

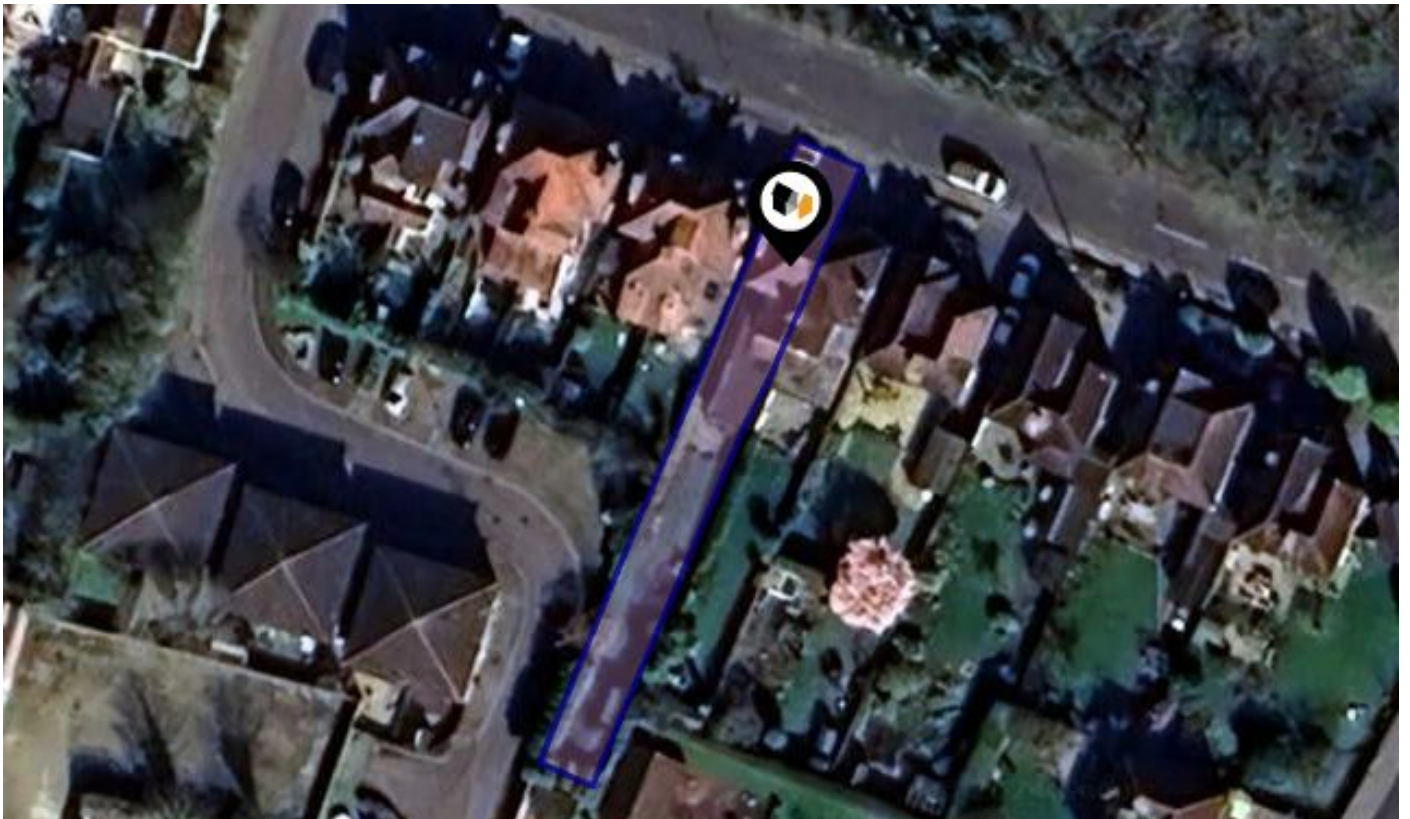


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**39, OLD GUILDFORD ROAD, BROADBRIDGE HEATH,  
HORSHAM, RH12 3JY**

## 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:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.08 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,213  
**Title Number:** WSX196712  
**UPRN:** 100061817541

