

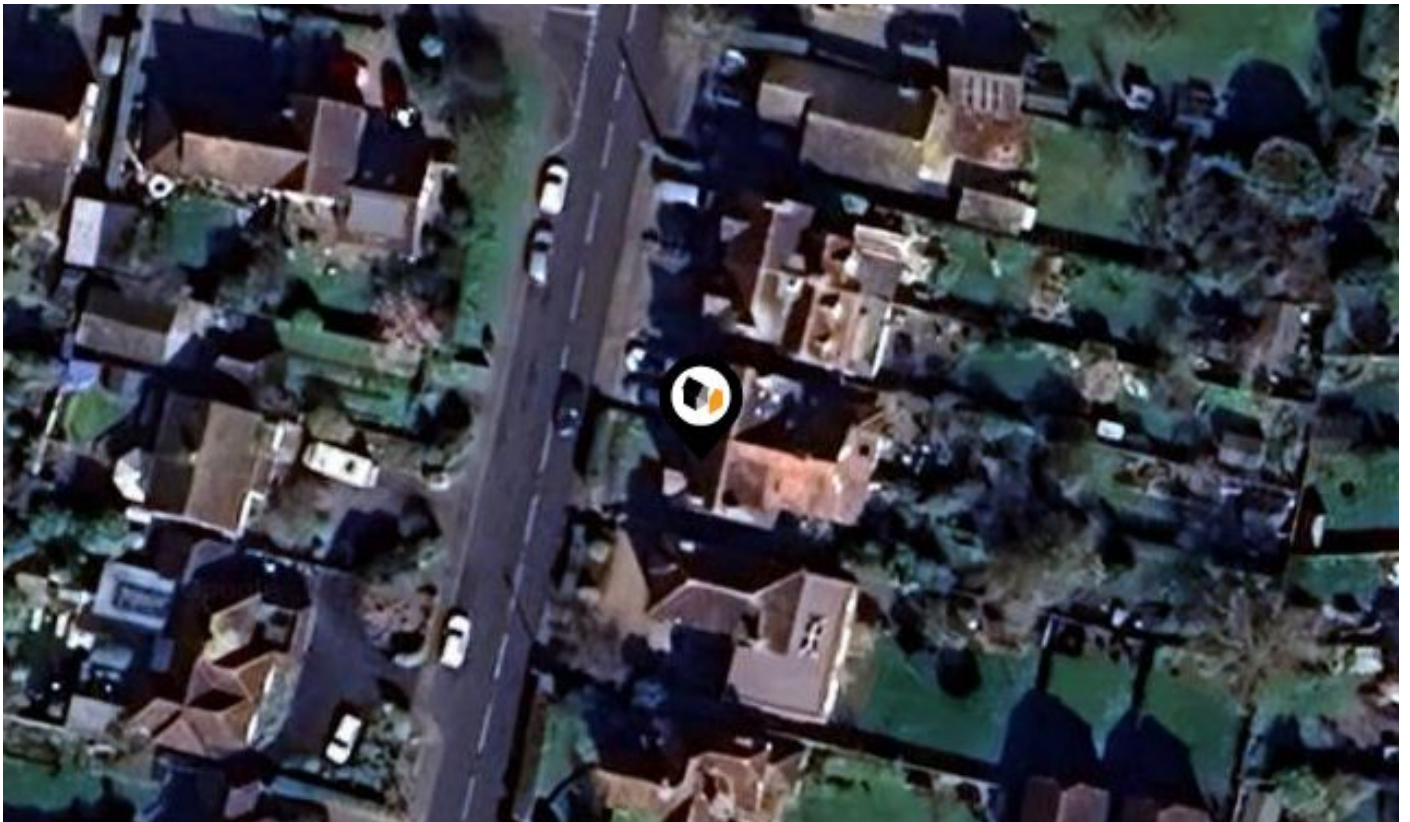


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th September 2024



BRENTOR, HENFIELD ROAD, COWFOLD, HORSHAM, RH13 8DR

At Home Estate And Lettings Agency

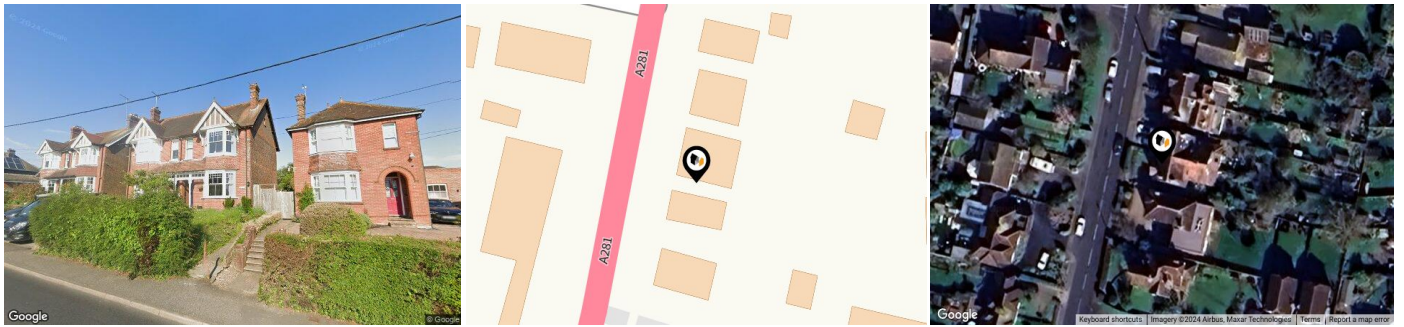
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,560 ft ² / 145 m ²
Council Tax :	Band F
Annual Estimate:	£3,196
UPRN:	200004784188

Local Area

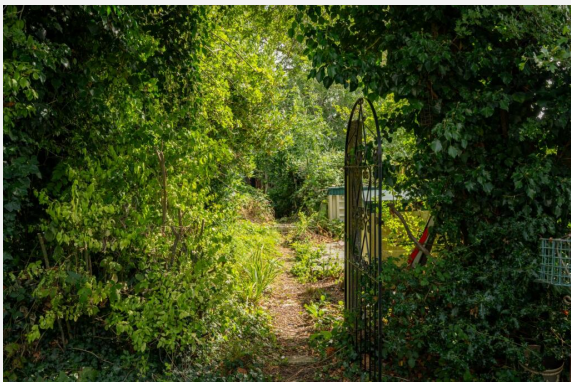
Local Authority:	West sussex
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

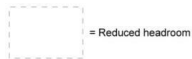
Satellite/Fibre TV Availability:



