

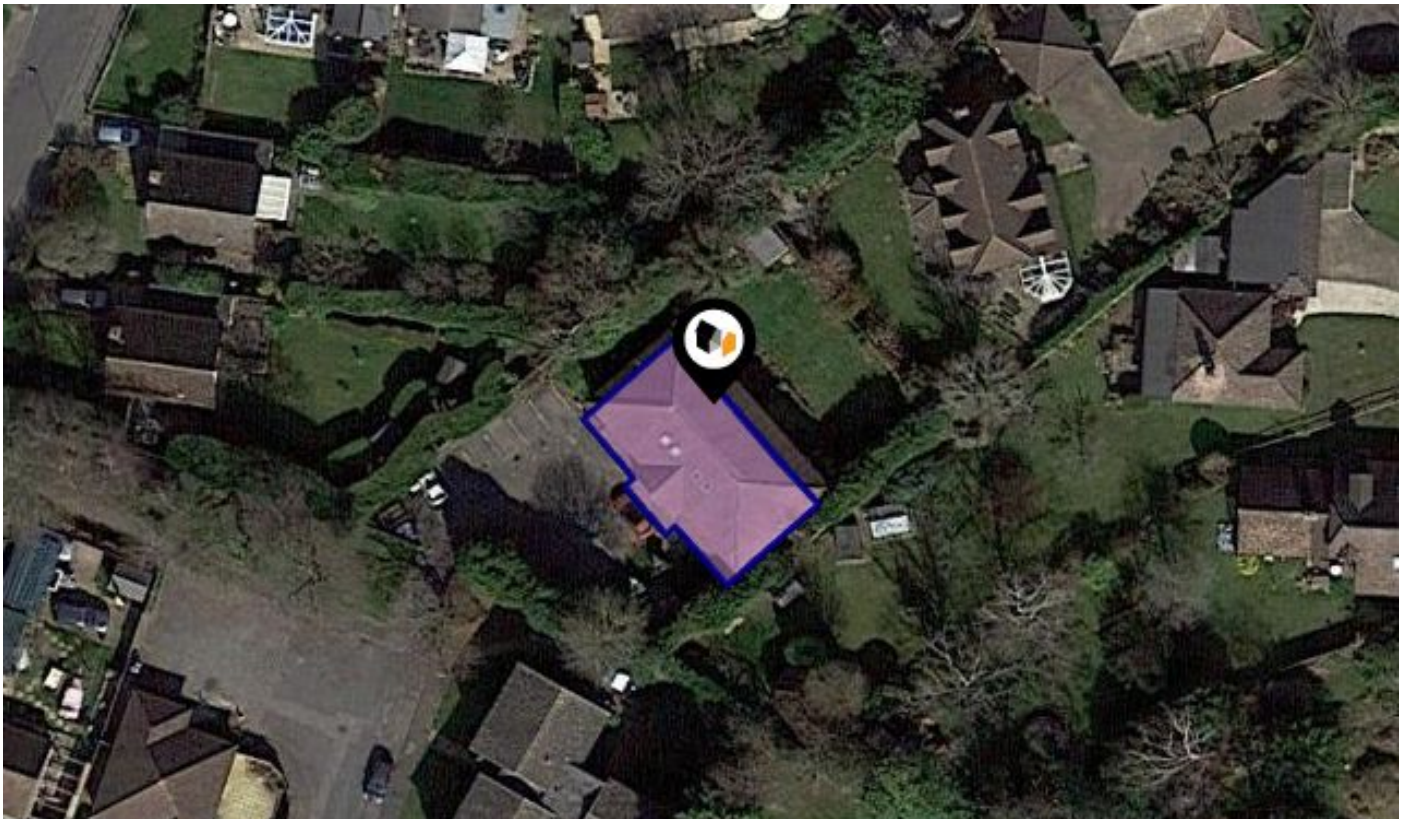


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 11<sup>th</sup> September 2024**



