

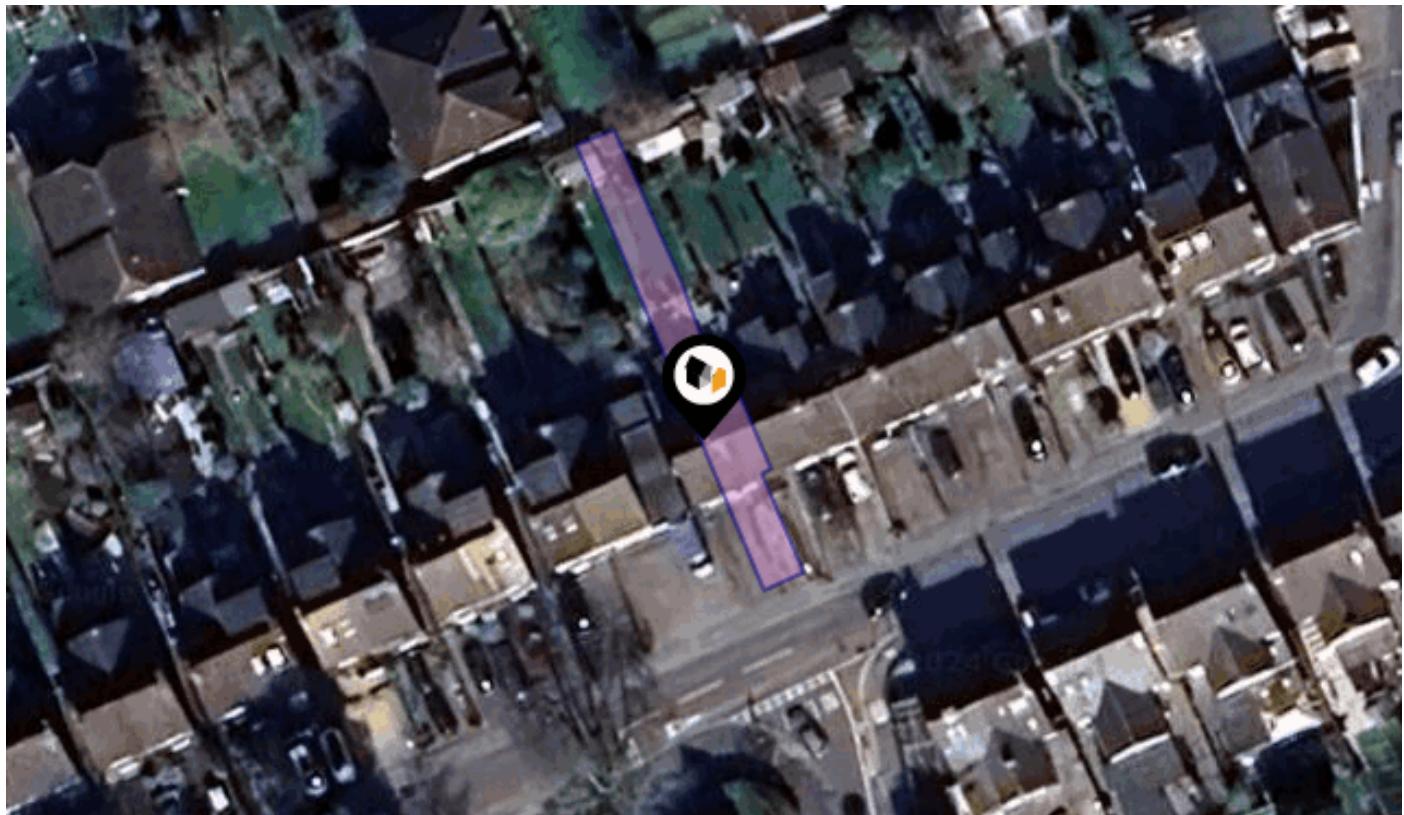


See More Online

## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**79, CRAWLEY ROAD, HORSHAM, RH12 4DS**

**At Home Estate And Lettings Agency**

35 Carfax, Horsham, West Sussex, RH12 1EE

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[www.athomeestates.co.uk](http://www.athomeestates.co.uk)