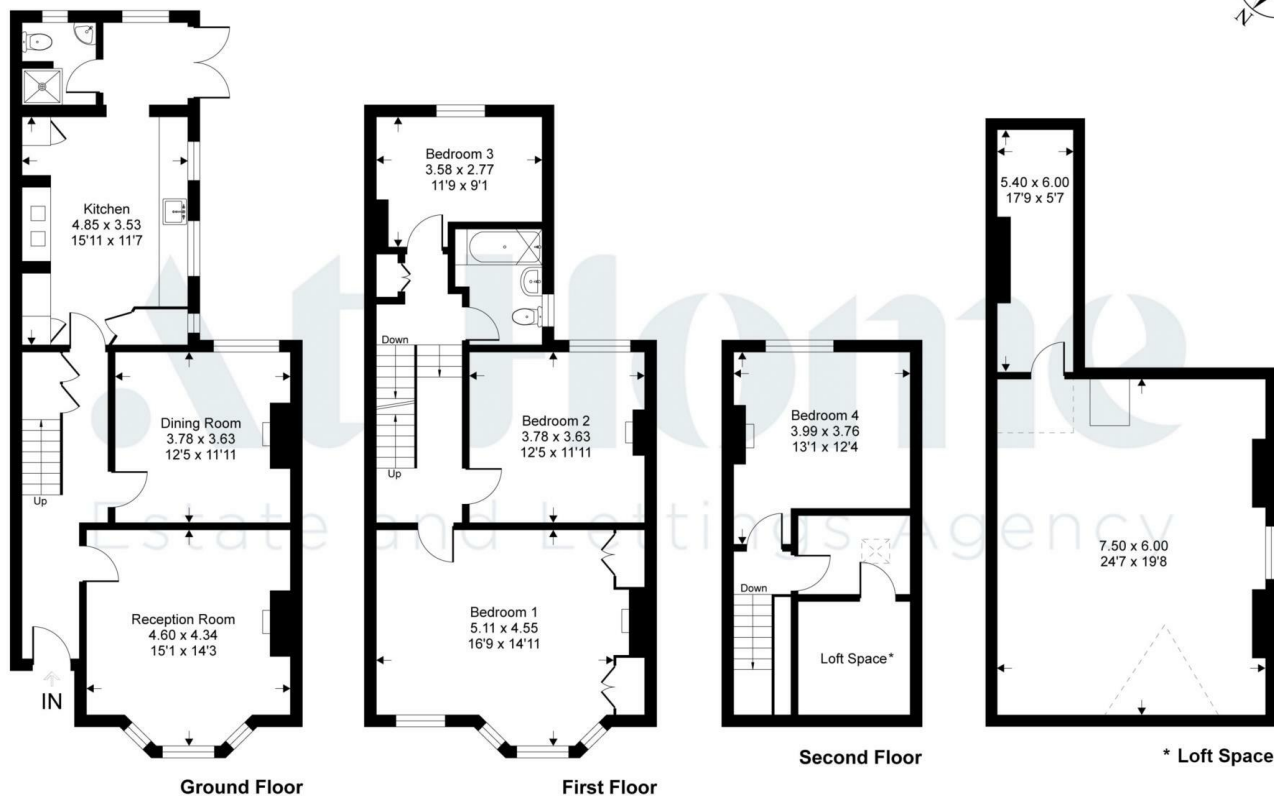




BRENTOR, HENFIELD ROAD, COWFOLD, HORSHAM, RH13 8DR



Brentor, RH13
Approximate Gross Internal Area = 201 sq m / 2164 sq ft
(excludes restricted head height)



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.

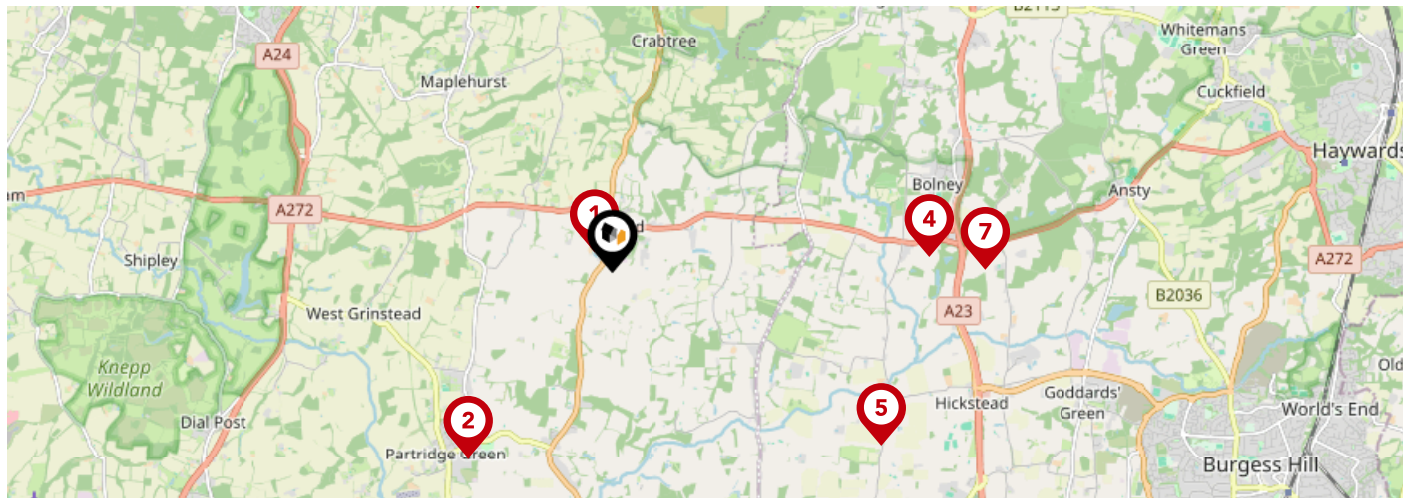
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Property EPC - Certificate