**8 KLADA COURT, FIELD END, STORRINGTON,  
PULBOROUGH, RH20 3QN**

## At Home Estate And Lettings Agency

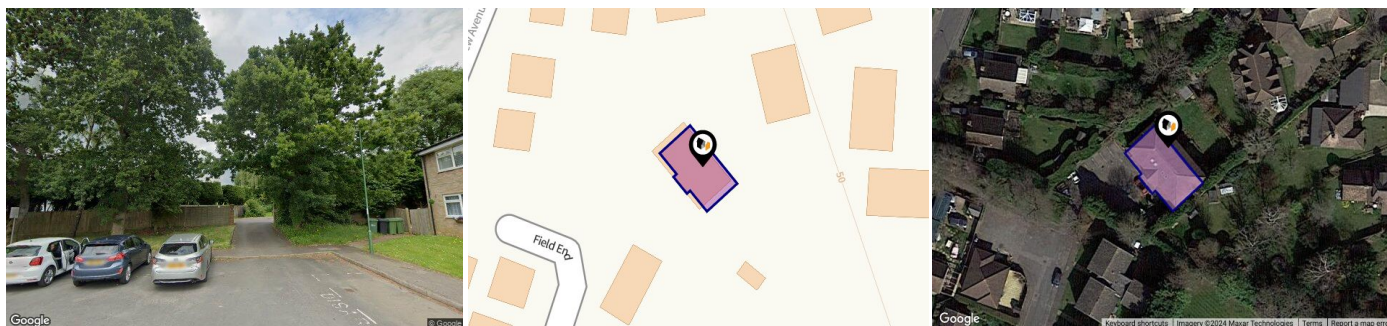
35 Carfax, Horsham, West Sussex, RH12 1EE

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	11/11/2016
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£150,000
<b>Floor Area:</b>	398 ft <sup>2</sup> / 37 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£376
<b>Plot Area:</b>	0.1 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2003	<b>Start Date:</b>	06/11/2008
<b>Council Tax :</b>	Band B	<b>End Date:</b>	31/12/2128
<b>Annual Estimate:</b>	£1,721	<b>Lease Term:</b>	from 1 January 2003 to 31 December 2128
<b>Title Number:</b>	WSX277372	<b>Term Remaining:</b>	104 years
<b>UPRN:</b>	10003088431		

## Local Area

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

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

<b>17</b> mb/s	<b>67</b> mb/s	<b>-</b> mb/s

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

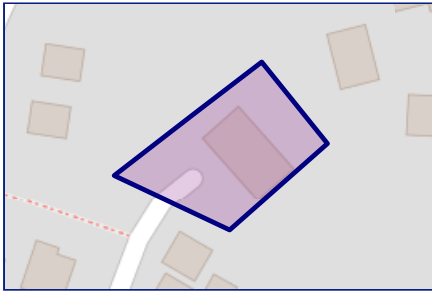


### Satellite/Fibre TV Availability:



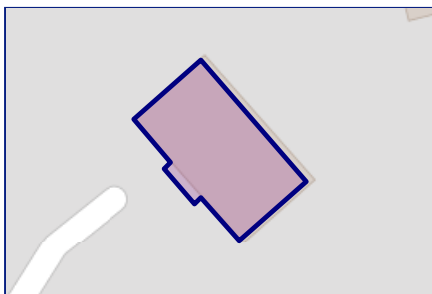
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



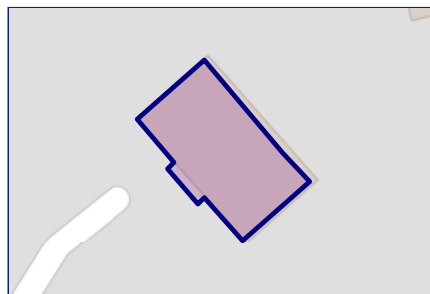
**WSX238516**

## Leasehold Title Plans



**WSX277372**

Start Date: 25/11/2003  
End Date: 01/01/2128  
Lease Term: 125 years from 1  
January 2003  
Term Remaining: 103 years



