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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 27th September 2024



3, NYES LANE, SOUTHWATER, HORSHAM, RH13 9GP

At Home Estate And Lettings Agency

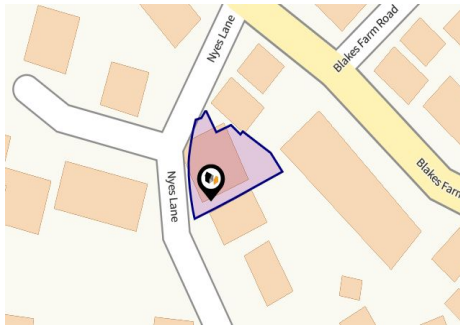
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

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www.athomeestates.co.uk





Property

Type:	Detached	Last Sold Date:	09/02/2021
Bedrooms:	5	Last Sold Price:	£565,000
Floor Area:	1,797 ft ² / 167 m ²	Last Sold £/ft²:	£314
Plot Area:	0.09 acres	Tenure:	Freehold
Year Built :	1997		
Council Tax :	Band F		
Annual Estimate:	£3,196		
Title Number:	WSX211494		
UPRN:	200004791640		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

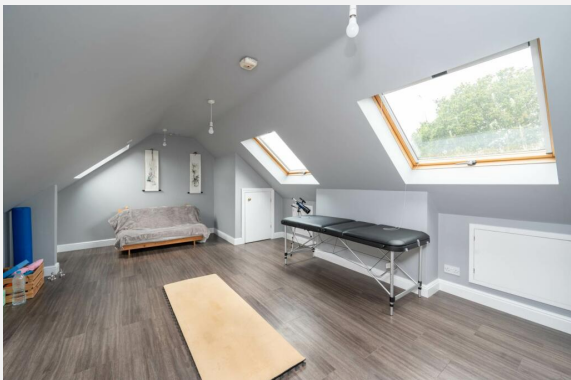


Planning History This Address

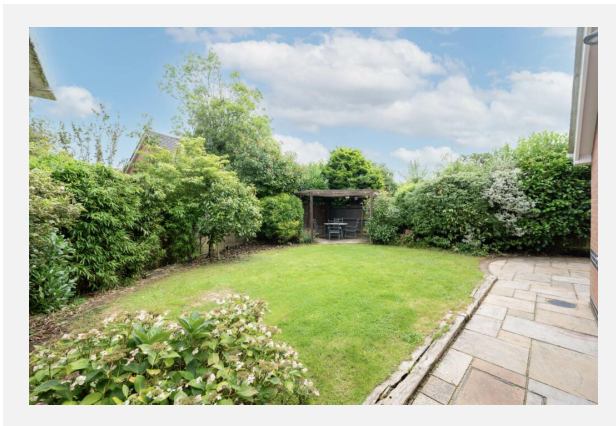
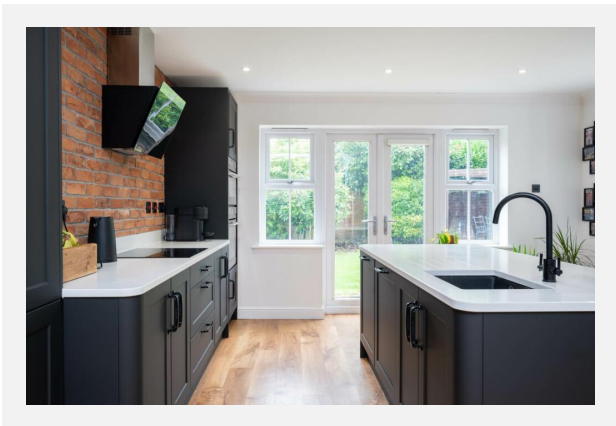
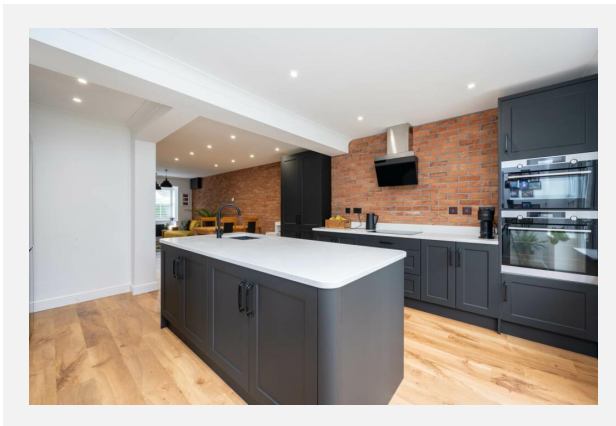
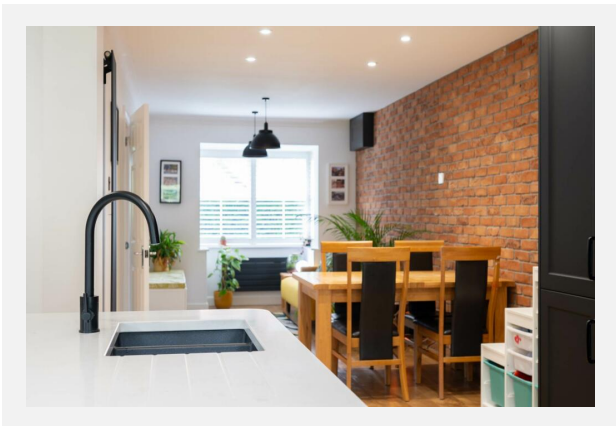
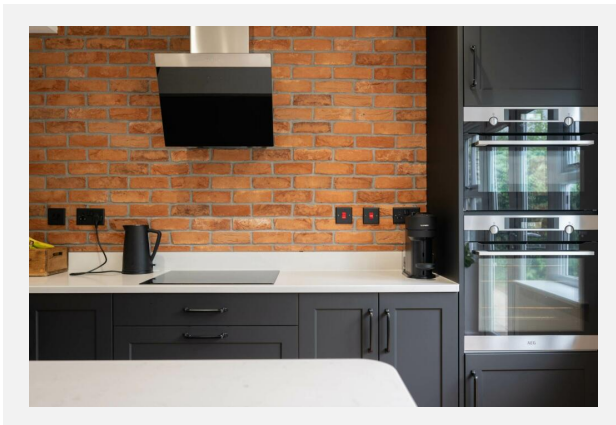
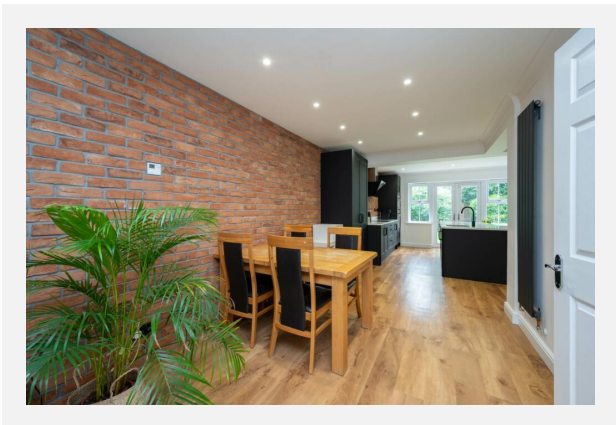
Planning records for: *3, Nyes Lane, Southwater, Horsham, RH13 9GP*

Reference - DC/04/0186	
Decision:	Decided
Date:	08th March 2004
Description:	Single storey rear extension

Reference - SQ/103/95	
Decision:	Decided
Date:	03rd November 1995
Description:	Substitution of 5 house types (plots 36, 41, 42, 64 & 65) Site: Swabeys Yard Worthing Road Southwater







