

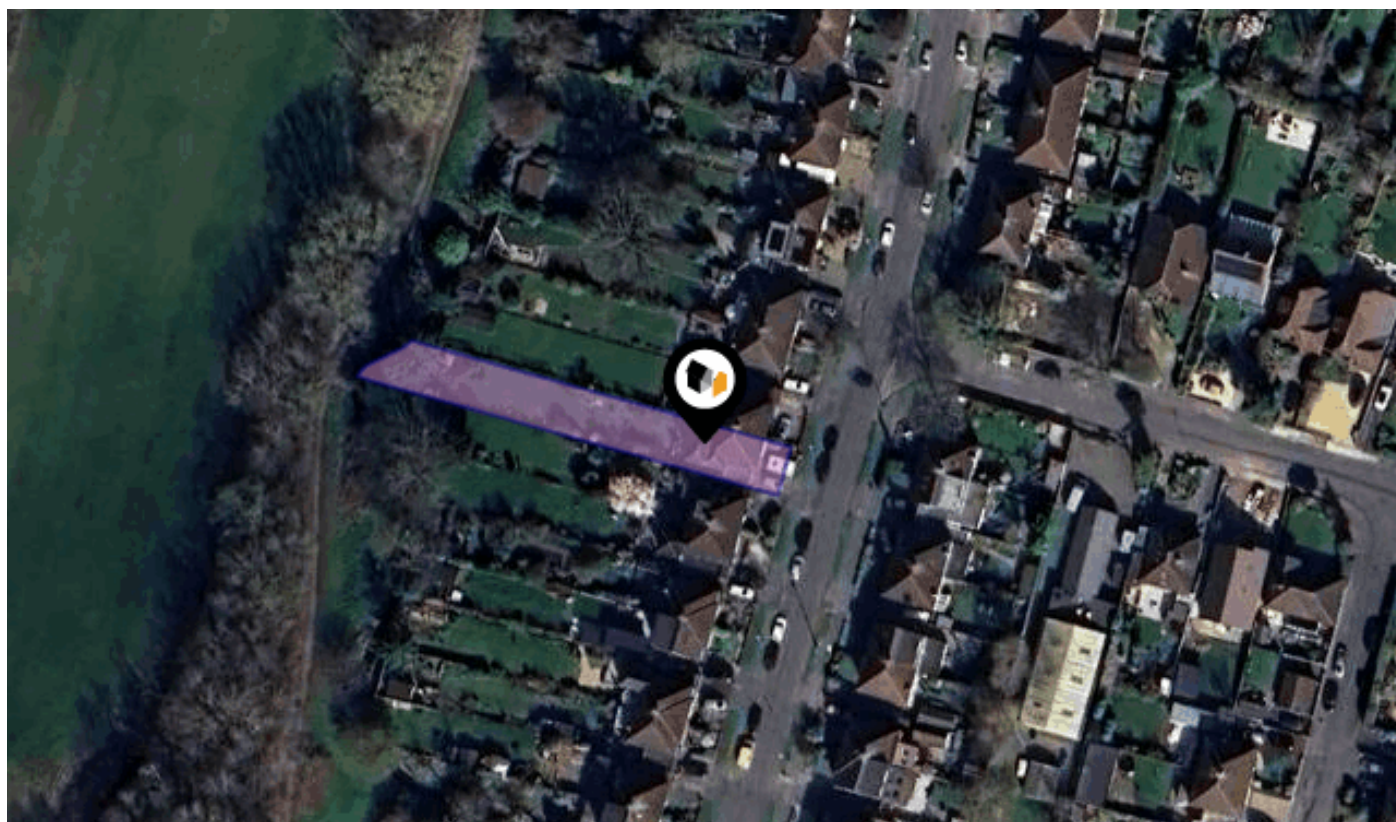


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 25<sup>th</sup> January 2025**



**36, REDFORD AVENUE, HORSHAM, RH12 2HJ**

## 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

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,377 ft <sup>2</sup> / 128 m <sup>2</sup>		
Plot Area:	0.15 acres		
Council Tax :	Band D		
Annual Estimate:	£2,213		
Title Number:	WSX152126		
UPRN:	100061819113		