**WSX324084**

Start Date: 06/11/2008  
End Date: 31/12/2128  
Lease Term: from 1 January 2003 to  
31 December 2128  
Term Remaining: 104 years



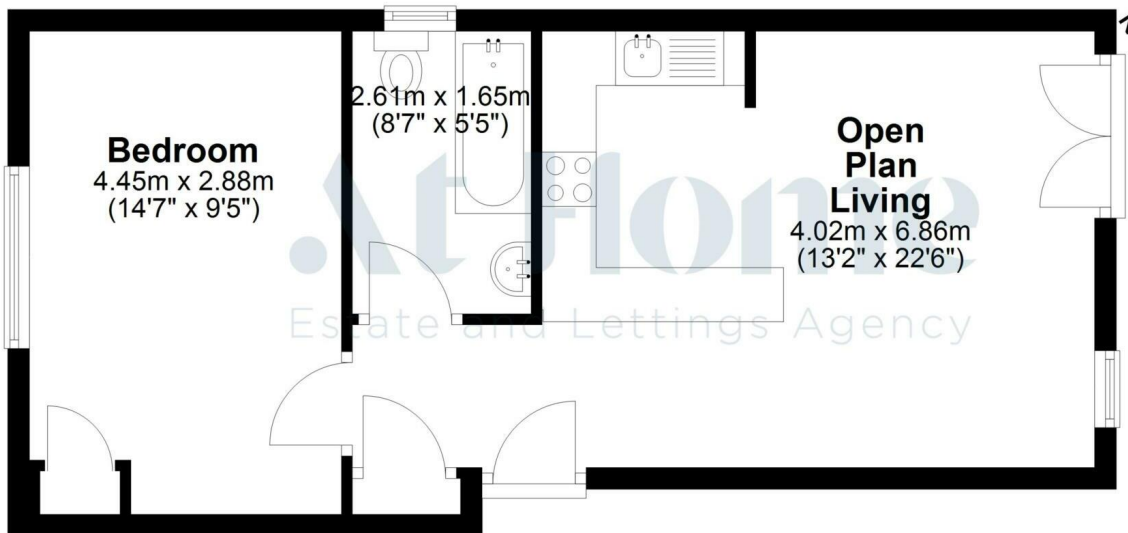




**8 KLADA COURT, FIELD END, STORRINGTON,  
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**First Floor**

Approx. 41.3 sq. metres (444.5 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.

# Property EPC - Certificate

8 Klada Court, Field End, Storrington, RH20 3QN

Energy rating

**C**

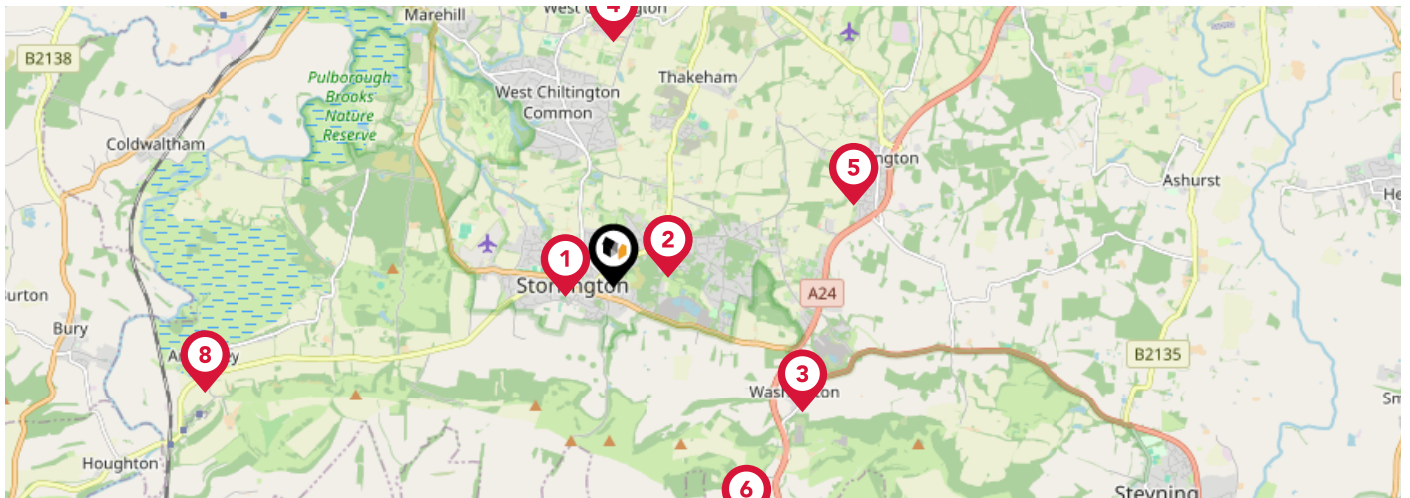
Valid until 29.09.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77   C	77   C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