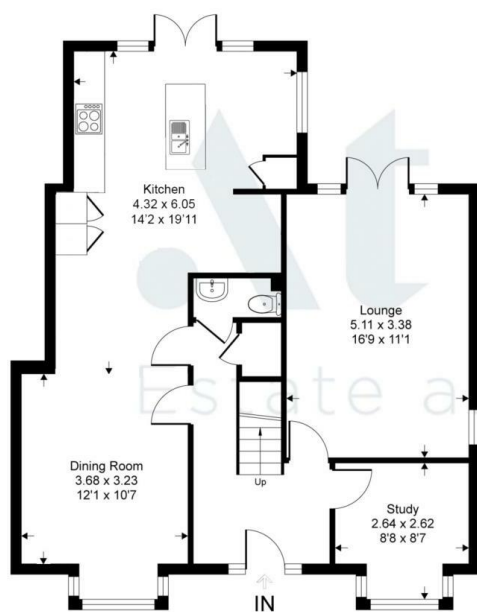
3, NYES LANE, SOUTHWATER, HORSHAM, RH13 9GP

Nyes Lane, RH13

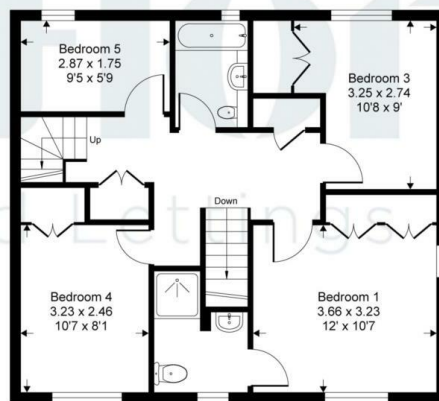
Approximate Gross Internal Area = 159.9 sq m / 1722 sq ft

Approximate Garage Internal Area = 33.8 sq m / 364 sq ft

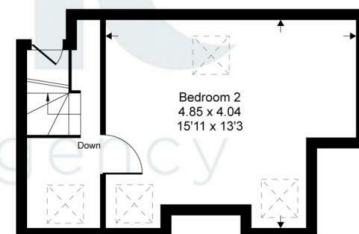
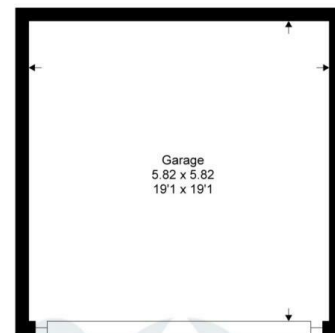
Approximate Total Internal Area = 193.7 sq m / 2086 sq ft



Ground Floor



First Floor



Second 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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Property EPC - Certificate

3 NYES LANE, SOUTHWATER, RH13 9GP

Energy rating

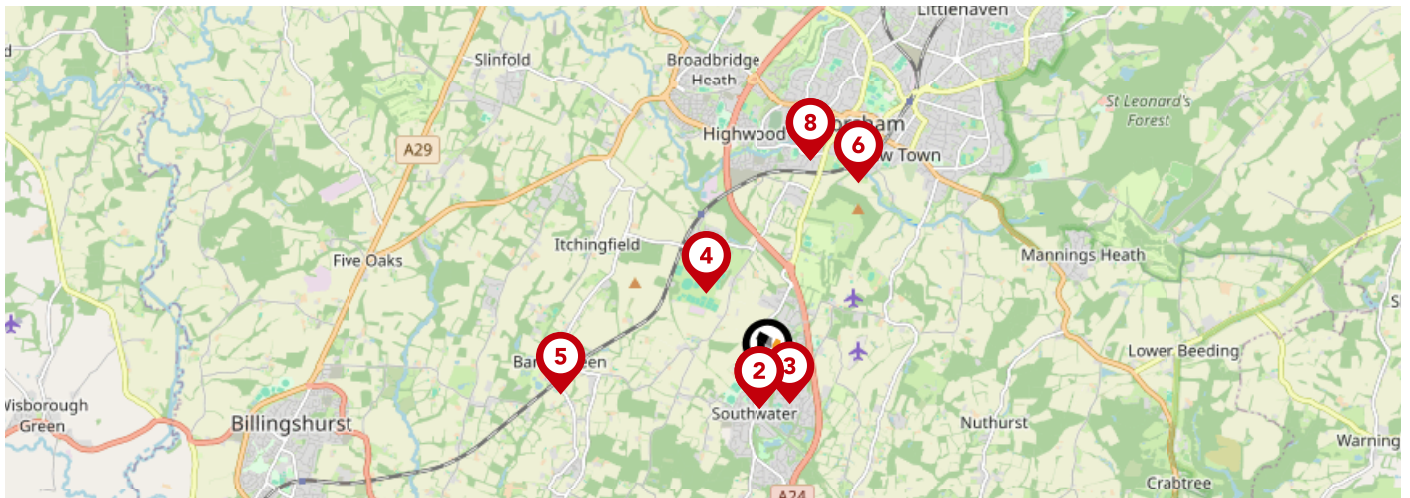
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Valid until 29.09.2030