## Local Area

Local Authority:	Horsham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	No Risk	11 mb/s	75 mb/s	1000 mb/s
● Surface Water	Medium			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

# Planning History This Address

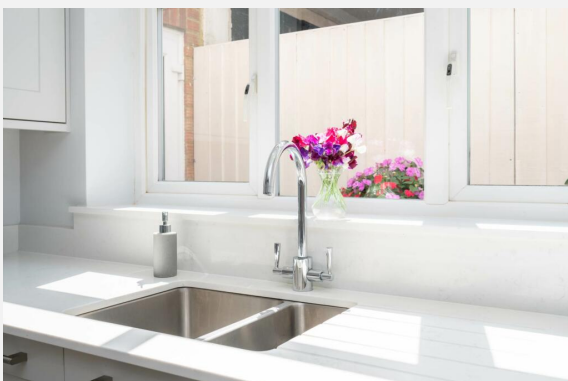
Planning records for: **36, Redford Avenue, Horsham, RH12 2HJ**

Reference - HU/128/98	
Decision:	Decided
Date:	08th May 1998
Description:	Erection of garage and 1st floor side and rear extension Site: 36 Redford Avenue Horsham

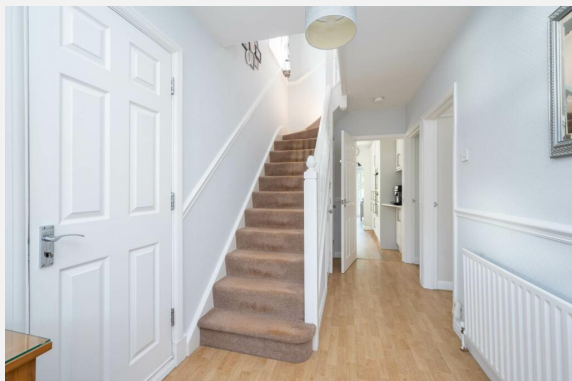
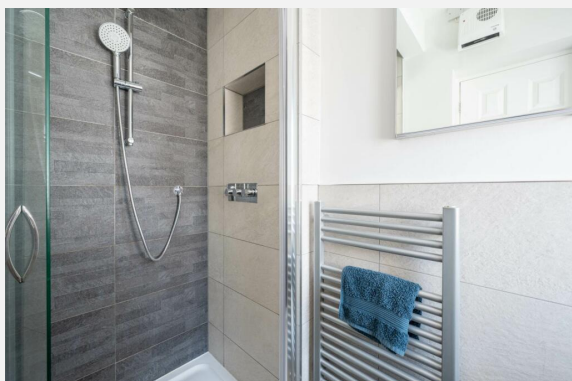
Reference - HU/204/98	
Decision:	Decided
Date:	23rd July 1998
Description:	Erection of a garage and a 2-storey side and 1st floor rear extension Site: 36 Redford Avenue Horsham

Reference - HU/137/95	
Decision:	Decided
Date:	30th May 1995
Description:	Single storey rear extension Site: 36 Redford Avenue Horsham