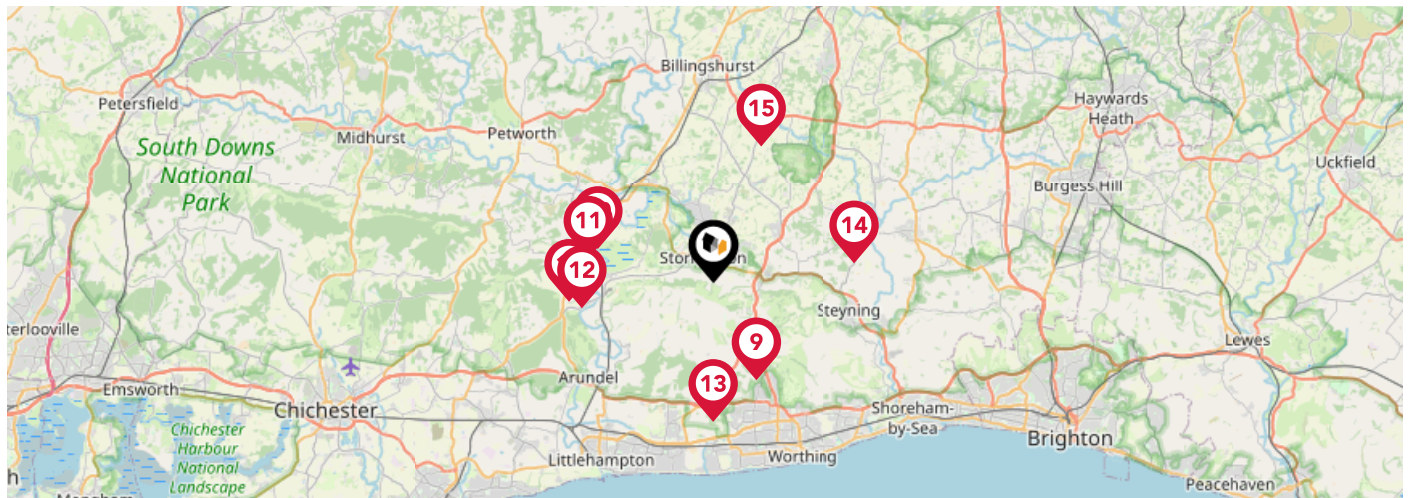
## Additional EPC Data









<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<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>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<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 all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	37 m <sup>2</sup>