**Last Sold Date:** 04/05/1995  
**Last Sold Price:** £93,000  
**Tenure:** Freehold

## Local Area

**Local Authority:** Horsham  
**Conservation Area:** No  
**Flood Risk:**  

- Rivers & Seas: No Risk
- Surface Water: Low

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

<b>3</b> mb/s	<b>175</b> mb/s	<b>1000</b> mb/s

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


**Satellite/Fibre TV Availability:**

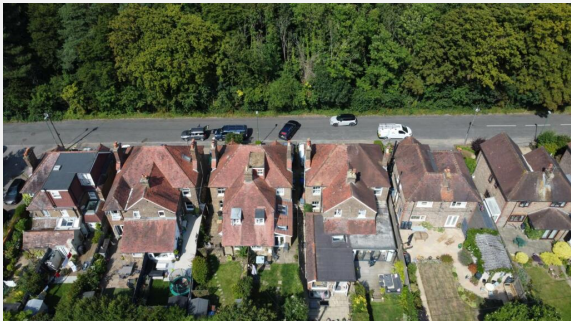

# Planning History This Address

Planning records for: *39, Old Guildford Road, Broadbridge Heath, Horsham, RH12 3JY*

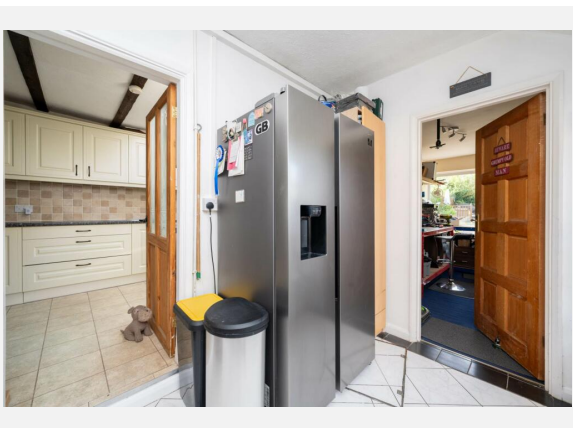
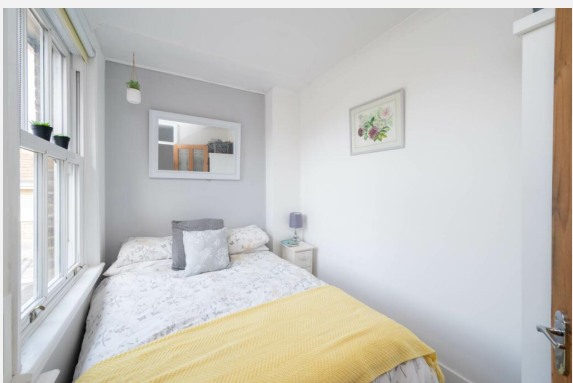
Reference - BB/18/99	
<b>Decision:</b>	Decided
<b>Date:</b>	18th June 1999
<b>Description:</b>	Single-storey rear extension Site: 39 Old Guildford Road Broadbridge Heath

Reference - BB/2/99	
<b>Decision:</b>	Decided
<b>Date:</b>	13th January 1999
<b>Description:</b>	Single-storey rear extension Site: 39 Old Guildford Road Broadbridge Heath