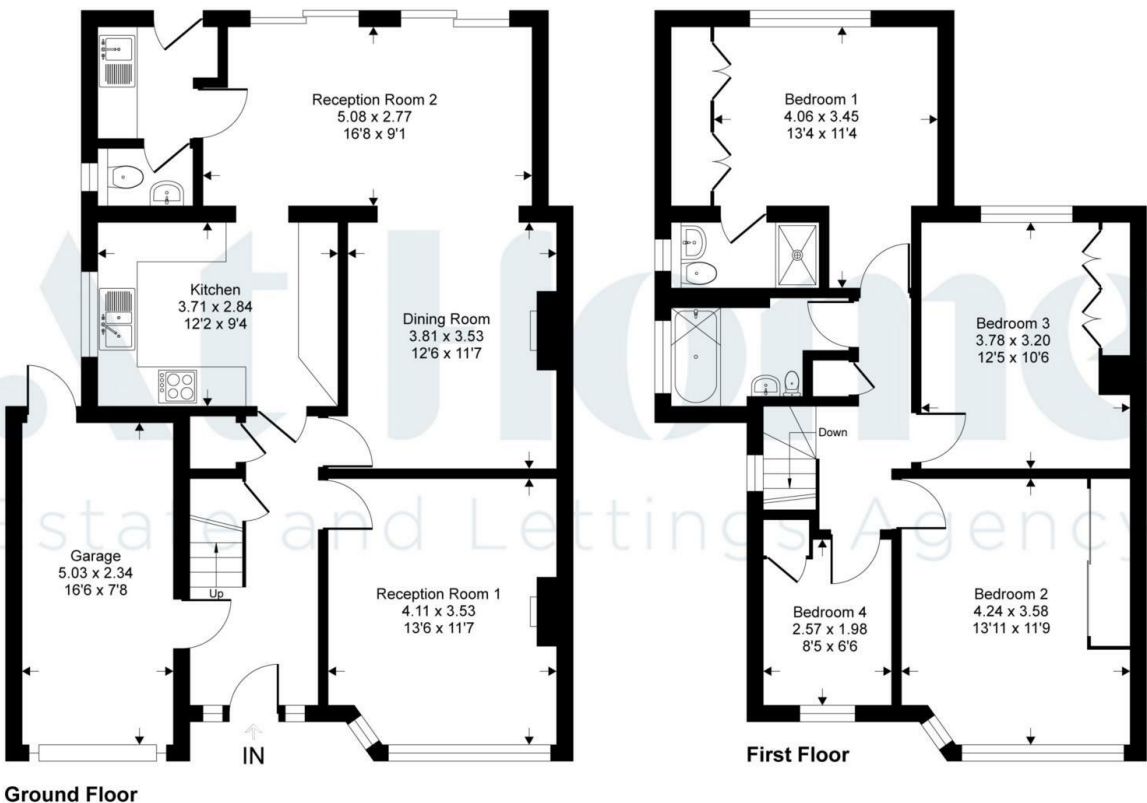




36, REDFORD AVENUE, HORSHAM, RH12 2HJ

Redford Avenue, RH12

Approximate Gross Internal Area = 128.9 sq m / 1388 sq ft  
Approximate Garage Internal Area = 11.6 sq m / 125 sq ft  
Approximate Total Internal Area = 140.5 sq m / 1513 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.

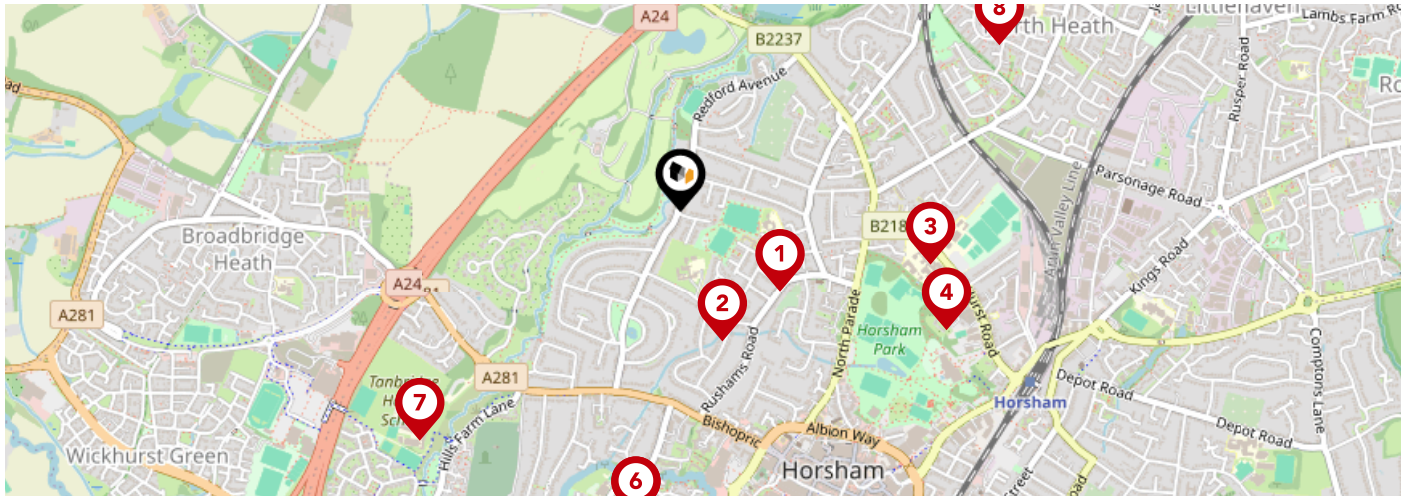
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36 Redford Avenue HORSHAM RH12 2HJ		<div>Energy rating</div> <div>C</div>	
Valid until 11.08.2034		Certificate number 9725-3040-9208-4344-8204	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	69   c	
39-54	E		
21-38	F		
1-20	G		

