

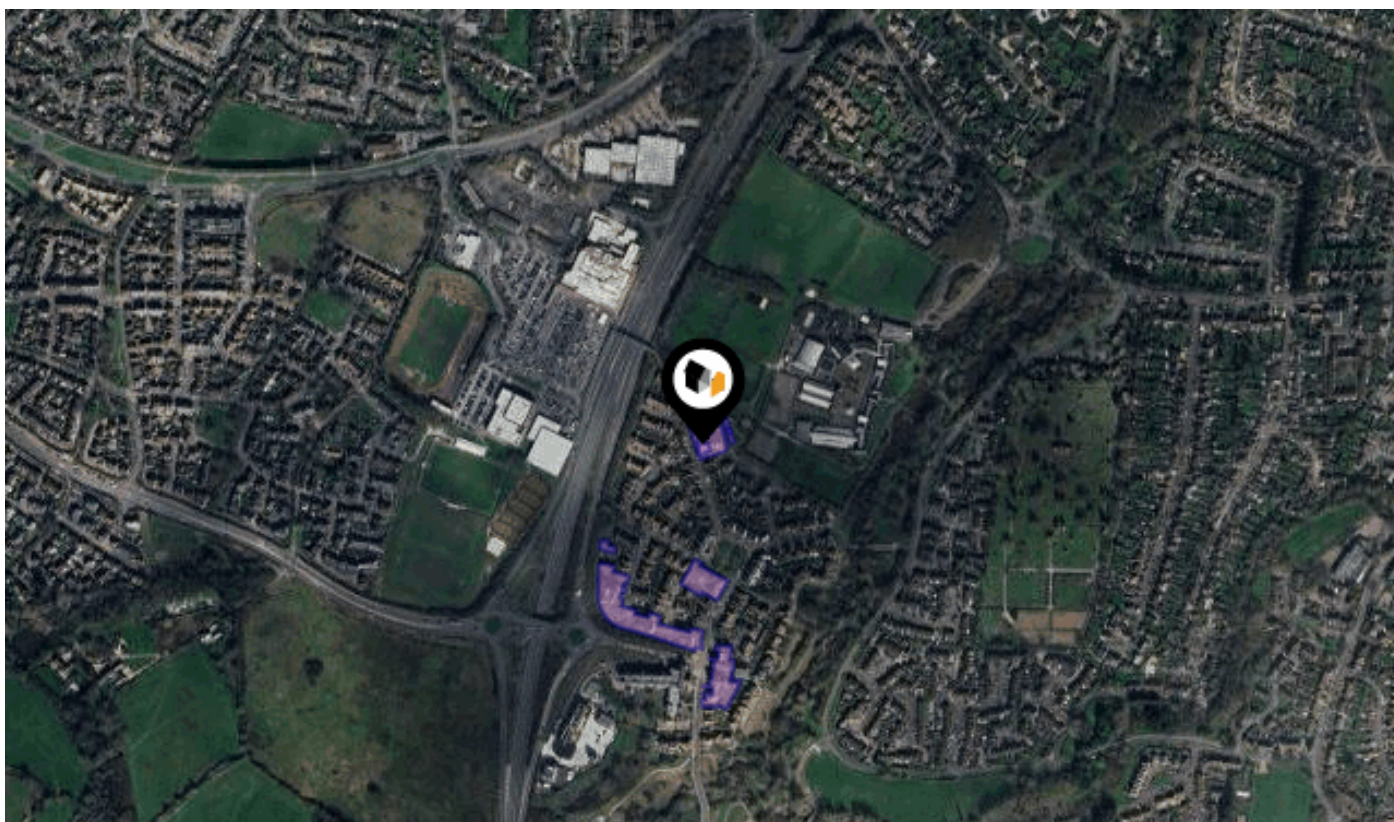


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**1 HIGHWOOD HOUSE, LONGHURST AVENUE, HORSHAM,  
RH12 1DH**

## At Home Estate And Lettings Agency

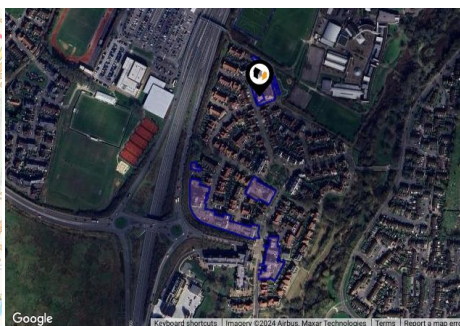
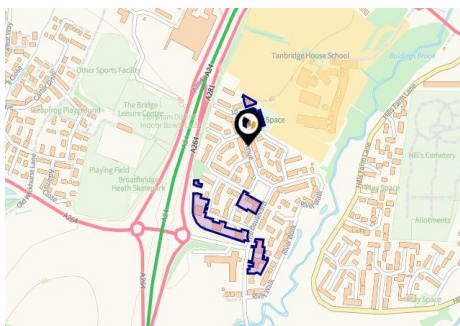
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	24/02/2023
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£235,000
<b>Floor Area:</b>	441 ft <sup>2</sup> / 41 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£532
<b>Plot Area:</b>	3.24 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2015	<b>Start Date:</b>	10/11/2022
<b>Council Tax :</b>	Band B	<b>End Date:</b>	11/11/2272
<b>Annual Estimate:</b>	£1,721	<b>Lease Term:</b>	250 years from and including 11 November 2022
<b>Title Number:</b>	WSX437064	<b>Term Remaining:</b>	248 years
<b>UPRN:</b>	10013795098		