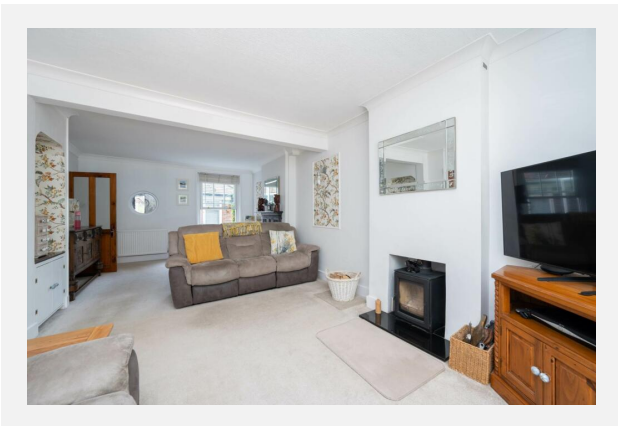
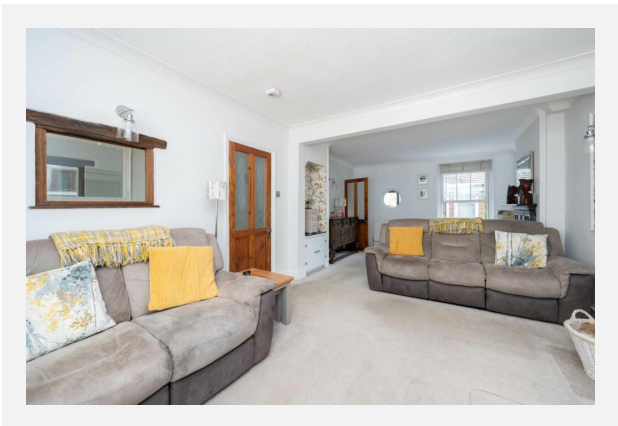
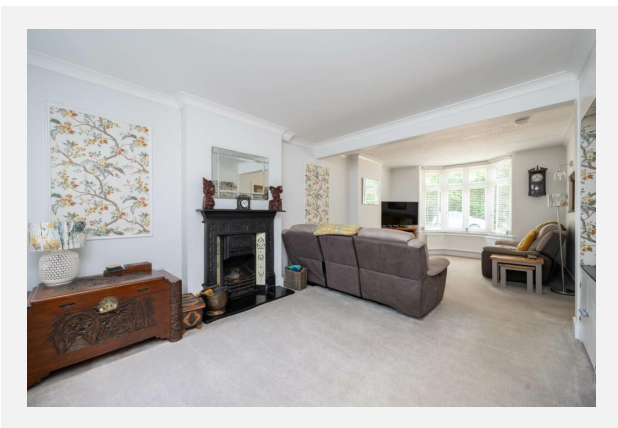
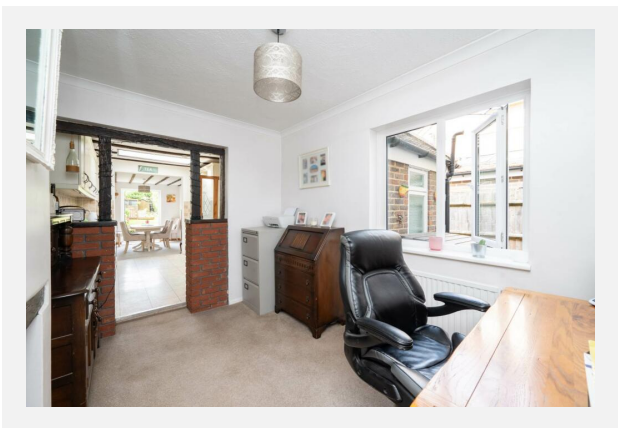