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## Property

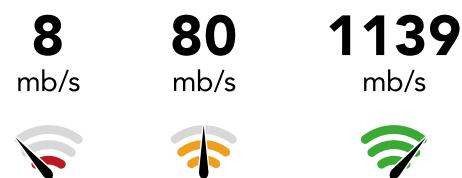
Type:	Semi-Detached
Bedrooms:	2
Floor Area:	645 ft <sup>2</sup> / 60 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,967
Title Number:	WSX173797
UPRN:	100061808298

Last Sold Date:	16/01/2015
Last Sold Price:	£235,000
Last Sold £/ft <sup>2</sup> :	£341
Tenure:	Freehold

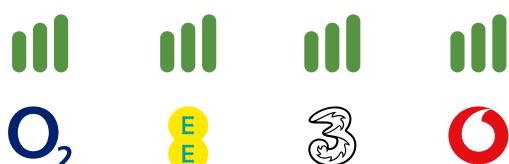
## Local Area

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

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



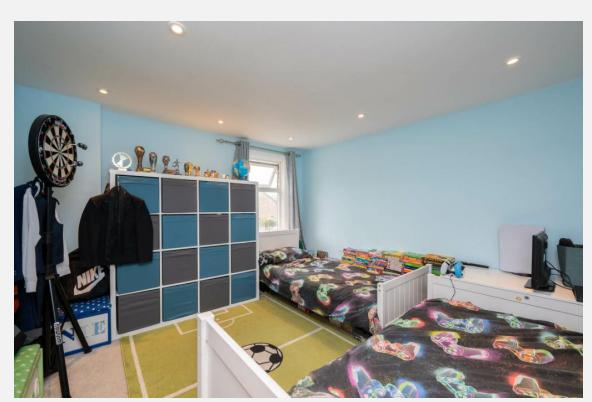
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Gallery Photos

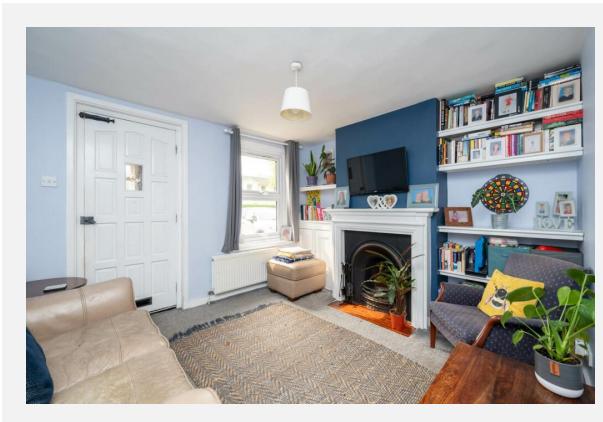


# Gallery Photos



# Gallery Photos

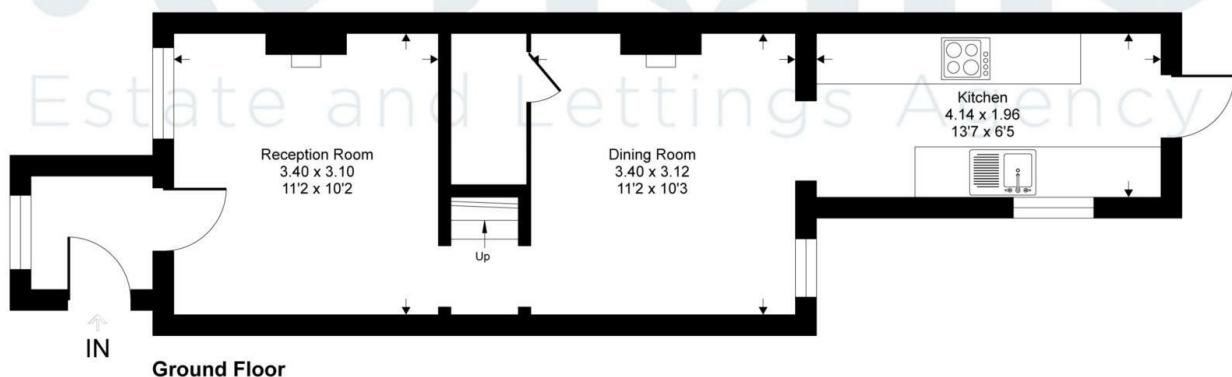
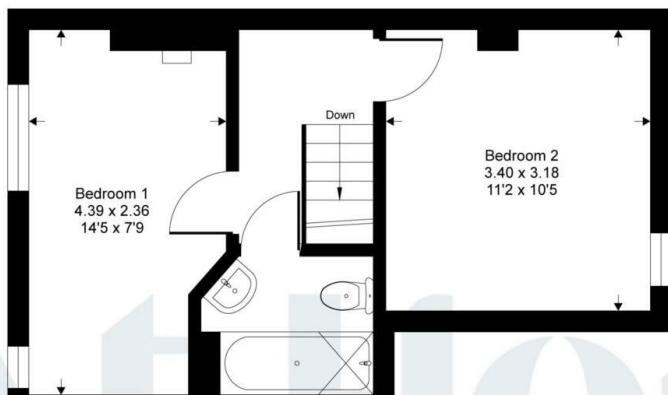
**At Home**  
Estate and Lettings Agency



