

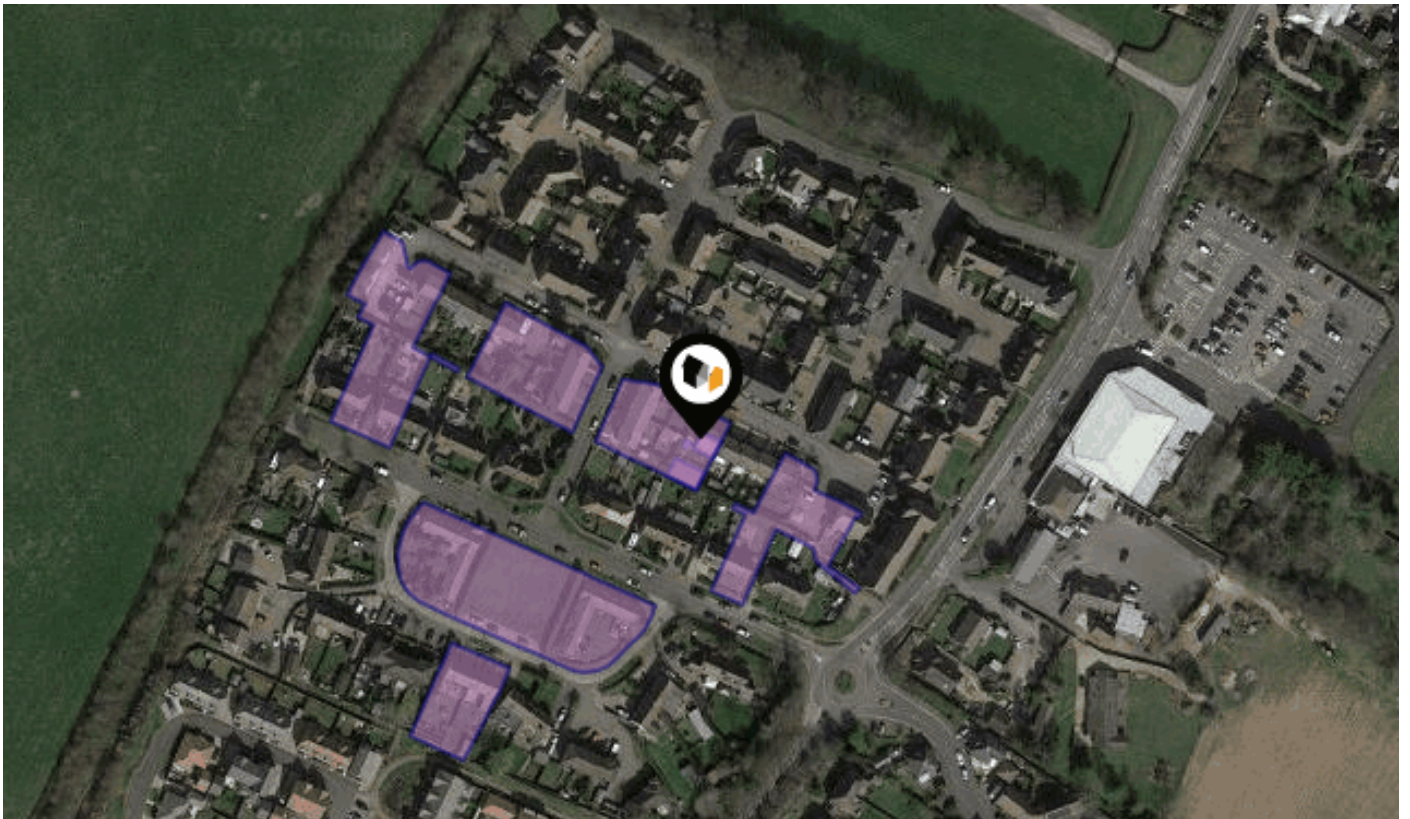


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 27<sup>th</sup> September 2024



**52, STANE STREET CLOSE, CODMORE HILL, PULBOROUGH, RH20 1BD**

## At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

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## Property

<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	1
<b>Floor Area:</b>	355 ft <sup>2</sup> / 33 m <sup>2</sup>
<b>Plot Area:</b>	2.04 acres
<b>Year Built :</b>	1967-1975
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,721
<b>Title Number:</b>	WSX439101
<b>UPRN:</b>	100061832357