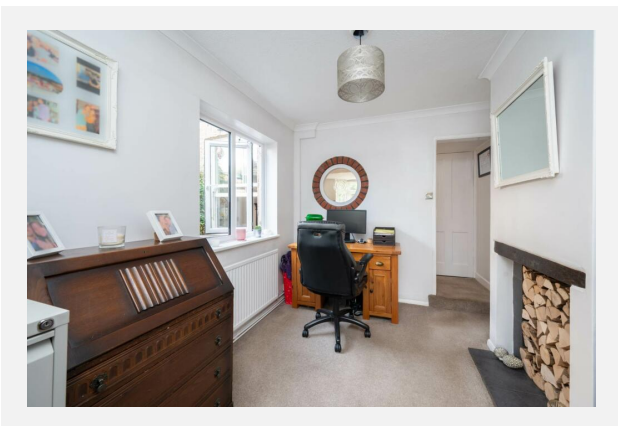
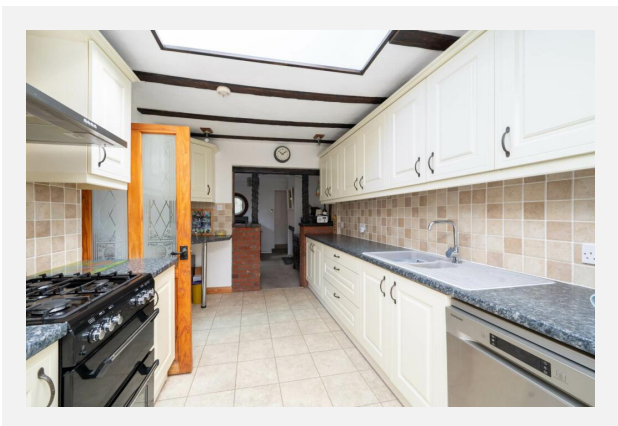
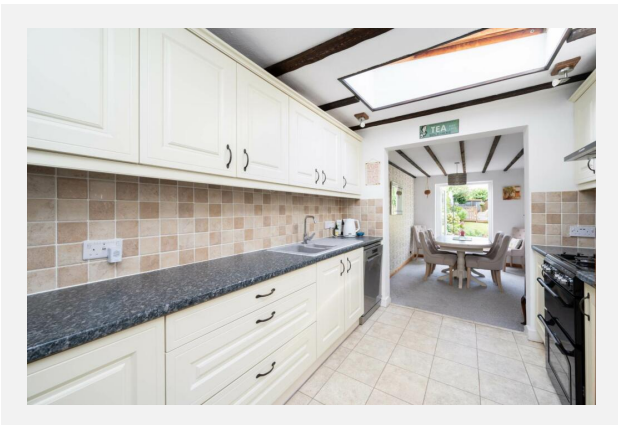
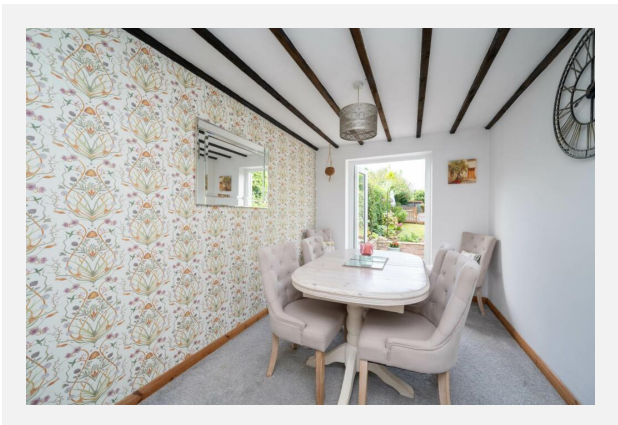