## 79, CRAWLEY ROAD, HORSHAM, RH12 4DS

### Crawley Road, RH12

Approximate Gross Internal Area = 66.5 sq m / 716 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

**At Home**  
Estate and Lettings Agency

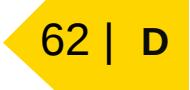
79 Crawley Road, HORSHAM, RH12 4DS

Energy rating

**D**

Valid until 18.08.2034

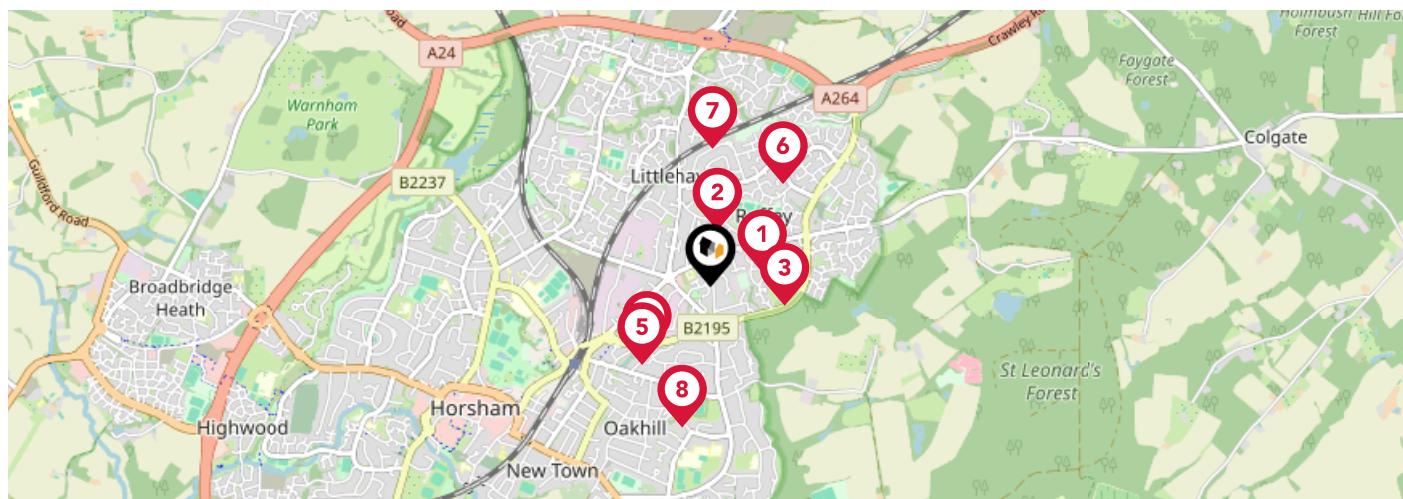
Certificate number  
9016-3041-9208-6874-0200

