TV Availability:



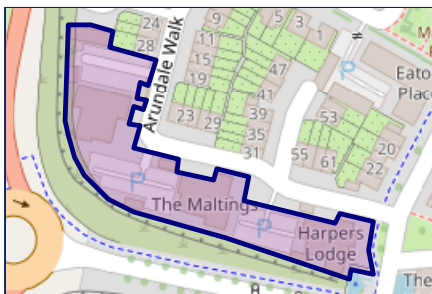
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



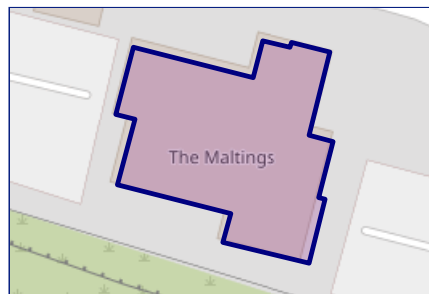
WSX436521

Leasehold Title Plans



WSX437064

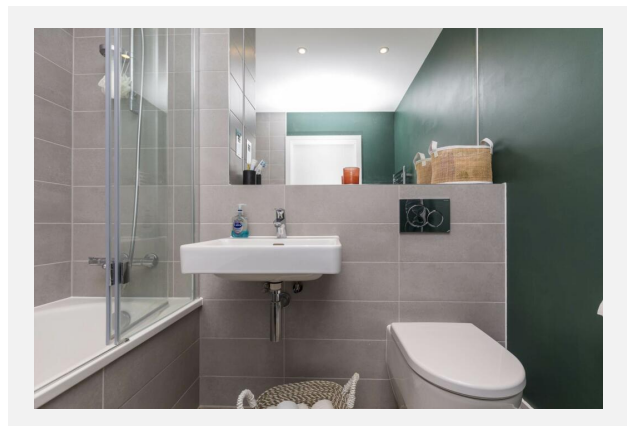
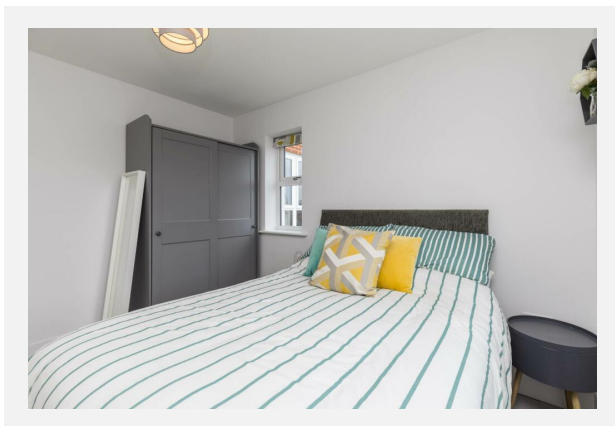
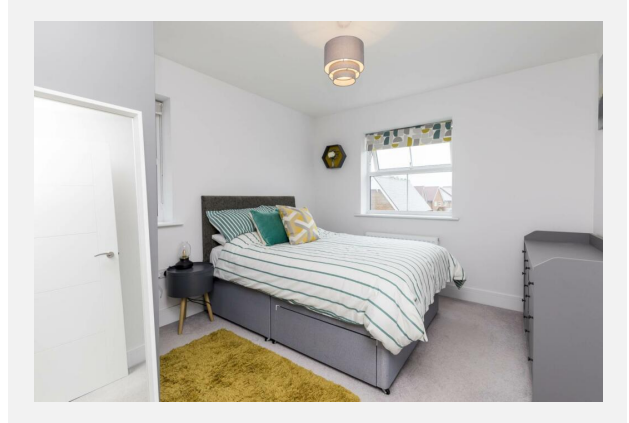
Start Date: 20/08/2017
End Date: 01/01/2141
Lease Term: 125 years from 1
January 2016
Term Remaining: 116 years



WSX393947

Start Date: 10/11/2022
End Date: 11/11/2272
Lease Term: 250 years from and
including 11 November
2022
Term Remaining: 248 years