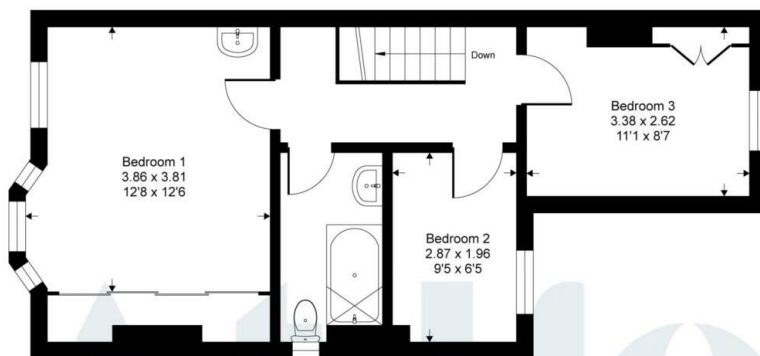




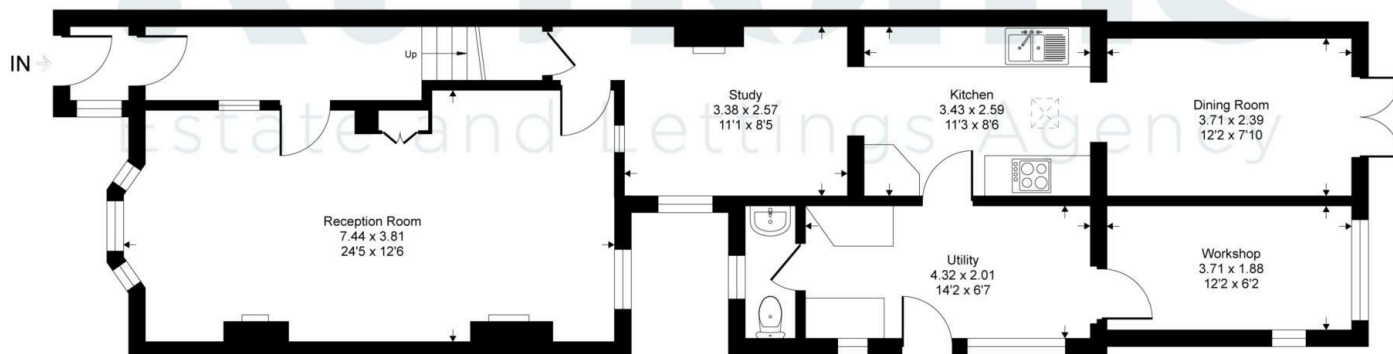
## 39, OLD GUILDFORD ROAD, BROADBRIDGE HEATH, HORSHAM, RH12 3JY