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

# Property EPC - Additional Data

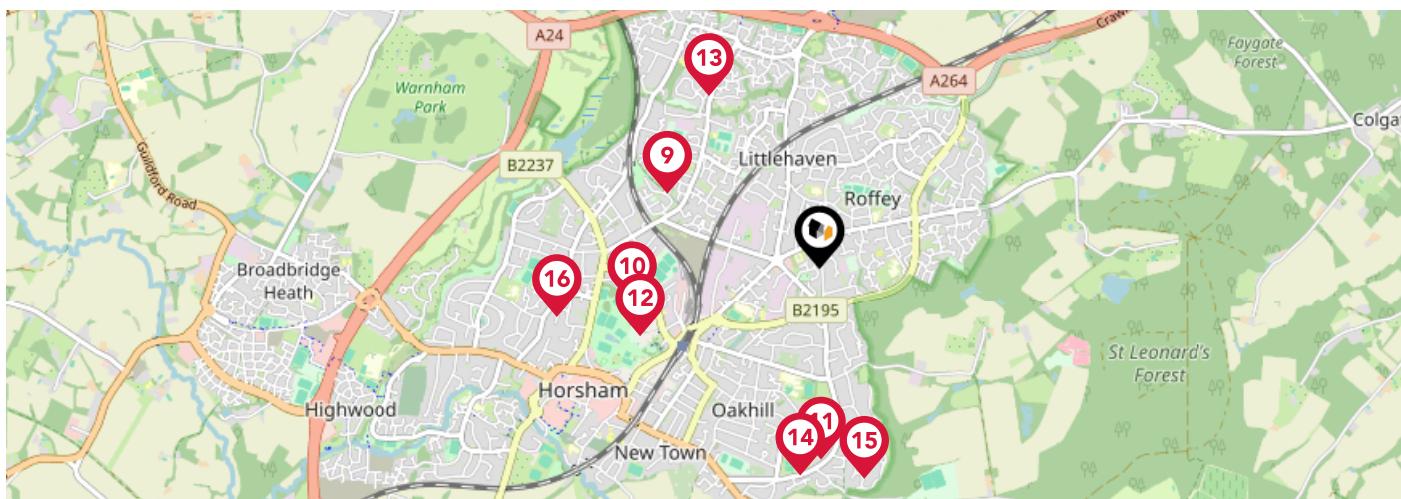
## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, 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
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Total Floor Area:</b>	60 m <sup>2</sup>



Nursery Primary Secondary College Private

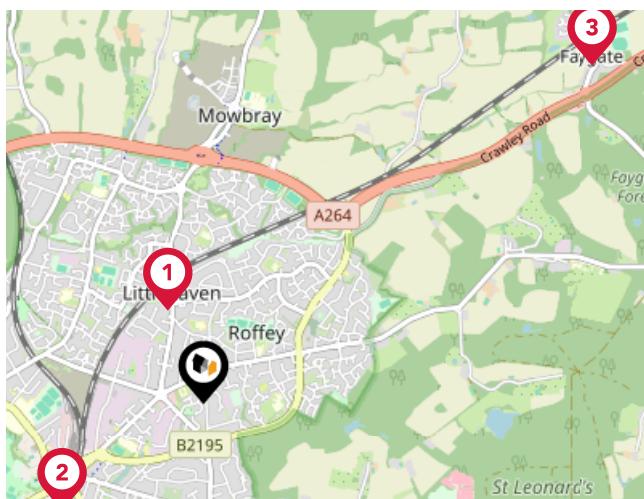
	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Northholmes Junior School, Horsham	Good	168	0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Littlehaven Infant School	Good	93	0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Leechpool Primary School	Good	417	0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingslea Primary School	Good	429	0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Horsham Nursery School	Good	142	0.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Robert Southwell Catholic Primary School, Horsham	Good	0	0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Saints CofE Primary School, Horsham	Good	201	0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Millais School	Good	1194	0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Nursery Primary Secondary College Private