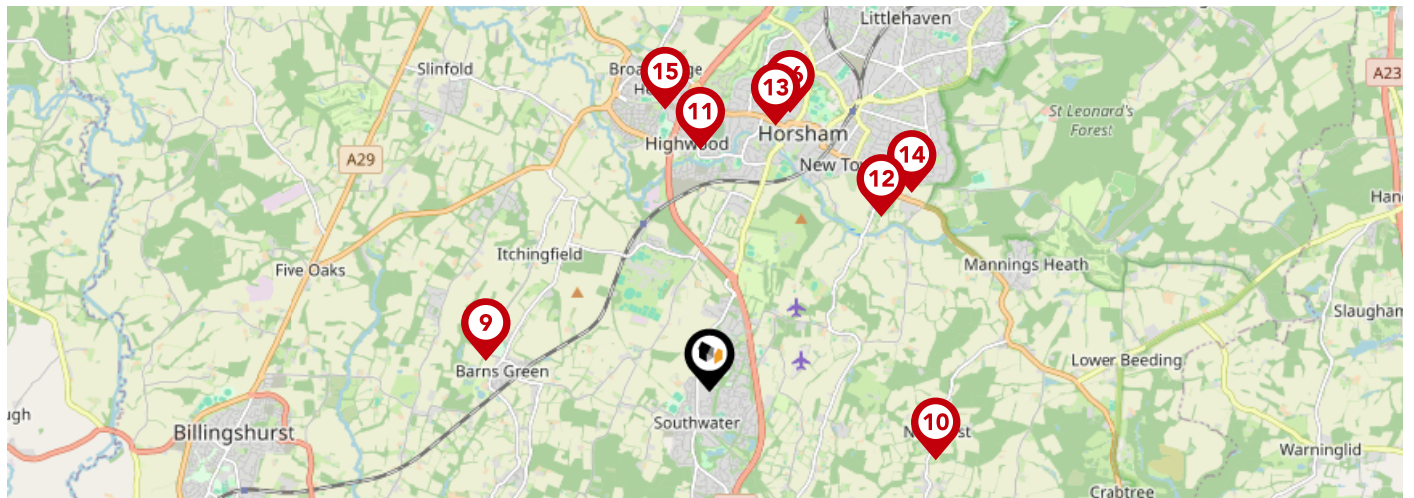
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 45% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	167 m ²



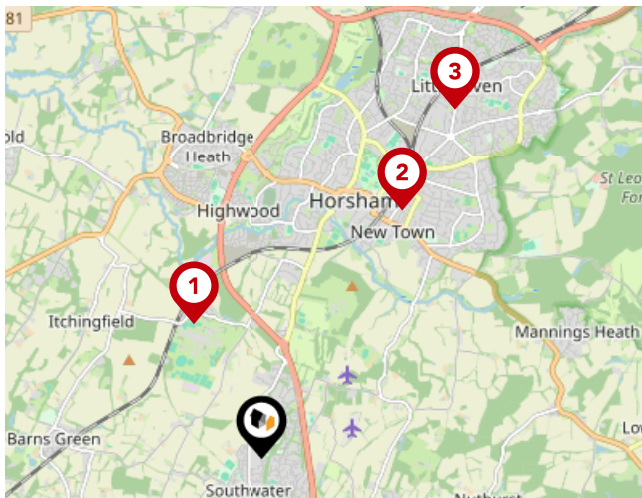
		Nursery	Primary	Secondary	College	Private
1	Southwater Junior Academy Ofsted Rating: Good Pupils: 436 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Southwater Infant Academy Ofsted Rating: Good Pupils: 281 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Castlewood Primary School Ofsted Rating: Good Pupils: 201 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Christ's Hospital Ofsted Rating: Not Rated Pupils: 866 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Barns Green Primary School Ofsted Rating: Requires improvement Pupils: 133 Distance:1.93	<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:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Muntham House School Ofsted Rating: Good Pupils: 114 Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 152 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:2.25	<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:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Forest School Ofsted Rating: Good Pupils: 1039 Distance:2.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shelley Primary School Ofsted Rating: Good Pupils: 415 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