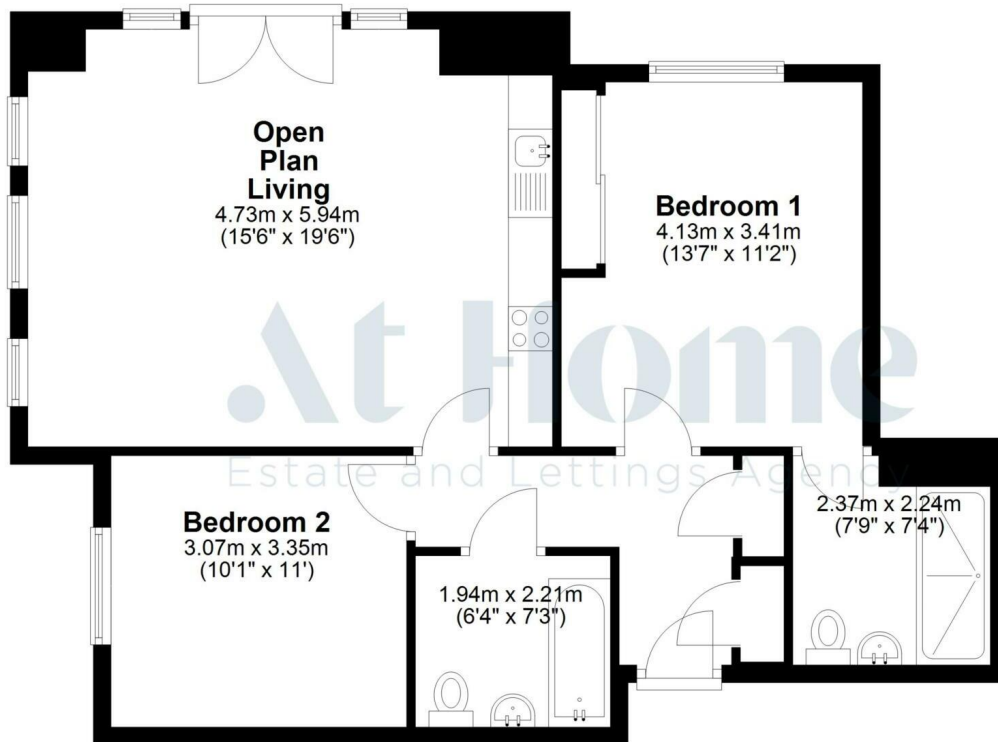




13 THE MALTINGS, ARUNDALE WALK, HORSHAM, RH12 1QG

Second Floor

Approx. 71.1 sq. metres (764.8 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.