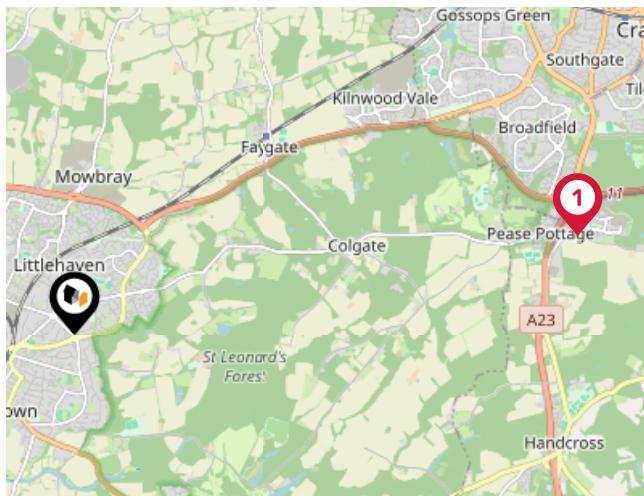
<b>9</b>	<b>North Heath Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 398   Distance:0.79					
<b>10</b>	<b>The College of Richard Collyer In Horsham</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils:0   Distance:0.89					
<b>11</b>	<b>Queen Elizabeth II Silver Jubilee School, Horsham</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 134   Distance:0.89					
<b>12</b>	<b>Bohun Horsham</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 966   Distance:0.89					
<b>13</b>	<b>Holbrook Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 415   Distance:0.95					
<b>14</b>	<b>The Forest School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1039   Distance:0.97					
<b>15</b>	<b>Heron Way Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 418   Distance:1					
<b>16</b>	<b>Trafalgar Community Infant School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 234   Distance:1.24					

# Area Transport (National)



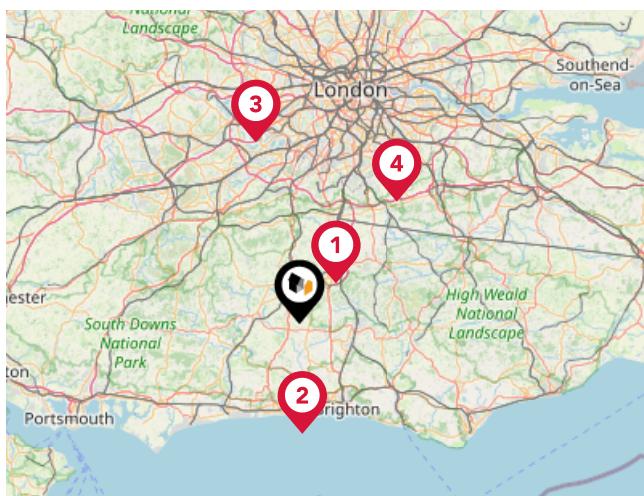
## National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.46 miles
2	Horsham Rail Station	0.83 miles
3	Faygate Rail Station	2.4 miles



## Trunk Roads/Motorways

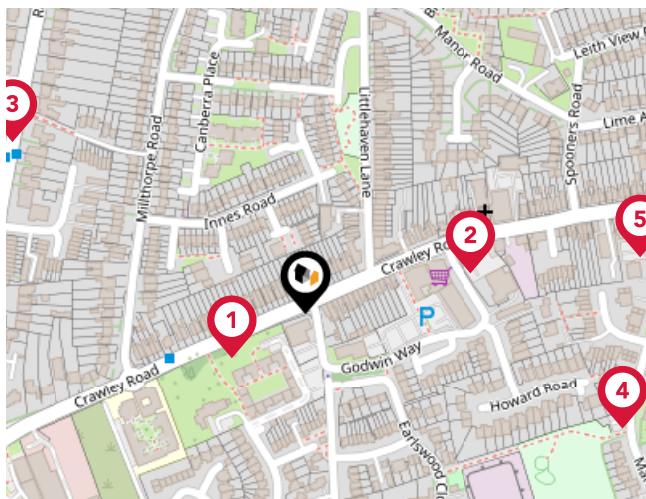
Pin	Name	Distance
1	M23 J11	4.79 miles
2	M23 J10A	7.31 miles
3	M23 J9A	8.85 miles
4	M23 J10	8.2 miles
5	M23 J9	9.44 miles