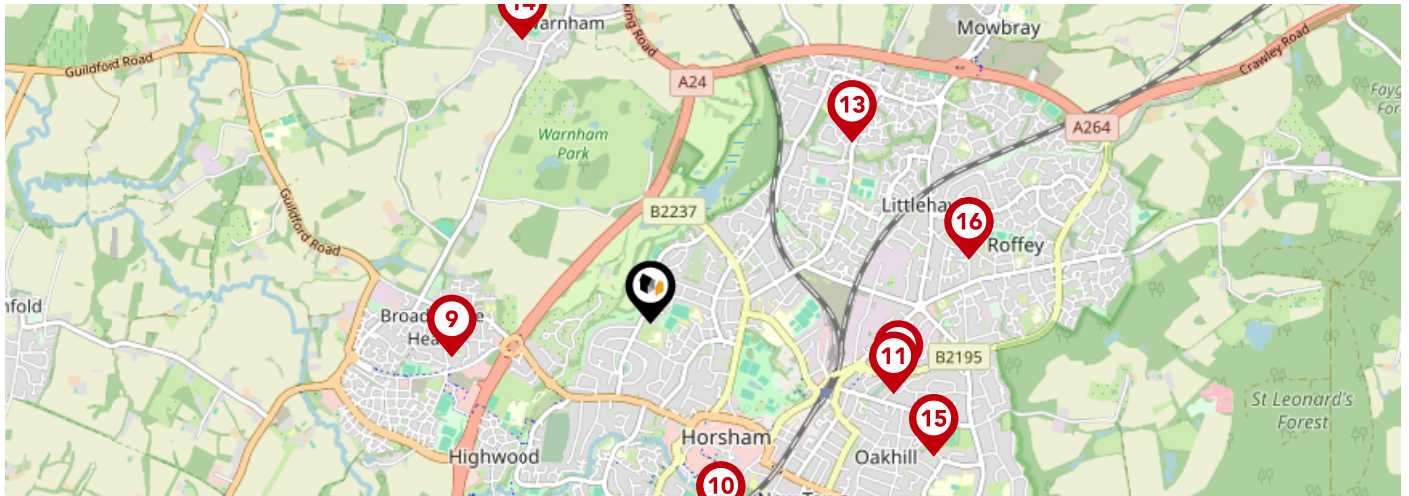
## Additional EPC Data









<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<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>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>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	128 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 234   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Greenway Junior School</b> Ofsted Rating: Good   Pupils: 309   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The College of Richard Collyer In Horsham</b> Ofsted Rating: Good   Pupils:0   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bohunt Horsham</b> Ofsted Rating: Good   Pupils: 966   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 419   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Tanbridge House School</b> Ofsted Rating: Outstanding   Pupils: 1508   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

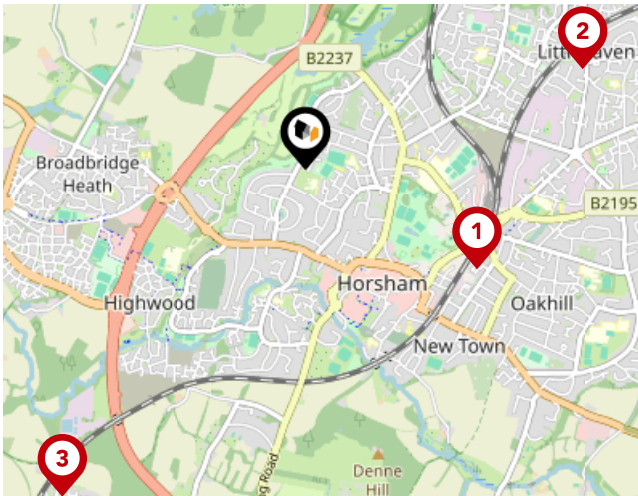




		Nursery	Primary	Secondary	College	Private
	<b>Shelley Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 142   Distance:1.18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingslea Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holbrook Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Warnham CofE Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Millais School</b> Ofsted Rating: Good   Pupils: 1194   Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Littlehaven Infant School</b> Ofsted Rating: Good   Pupils: 93   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