## Local Area

<b>Local Authority:</b>	Horsham
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

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

<b>10</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

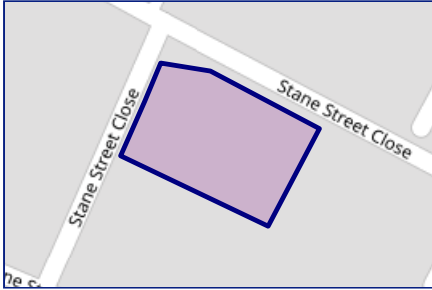
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



## Freehold Title Plan

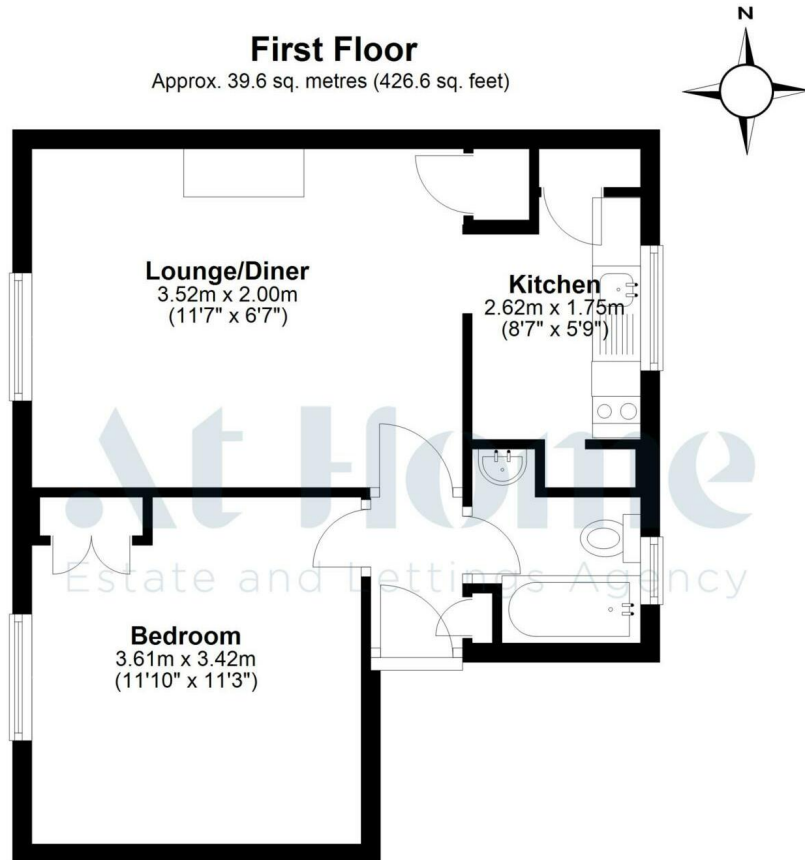


**WSX247672**





## 52, STANE STREET CLOSE, CODMORE HILL, PULBOROUGH, RH20 1BD



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee of their operability or efficiency can be given.  
Plan produced using PlanUp.