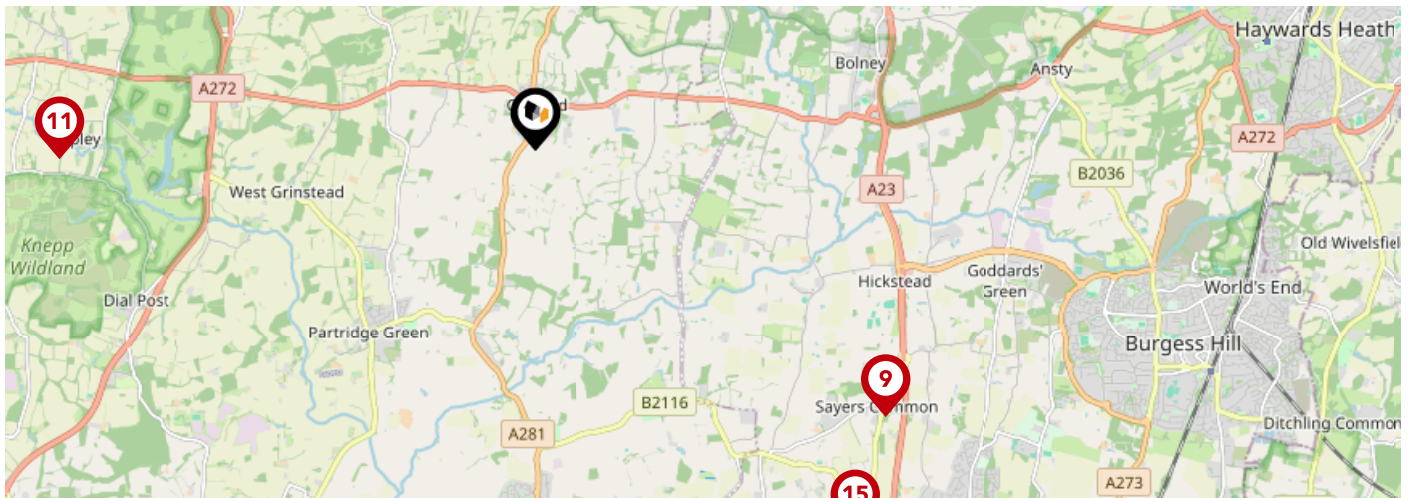
Brentor Henfield Road Cowfold HORSHAM RH13 8DR		Energy rating F	
Valid until 19.08.2034		Certificate number 4234-9128-8400-0080-1222	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	29 F	
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched no insulation (assumed)
Roof Energy:	Very poor
Main Heating:	Boiler and radiators oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 95% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	145 m ²



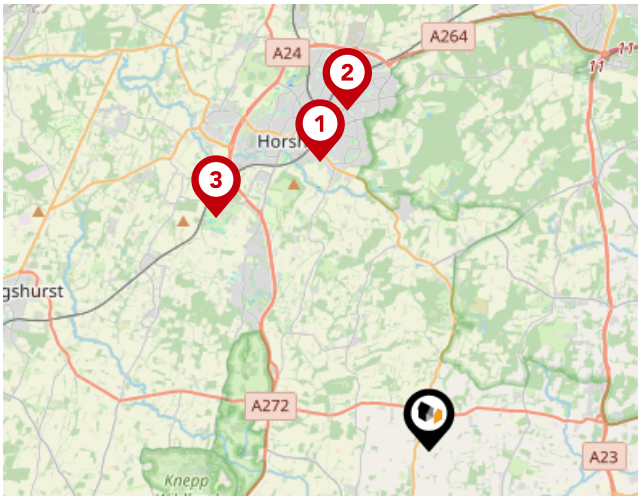
	Nursery	Primary	Secondary	College	Private
<p>1 St Peter's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 104 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Jolesfield CofE Primary School Ofsted Rating: Good Pupils: 144 Distance:2.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 152 Distance:2.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Bolney CofE Primary School Ofsted Rating: Good Pupils: 103 Distance:2.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Twineham CofE Primary School Ofsted Rating: Requires improvement Pupils: 59 Distance:3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Holy Trinity CofE Primary School, Lower Beeding Ofsted Rating: Good Pupils: 91 Distance:3.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Farney Close School Ofsted Rating: Good Pupils: 71 Distance:3.5</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Peter's CofE Primary School Ofsted Rating: Good Pupils:0 Distance:3.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 LVS Hassocks Ofsted Rating: Not Rated Pupils: 61 Distance:4.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Castlewood Primary School Ofsted Rating: Good Pupils: 201 Distance:4.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Shipleigh CofE Primary School Ofsted Rating: Good Pupils: 80 Distance:4.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Southwater Junior Academy Ofsted Rating: Good Pupils: 436 Distance:4.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Southwater Infant Academy Ofsted Rating: Good Pupils: 281 Distance:4.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Ashurst CofE Primary School Ofsted Rating: Good Pupils: 55 Distance:4.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Albourne Church of England Primary School Ofsted Rating: Good Pupils: 175 Distance:4.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:5.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