### Old Guildford Road, RH12

Approximate Gross Internal Area = 126.5 sq m / 1362 sq ft



First Floor

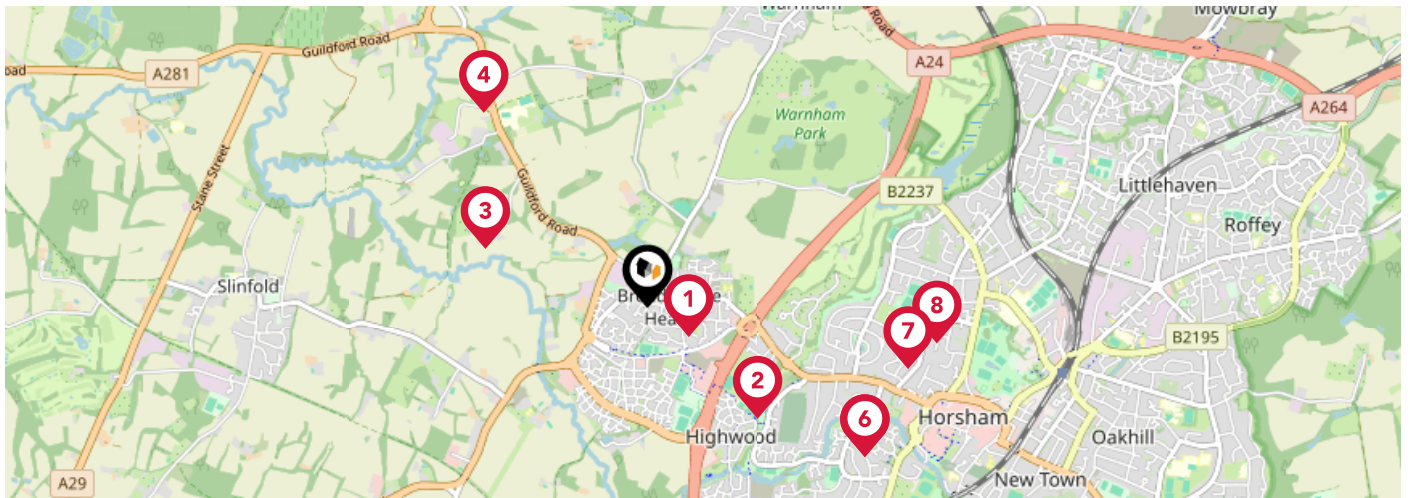


Ground Floor

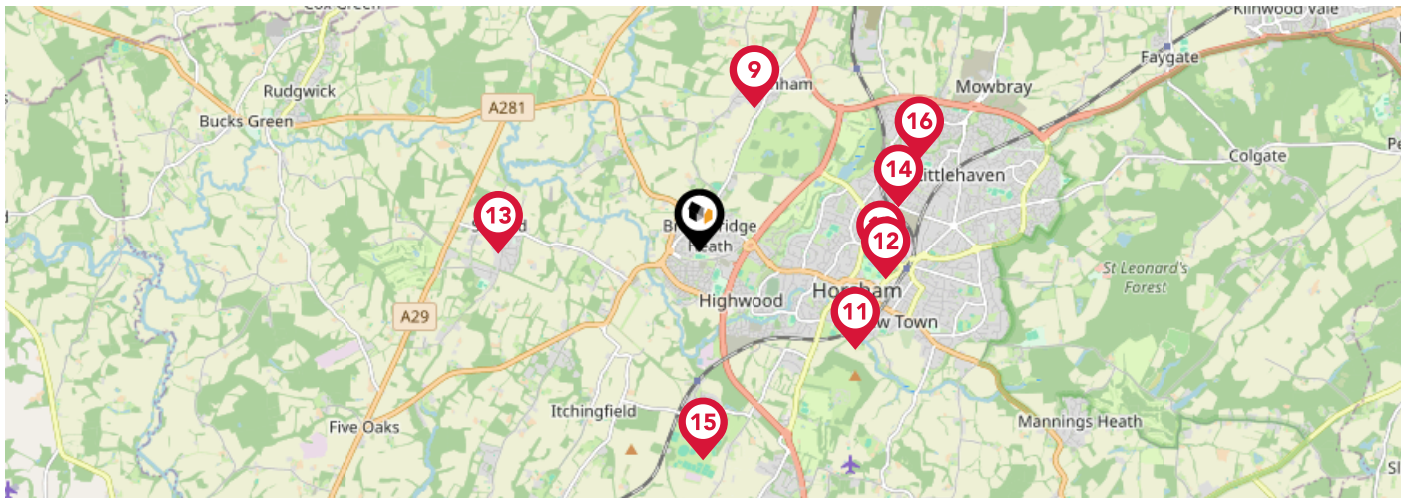
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Shelley Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Tanbridge House School</b> Ofsted Rating: Outstanding   Pupils: 1508   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>New Barn School</b> Ofsted Rating: Good   Pupils: 80   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Farlington School</b> Ofsted Rating: Not Rated   Pupils: 429   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 419   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Greenway Junior School</b> Ofsted Rating: Good   Pupils: 309   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 234   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

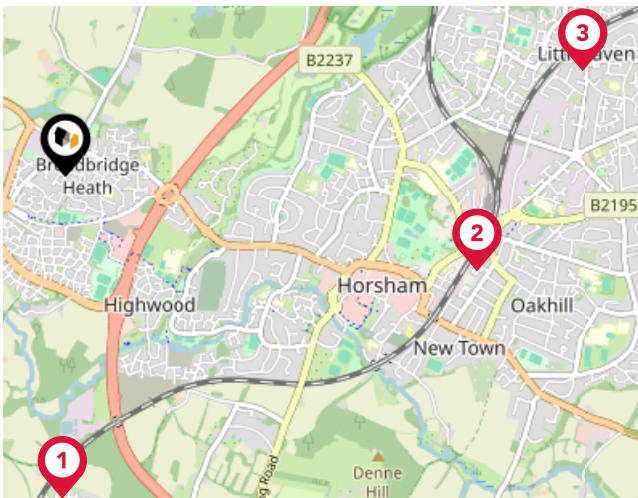


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Warnham CofE Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance: 1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>The College of Richard Collyer In Horsham</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance: 1.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Bohunt Horsham</b> Ofsted Rating: Good   Pupils: 966   Distance: 1.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Slinfold CofE Primary School and Pre School</b> Ofsted Rating: Good   Pupils: 128   Distance: 1.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance: 1.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 866   Distance: 1.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Holbrook Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance: 2.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