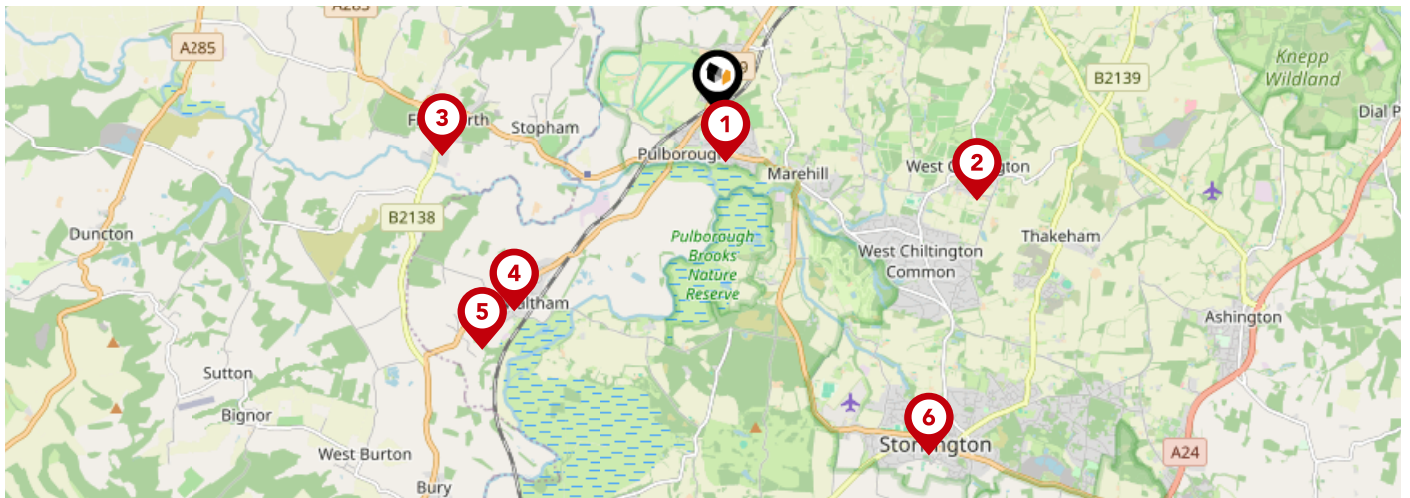
# Property EPC - Certificate

52 Stane Street Close, Codmore Hill, PULBOROUGH, RH20 1BD		Energy rating <b>C</b>	
Valid until 14.11.2032		Certificate number 9350-3922-1209-4032-0200	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	69   c	69   c
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

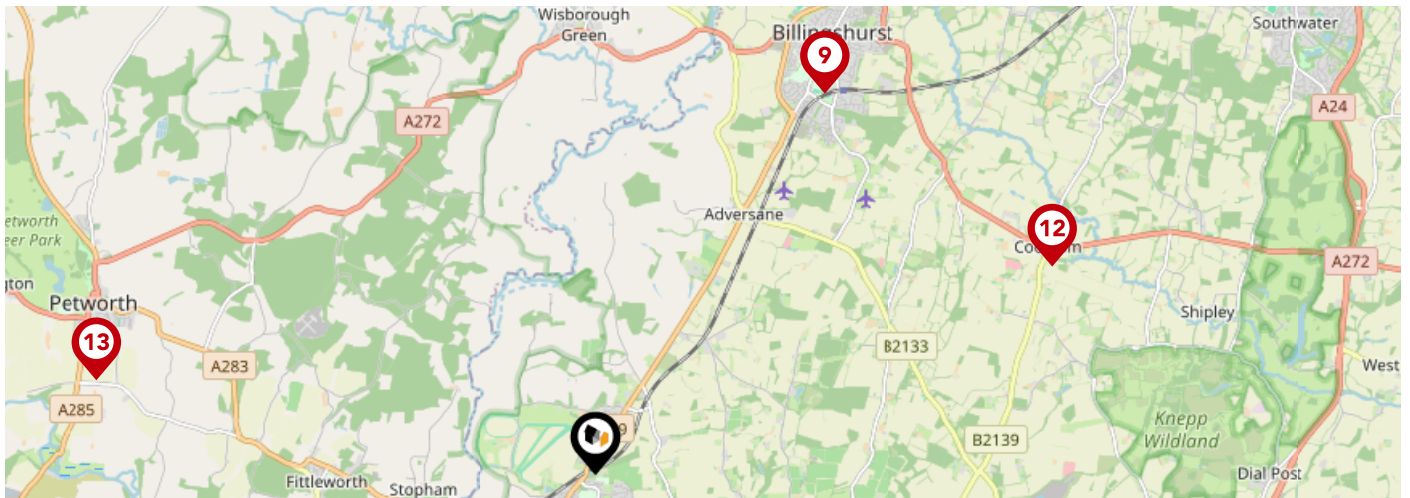
### Additional EPC Data

<b>Property Type:</b>	Top-floor flat
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, limited insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>	(another dwelling below)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	33 m <sup>2</sup>