## Airports/Helipads

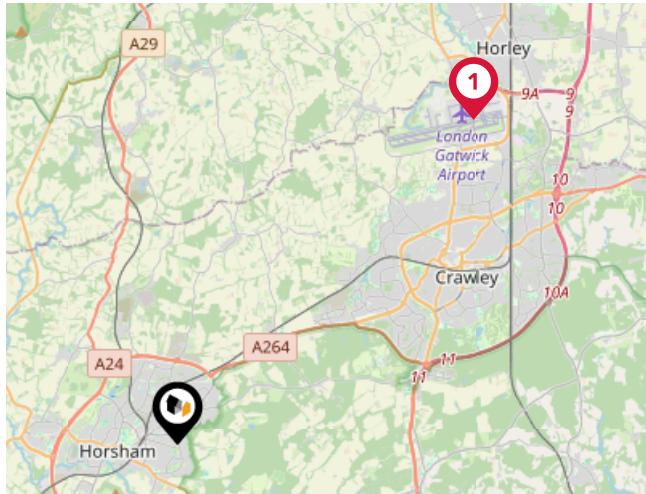
Pin	Name	Distance
1	Gatwick Airport	8.18 miles
2	Shoreham-by-Sea	16.63 miles
3	Heathrow Airport Terminal 4	27.45 miles
4	Leaves Green	23.15 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Millthorpe Road	0.05 miles
2	The Star	0.1 miles
3	Naldrett Close	0.2 miles
4	Chesterton Court	0.2 miles
5	Crawley Road	0.2 miles



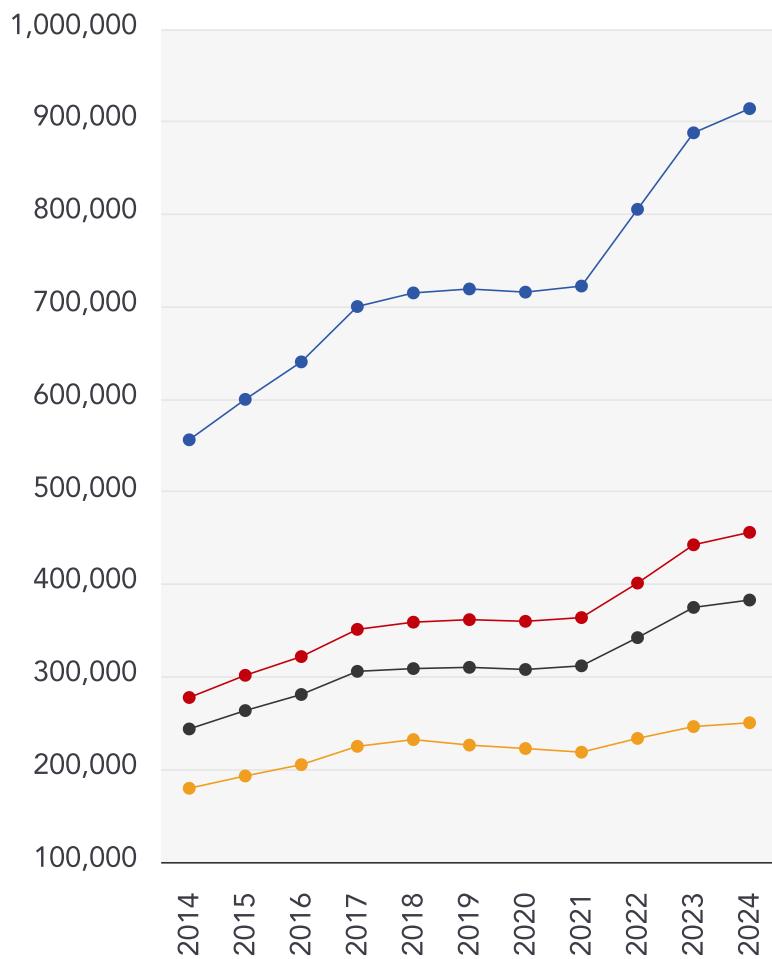
## Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	8.2 miles

# Market House Price Statistics

**At Home**  
Estate and Lettings Agency

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

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[help@athomeestates.co.uk](mailto:help@athomeestates.co.uk)

# At Home Estate And Lettings Agency

## Testimonials



### 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

# Agent Disclaimer

**At Home**  
Estate and Lettings Agency

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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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