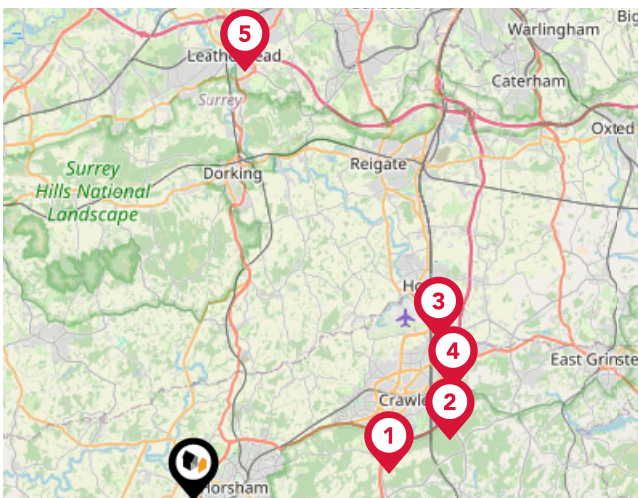
# Area

## Transport (National)



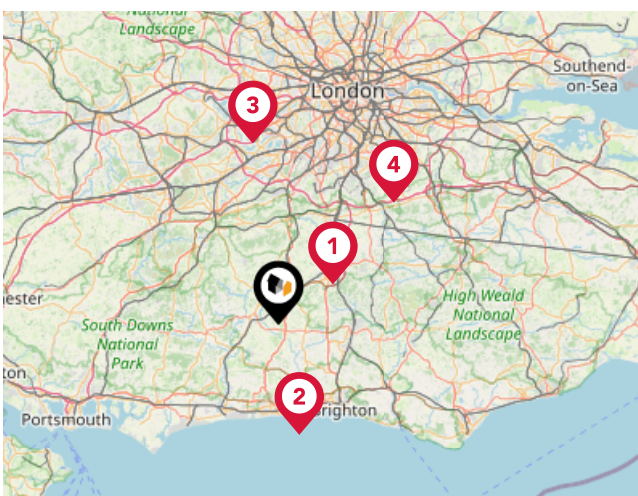
### National Rail Stations

Pin	Name	Distance
1	Christs Hospital Rail Station	1.5 miles
2	Horsham Rail Station	1.96 miles
3	Littlehaven Rail Station	2.46 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.33 miles
2	M23 J10A	9.8 miles
3	M23 J9A	10.91 miles
4	M23 J10	10.52 miles
5	M25 J9	16.05 miles

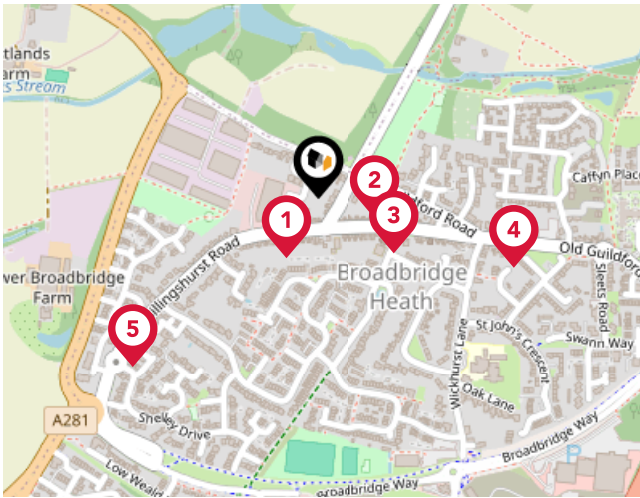


### Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	10.14 miles
2	Shoreham-by-Sea	16.87 miles
3	Heathrow Airport Terminal 4	27.05 miles
4	Leaves Green	24.89 miles