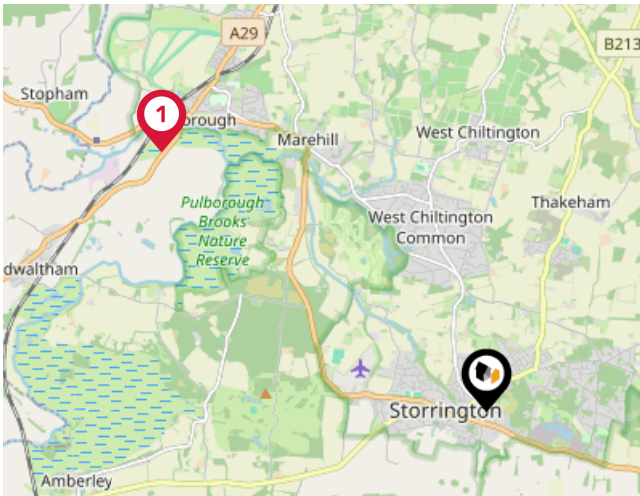
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Storrington Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Thakeham Primary School</b> Ofsted Rating: Good   Pupils: 99   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary's CofE Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>West Chiltington Community Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ashington CofE Primary School</b> Ofsted Rating: Good   Pupils: 185   Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Windlesham House School</b> Ofsted Rating: Not Rated   Pupils: 331   Distance:2.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Amberley CofE Primary School</b> Ofsted Rating: Good   Pupils: 51   Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>St John the Baptist CofE Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James' CofE Primary School, Coldwaltham</b> Ofsted Rating: Requires improvement   Pupils: 73   Distance:4.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lodge Hill Residential Centre</b> Ofsted Rating: Not Rated   Pupils:0   Distance:4.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dorset House School</b> Ofsted Rating: Not Rated   Pupils: 133   Distance:4.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clapham and Patching CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 59   Distance:5.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashurst CofE Primary School</b> Ofsted Rating: Good   Pupils: 55   Distance:5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Penn School</b> Ofsted Rating: Good   Pupils: 91   Distance:5.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bury CofE Primary School</b> Ofsted Rating: Good   Pupils: 78   Distance:5.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

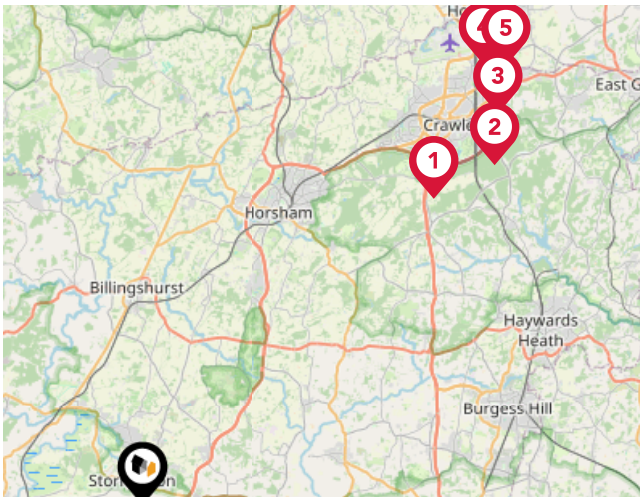
# Area

## Transport (National)



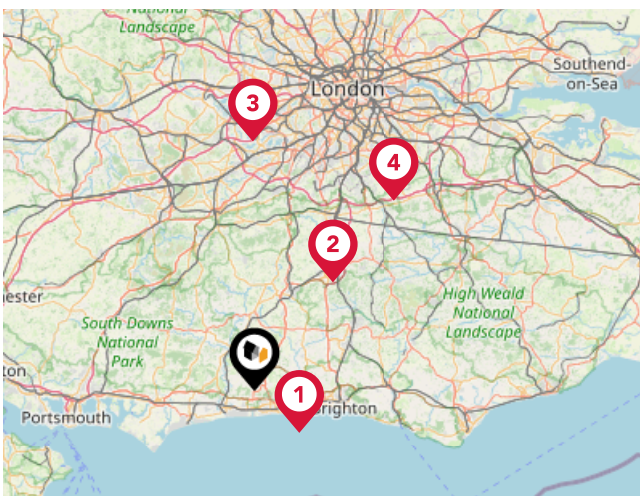
### National Rail Stations

Pin	Name	Distance
1	Pulborough Rail Station	3.89 miles
2	Billingshurst Rail Station	6.43 miles
3	Amberley Rail Station	4.51 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	15.76 miles
2	M23 J10A	18.26 miles
3	M23 J10	19.74 miles
4	M23 J9A	20.79 miles
5	M23 J9	21.25 miles