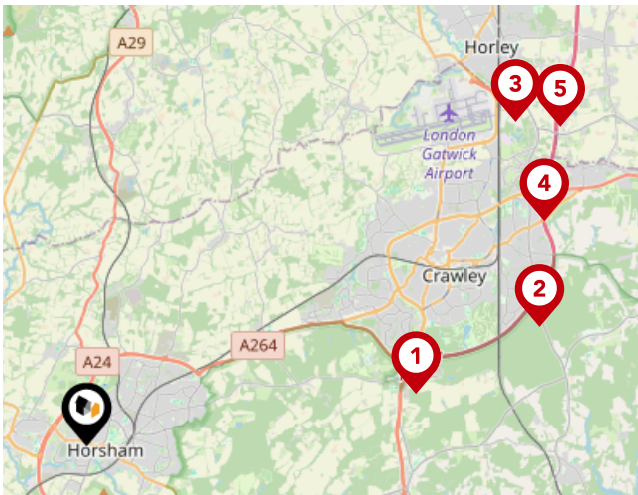
# Area

## Transport (National)



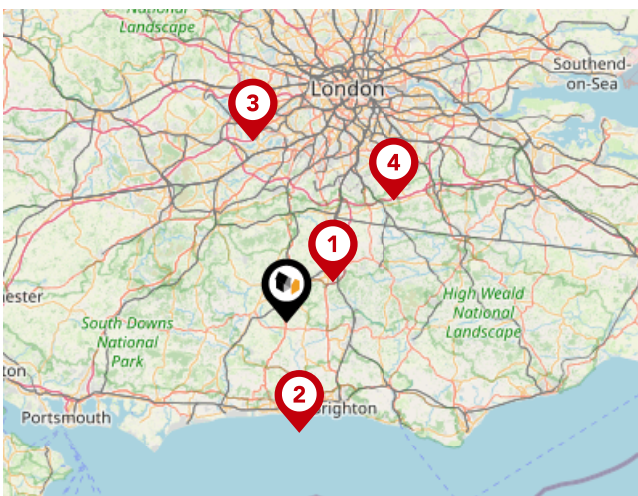
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Horsham Rail Station	0.92 miles
<b>2</b>	Littlehaven Rail Station	1.38 miles
<b>3</b>	Christs Hospital Rail Station	1.9 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M23 J11	6.22 miles
<b>2</b>	M23 J10A	8.72 miles
<b>3</b>	M23 J9A	9.99 miles
<b>4</b>	M23 J10	9.5 miles
<b>5</b>	M23 J9	10.64 miles

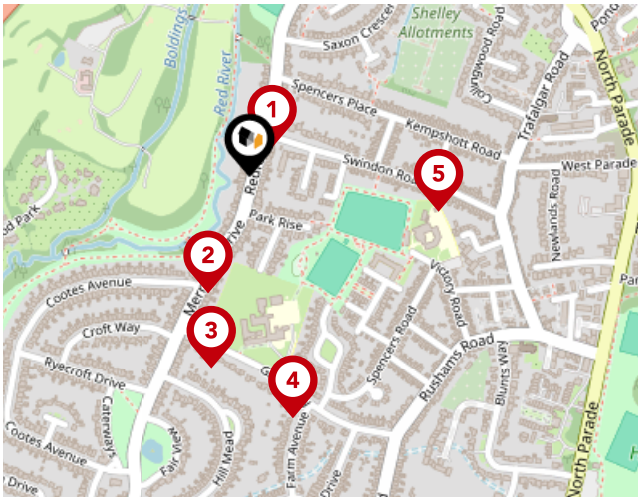


### Airports/Helipads






Pin	Name	Distance
<b>1</b>	Gatwick Airport	9.26 miles
<b>2</b>	Shoreham-by-Sea	16.71 miles
<b>3</b>	Heathrow Airport Terminal 4	27.2 miles
<b>4</b>	Leaves Green	24.12 miles