13 The Maltings, Arundale Walk, RH12 1QG

Energy rating

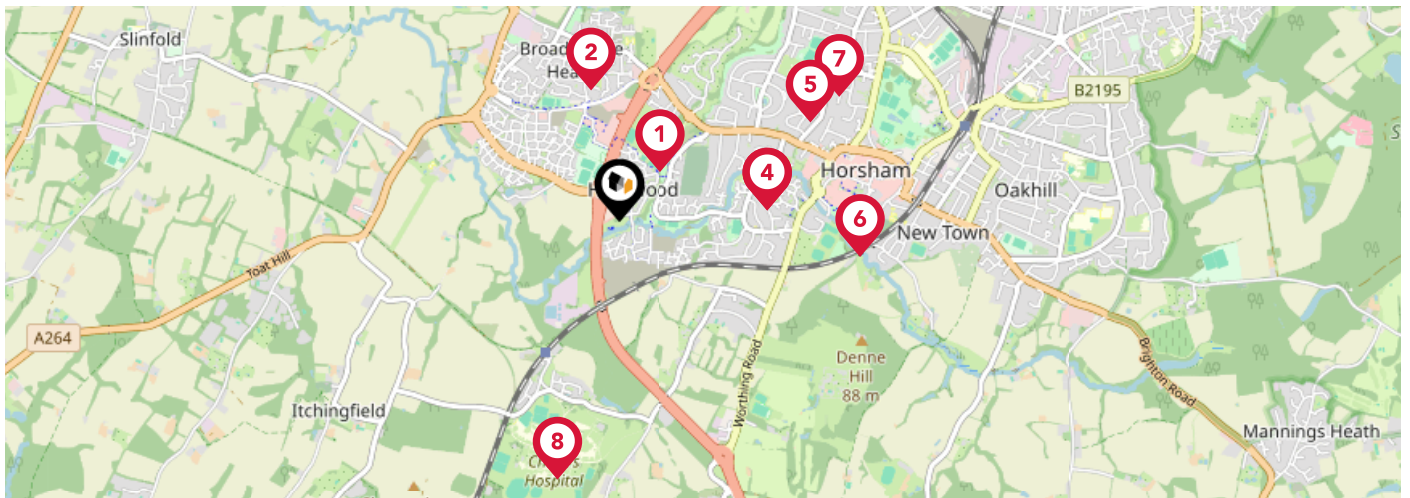
B

Valid until 25.04.2027

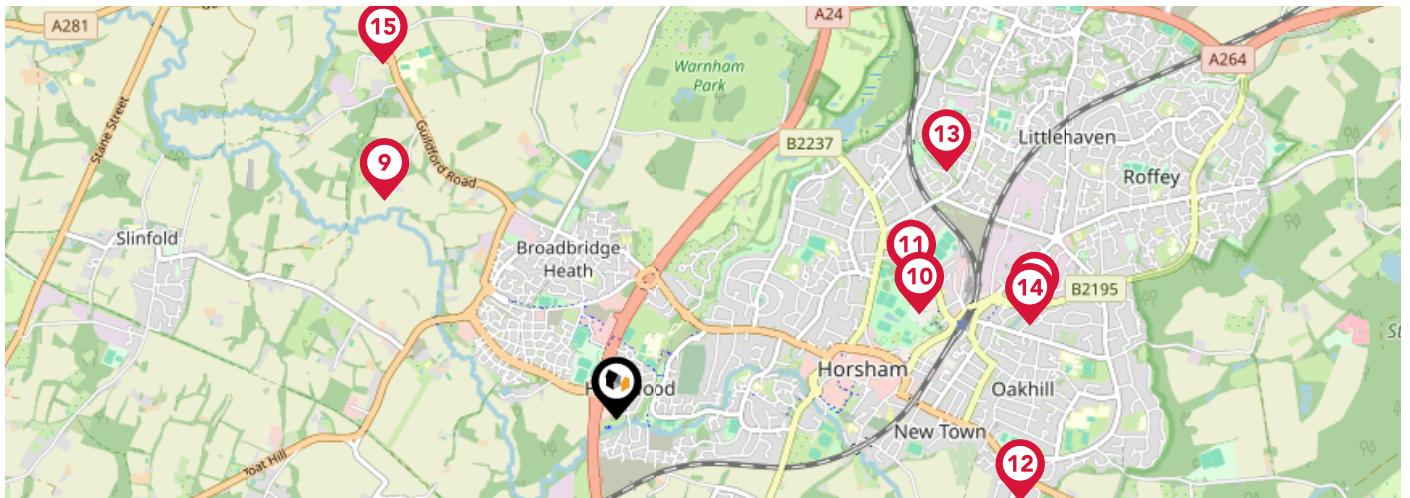
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

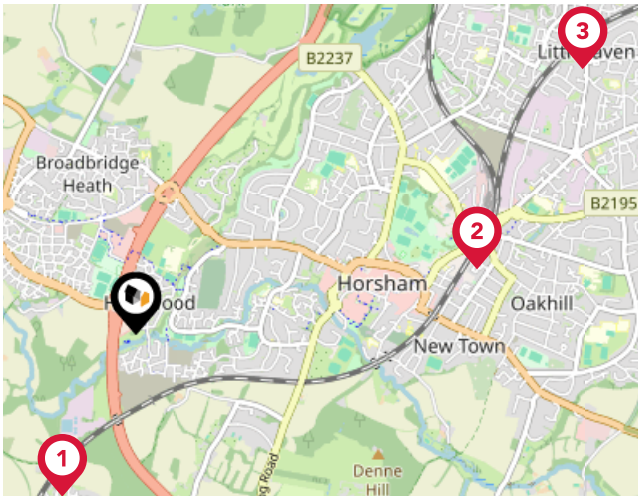
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, flue gas heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	71 m ²