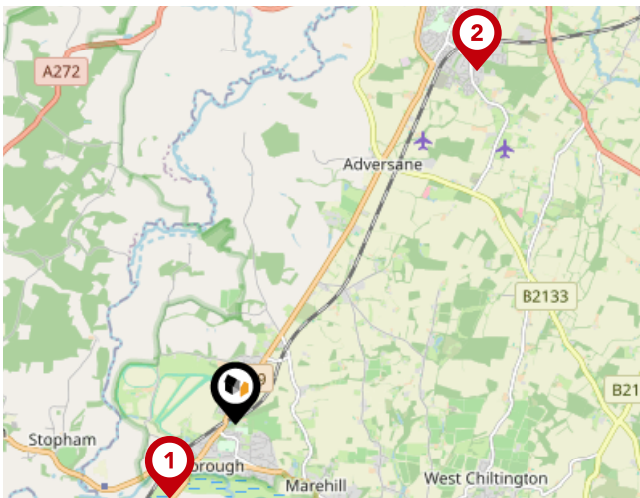




	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Mary's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>West Chiltington Community Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:2.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Fittleworth CofE Village School</b> Ofsted Rating: Good   Pupils: 124   Distance:2.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>St James' CofE Primary School, Coldwaltham</b> Ofsted Rating: Requires improvement   Pupils: 73   Distance:2.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Lodge Hill Residential Centre</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Storrington Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:3.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Wisborough Green Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:3.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Weald School, The</b> Ofsted Rating: Outstanding   Pupils: 1745   Distance:4.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

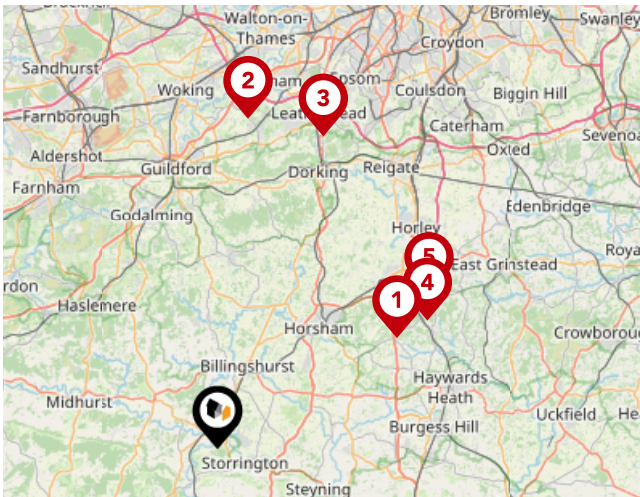


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Billingshurst Primary Academy</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:4.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Thakeham Primary School</b> Ofsted Rating: Good   Pupils: 99   Distance:4.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Amberley CofE Primary School</b> Ofsted Rating: Good   Pupils: 51   Distance:4.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>William Penn School</b> Ofsted Rating: Good   Pupils: 91   Distance:4.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Petworth Cof E Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:4.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Dorset House School</b> Ofsted Rating: Not Rated   Pupils: 133   Distance:4.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Bury CofE Primary School</b> Ofsted Rating: Good   Pupils: 78   Distance:4.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Ashington CofE Primary School</b> Ofsted Rating: Good   Pupils: 185   Distance:5.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



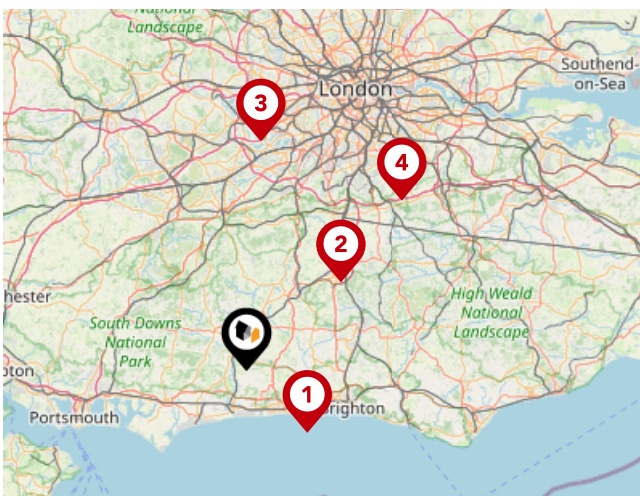
### National Rail Stations

Pin	Name	Distance
1	Pulborough Rail Station	0.93 miles
2	Billingshurst Rail Station	4.01 miles
3	Amberley Rail Station	5.18 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	15.67 miles
2	M25 J10	24.64 miles
3	M25 J9	24.53 miles
4	M23 J10A	18.27 miles
5	M23 J10	19.45 miles