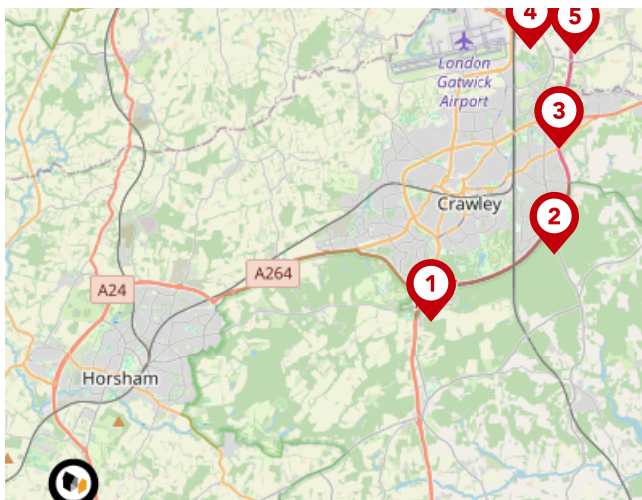
Area

Transport (National)



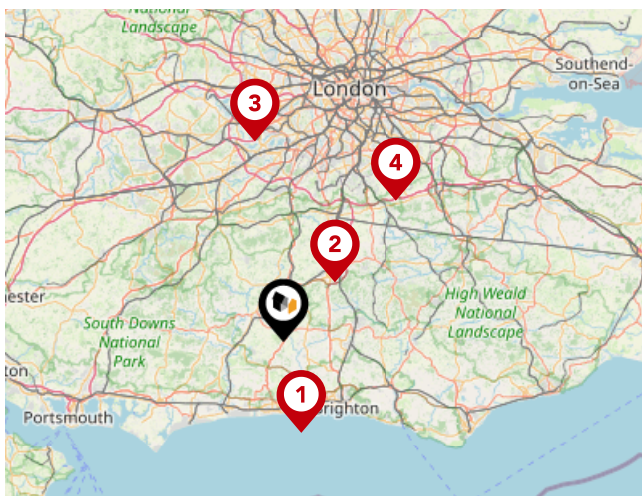
National Rail Stations

Pin	Name	Distance
1	Christ's Hospital Rail Station	1.4 miles
2	Horsham Rail Station	2.66 miles
3	Littlehaven Rail Station	3.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.65 miles
2	M23 J10A	10.25 miles
3	M23 J10	11.41 miles
4	M23 J9A	12.23 miles
5	M23 J9	12.78 miles

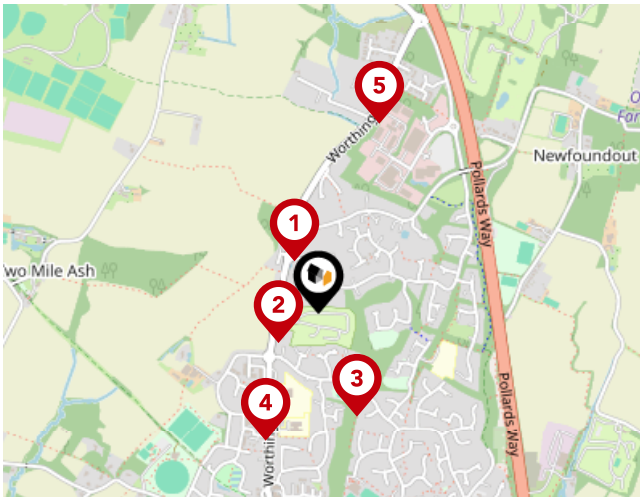


Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	14.04 miles
2	Gatwick Airport	11.6 miles
3	Heathrow Airport Terminal 4	29.87 miles
4	Leaves Green	26.58 miles