		Nursery	Primary	Secondary	College	Private
1	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shelley Primary School Ofsted Rating: Good Pupils: 415 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Christ's Hospital Ofsted Rating: Not Rated Pupils: 866 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

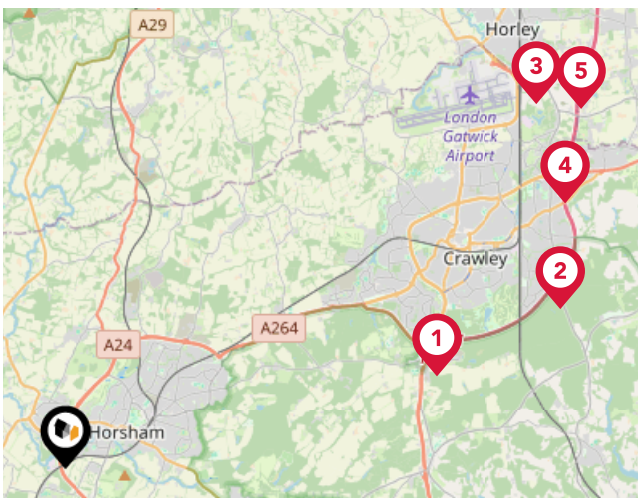


	Nursery	Primary	Secondary	College	Private
 New Barn School Ofsted Rating: Good Pupils: 80 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils:0 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Horsham Nursery School Ofsted Rating: Good Pupils: 142 Distance:1.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Farlington School Ofsted Rating: Not Rated Pupils: 429 Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingslea Primary School Ofsted Rating: Good Pupils: 429 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



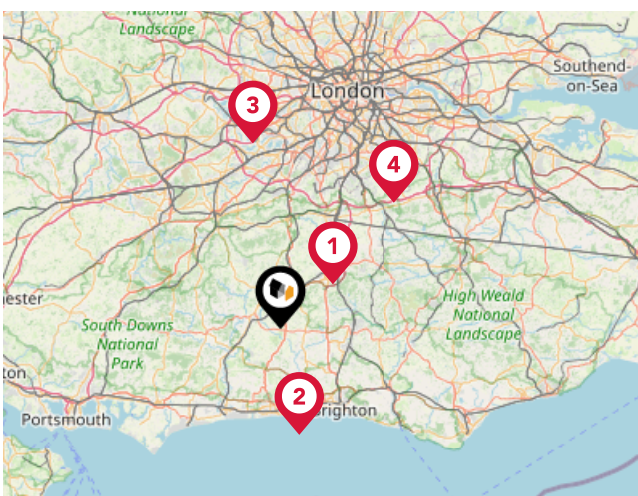
National Rail Stations

Pin	Name	Distance
1	Christ's Hospital Rail Station	0.83 miles
2	Horsham Rail Station	1.62 miles
3	Littlehaven Rail Station	2.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.15 miles
2	M23 J10A	9.69 miles
3	M23 J9A	11.08 miles
4	M23 J10	10.55 miles
5	M23 J9	11.72 miles

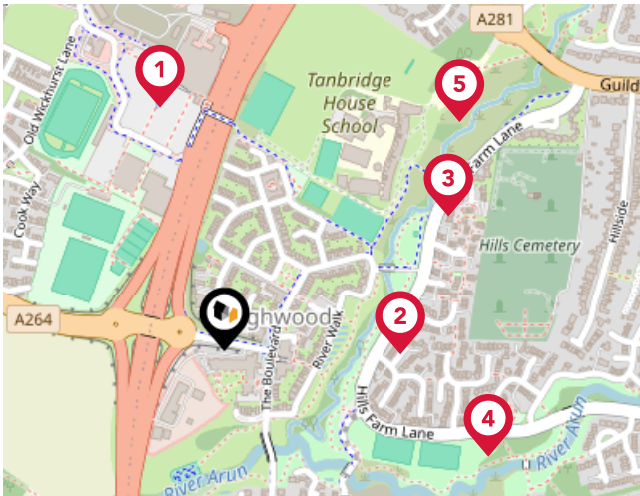


Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	10.36 miles
2	Shoreham-by-Sea	16.07 miles
3	Heathrow Airport Terminal 4	27.83 miles
4	Leaves Green	25.22 miles