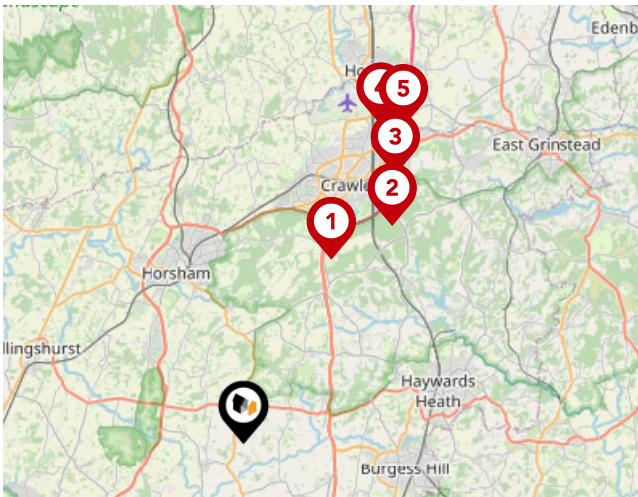
Area

Transport (National)



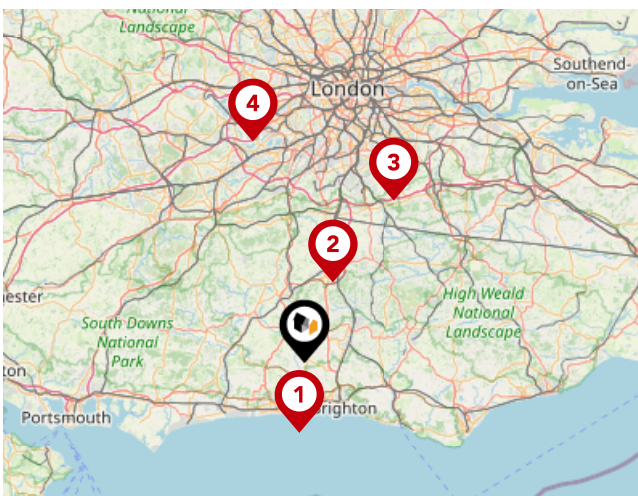
National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	5.79 miles
2	Littlehaven Rail Station	6.54 miles
3	Christs Hospital Rail Station	5.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.61 miles
2	M23 J10A	9.85 miles
3	M23 J10	11.56 miles
4	M23 J9A	12.97 miles
5	M23 J9	13.25 miles

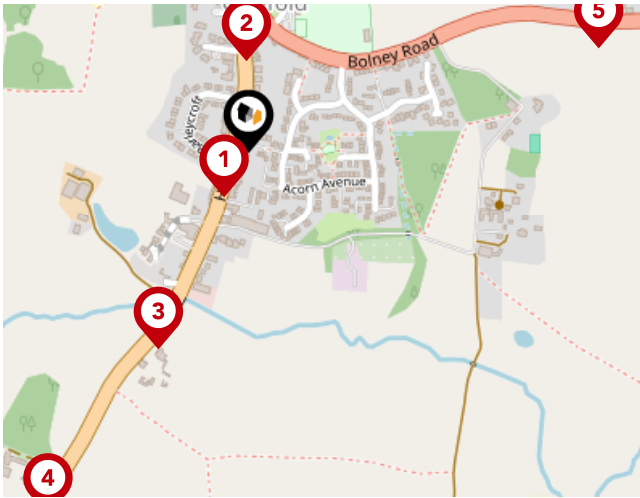


Airports/HELIPADS

Pin	Name	Distance
1	Shoreham-by-Sea	10.73 miles
2	Gatwick Airport	12.65 miles
3	Leaves Green	27.3 miles
4	Heathrow Airport Terminal 4	33.54 miles