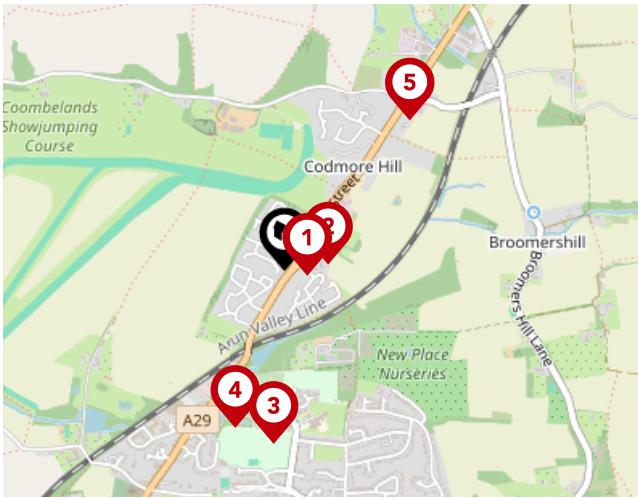


### Airports/HELIPADS

Pin	Name	Distance
1	Shoreham-by-Sea	13.1 miles
2	Gatwick Airport	19.47 miles
3	Heathrow Airport Terminal 4	34.16 miles
4	Leaves Green	34.34 miles

# Area

## Transport (Local)

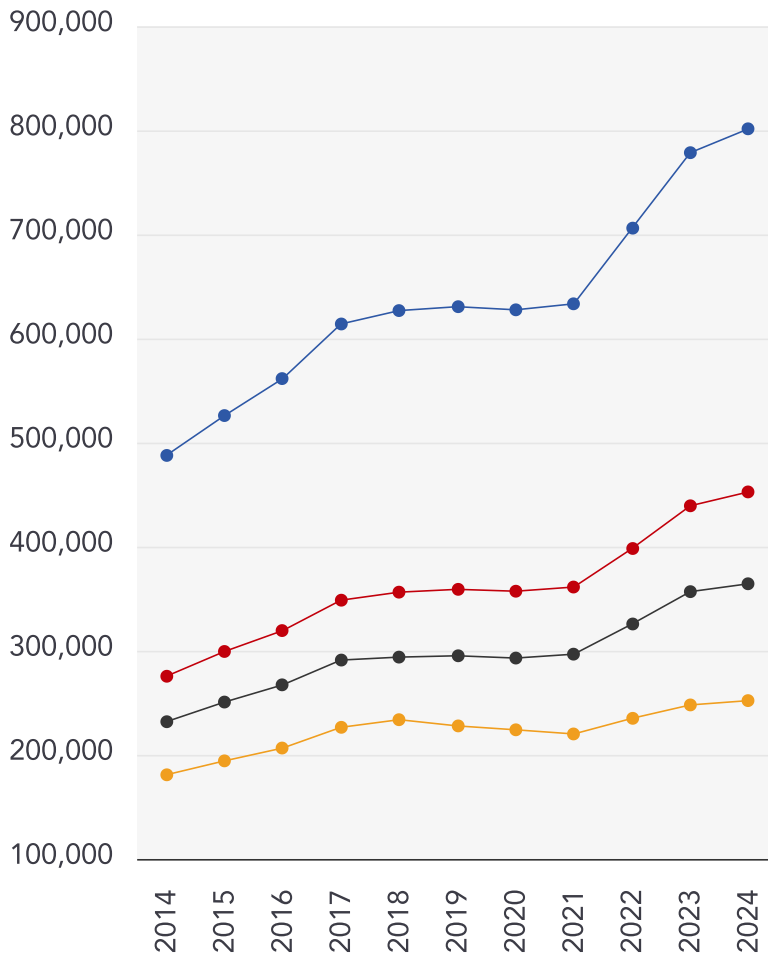


### Bus Stops/Stations

Pin	Name	Distance
1	Stane Street Close	0.05 miles
2	Sainsbury's	0.1 miles
3	Cousins Way	0.41 miles
4	Aston Rise	0.38 miles
5	Cray Lane	0.46 miles

# Market House Price Statistics

10 Year History of Average House Prices by Property Type in RH20



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.

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[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



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Estate and Lettings Agency

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