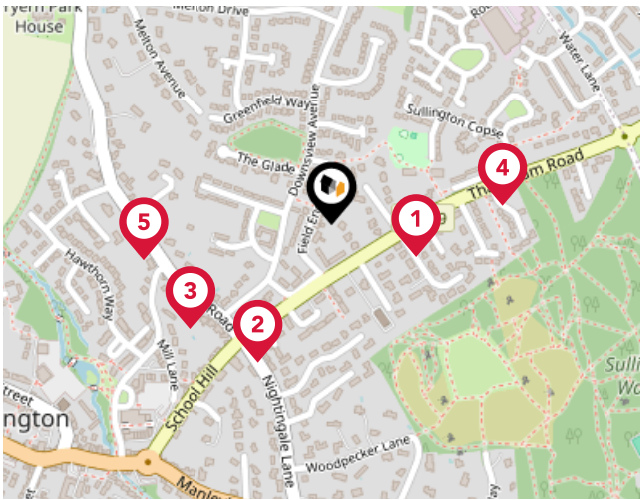


### Airports/HELIPADS

Pin	Name	Distance
1	Shoreham-by-Sea	9.2 miles
2	Gatwick Airport	20.24 miles
3	Heathrow Airport Terminal 4	37.2 miles
4	Leaves Green	35.22 miles

# Area

## Transport (Local)



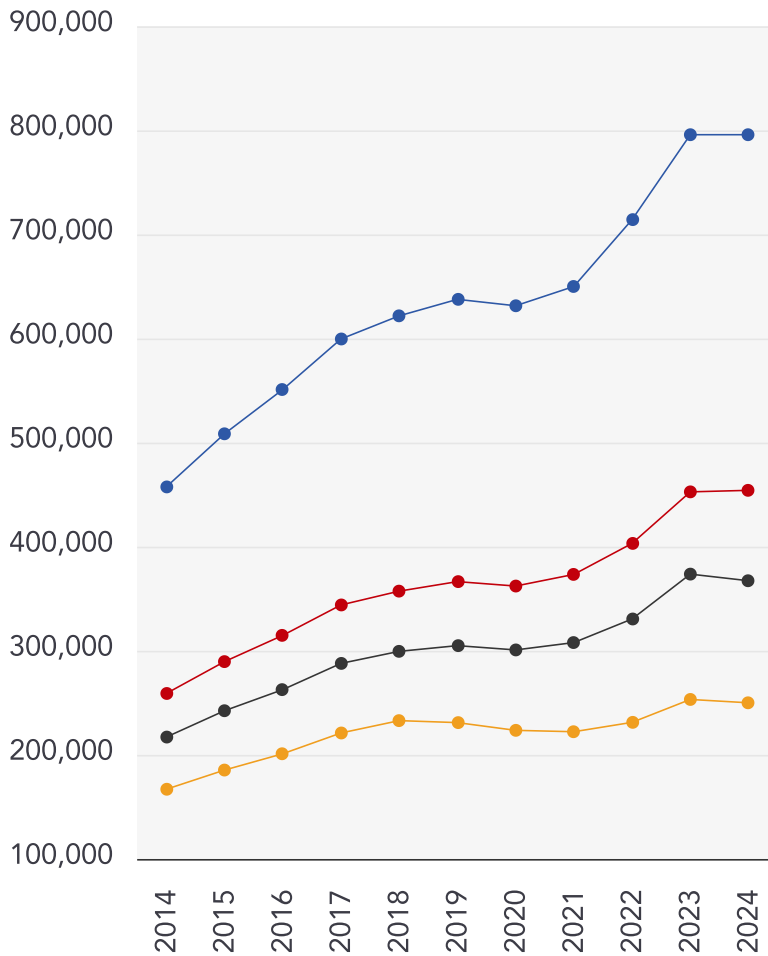
### Bus Stops/Stations

Pin	Name	Distance
1	Mead Lane	0.11 miles
2	Nightingale Lane	0.18 miles
3	Fryern Road	0.2 miles
4	Sullington Copse	0.2 miles
5	Lime Chase	0.22 miles



# Market House Price Statistics

10 Year History of Average House Prices by Property Type in RH20



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

**+49.74%**





### **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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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.

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# 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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