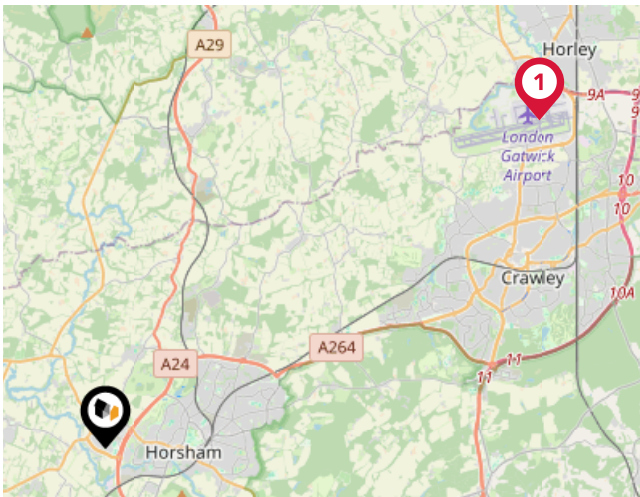
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Warnham Road	0.08 miles
2	Forge Close	0.07 miles
3	Church Road	0.11 miles
4	Shelley Arms	0.24 miles
5	Charrington Way	0.29 miles



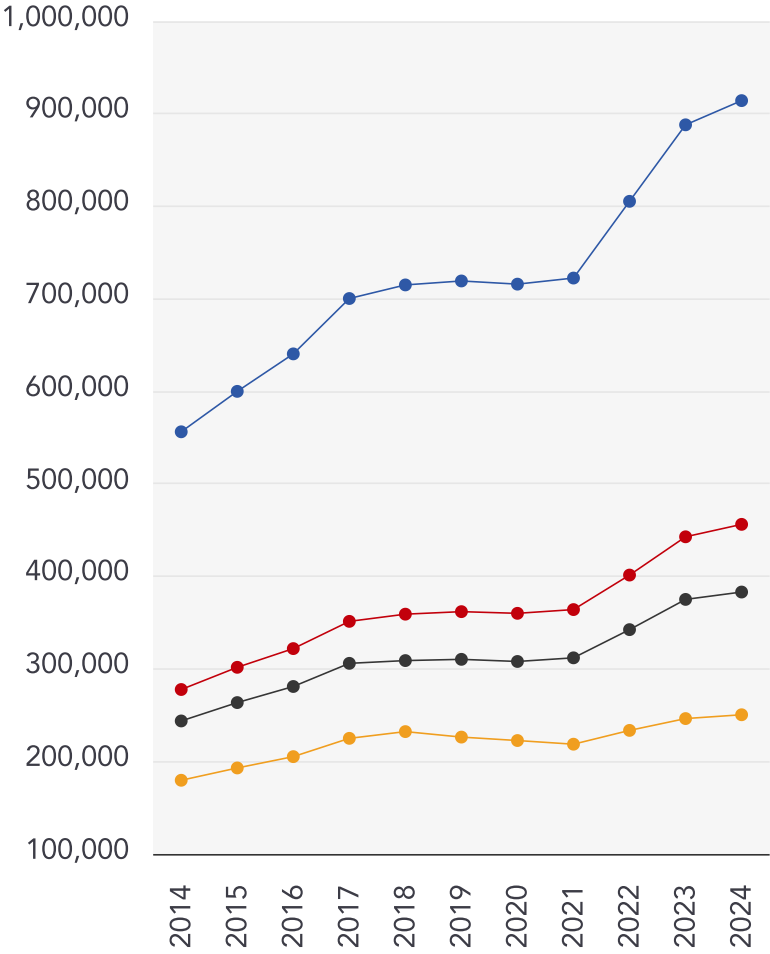
### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	10.15 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**

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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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Estate and Lettings Agency

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