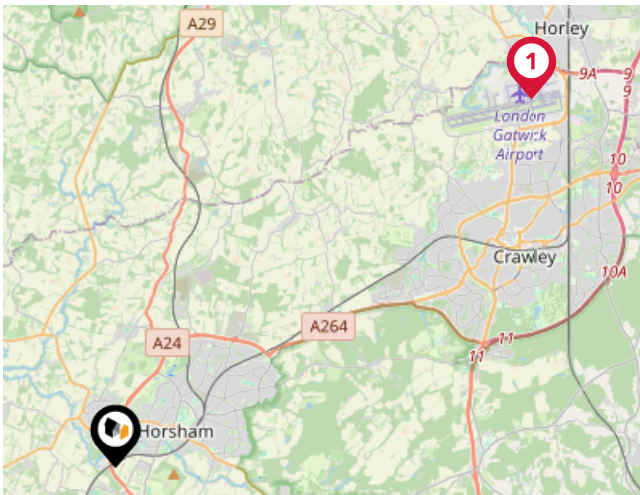
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tesco	0.3 miles
2	Stoneybrook	0.21 miles
3	Meadvale	0.31 miles
4	Fellcott Way	0.33 miles
5	Tanbridge House School	0.38 miles

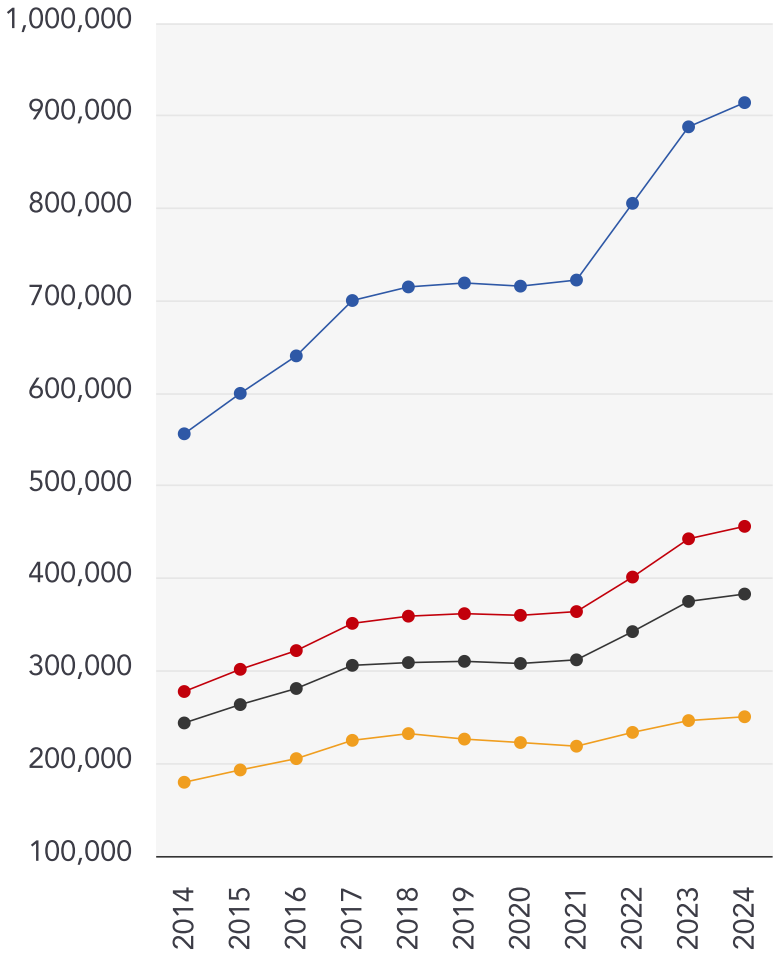


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	10.37 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

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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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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