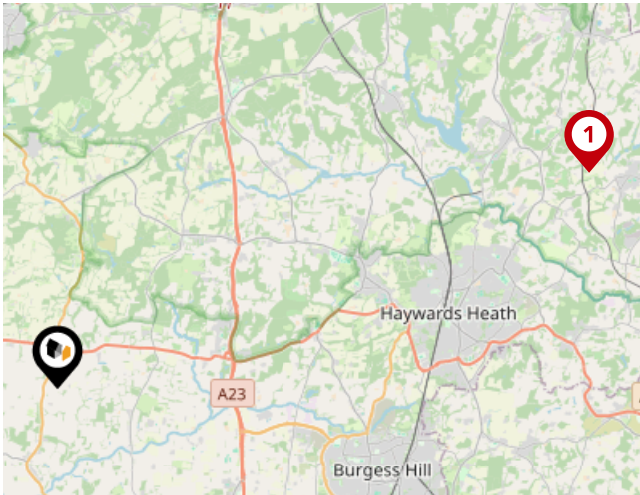
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	South Leas	0.06 miles
2	Village Hall	0.11 miles
3	Bull's Bridge	0.25 miles
4	Pound Lane	0.49 miles
5	Long Barn House	0.43 miles

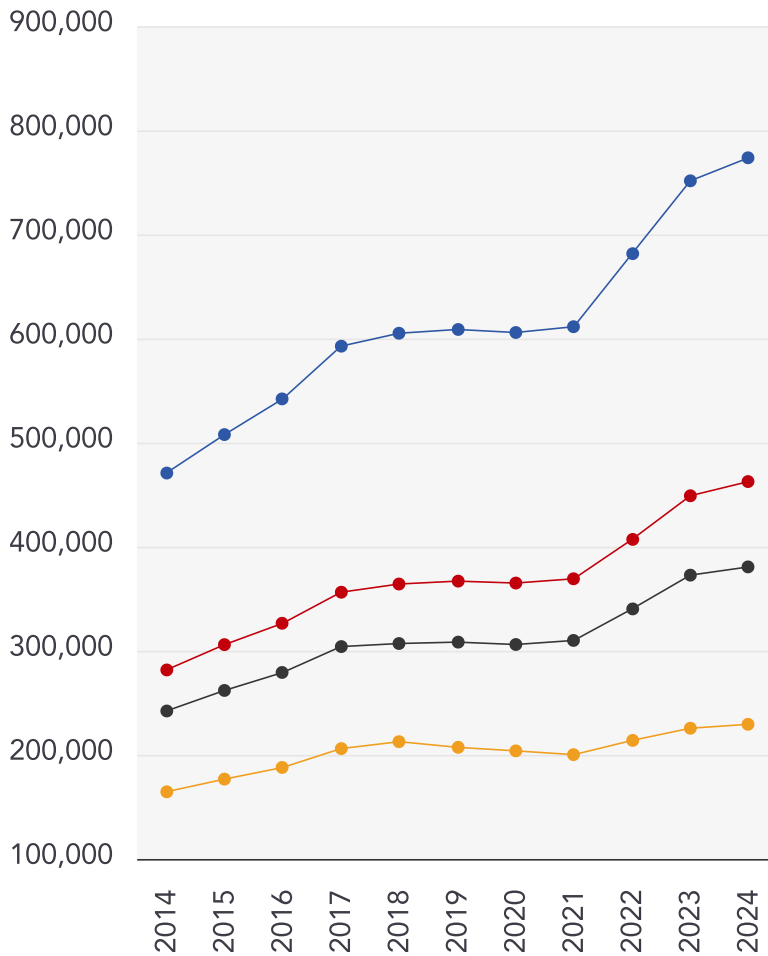


Local Connections

Pin	Name	Distance
1	Horsted Keynes (Bluebell Railway)	10.7 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.

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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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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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