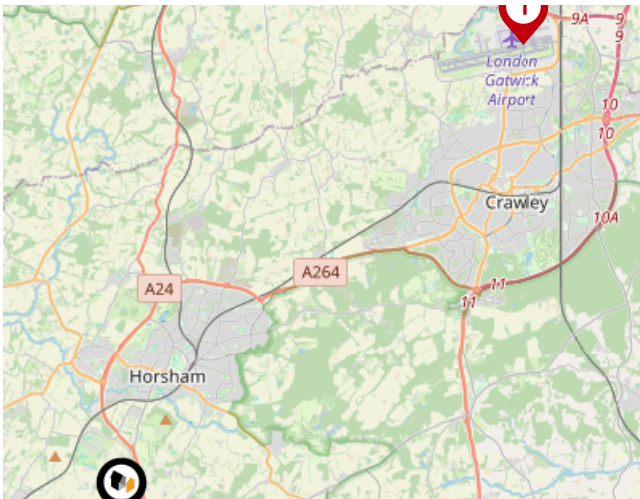
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Southwater Street	0.14 miles
2	Roundstone Caravan Park	0.12 miles
3	The Brook	0.25 miles
4	The Southwater Junior Academy	0.32 miles
5	Warnham Gate	0.47 miles

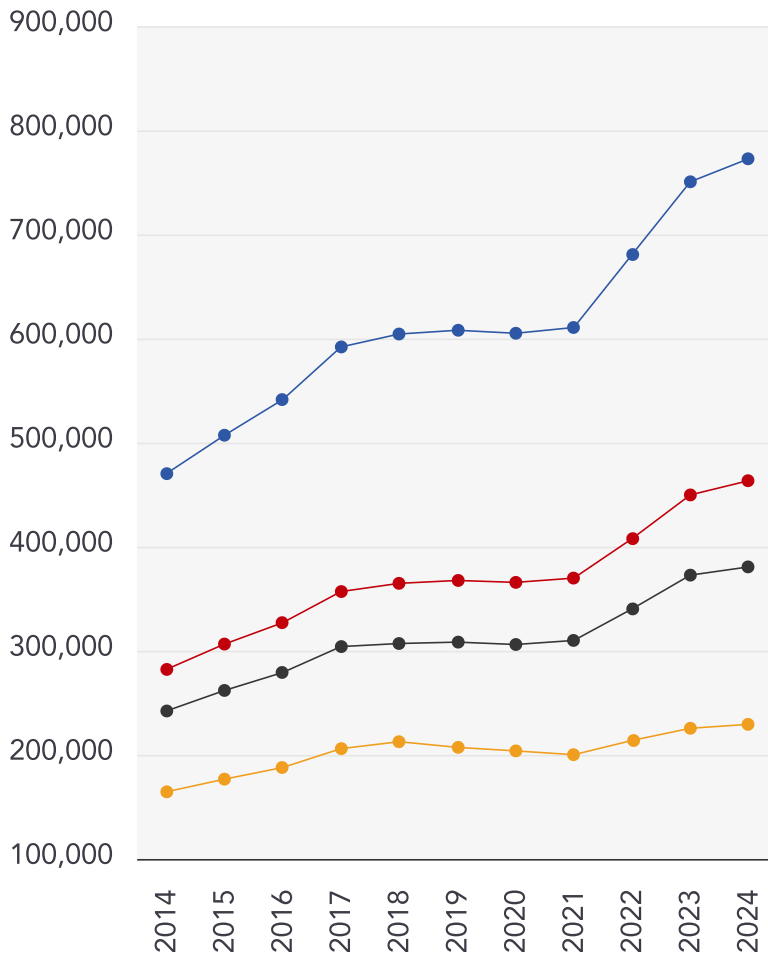


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	11.62 miles

Market House Price Statistics

10 Year History of Average House Prices by Property Type in RH13



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!



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/-home-estate-agency-and-lettings-ltd

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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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