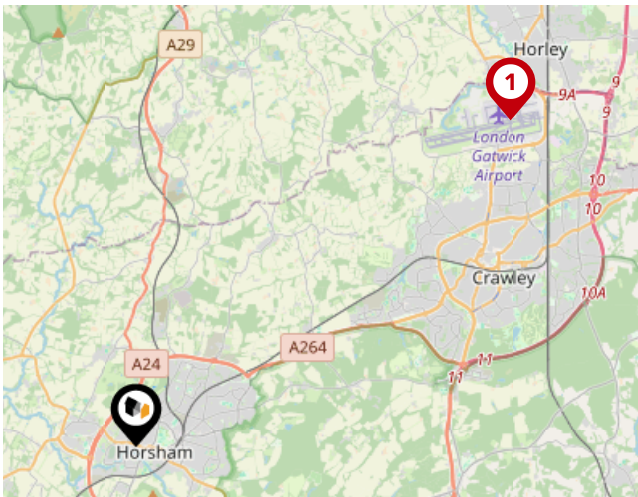
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Spencers Place	0.04 miles
	Cootes Avenue	0.15 miles
	Greenway Academy	0.23 miles
	Farm Avenue	0.29 miles
	Swindon Road	0.22 miles



### Local Connections

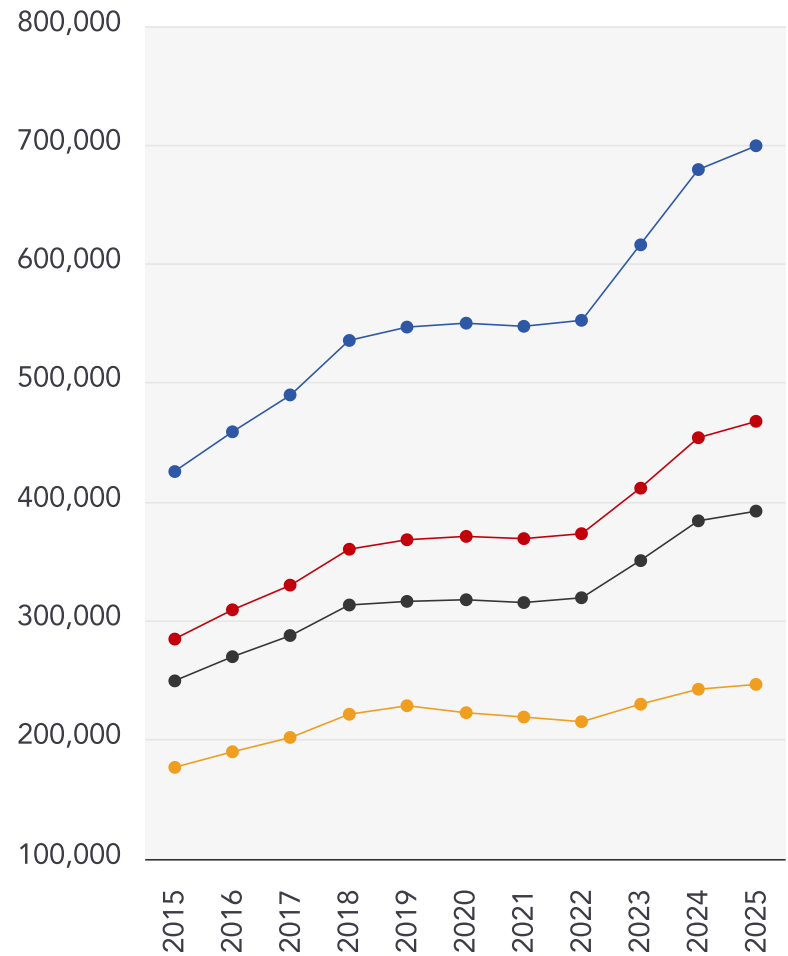
Pin	Name	Distance
	Gatwick North Terminal Shuttle Station	9.27 miles



# 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!



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/HOMEeagents



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1EE

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