## Local Area

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

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

<b>7</b> mb/s	<b>1000</b> mb/s

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

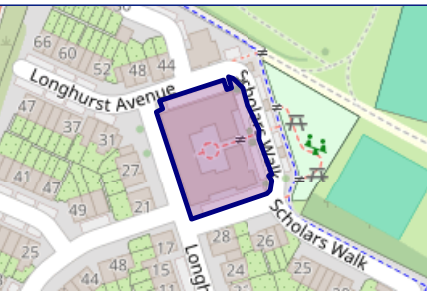


### Satellite/Fibre TV Availability:



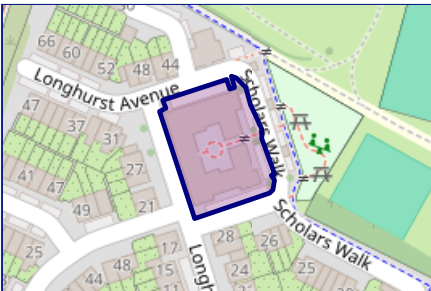
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



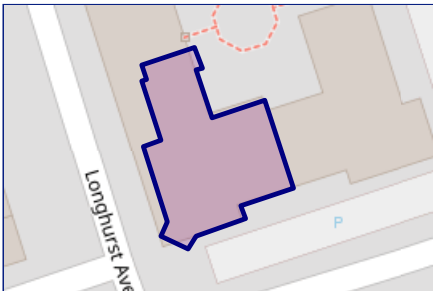
**WSX436521**

## Leasehold Title Plans



**WSX437064**

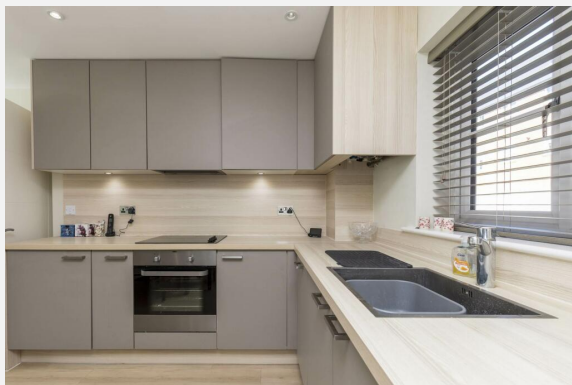
Start Date: 20/08/2015  
End Date: 01/10/2139  
Lease Term: 125 years from 1 October 2014  
Term Remaining: 115 years

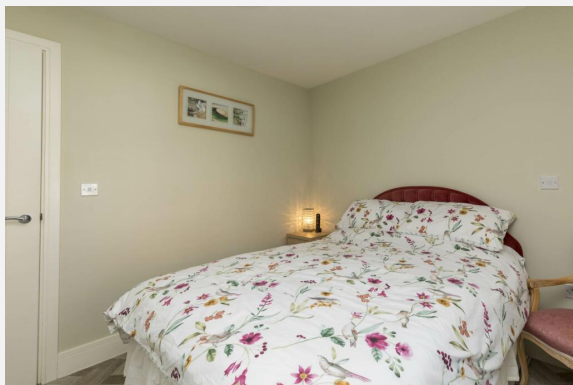


**WSX374561**

Start Date: 10/11/2022  
End Date: 11/11/2272  
Lease Term: 250 years from and including 11 November 2022  
Term Remaining: 248 years



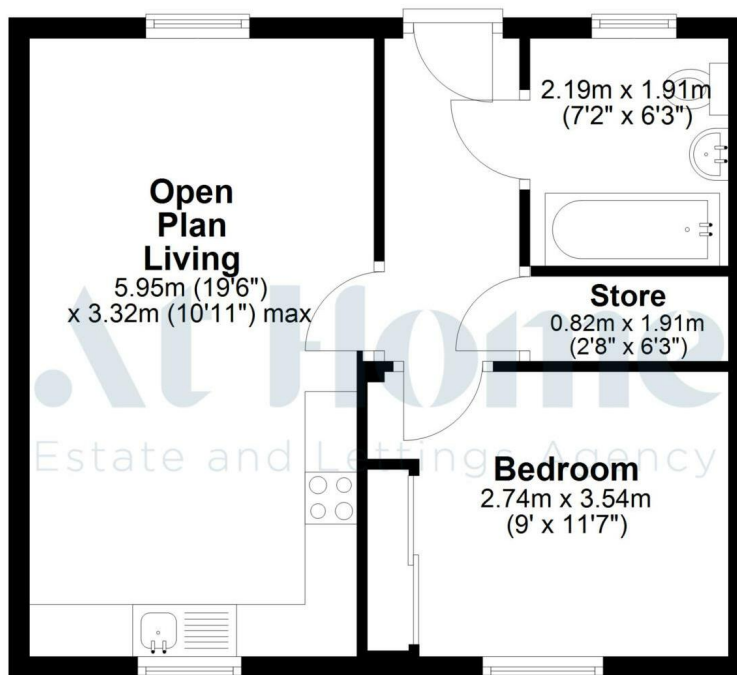




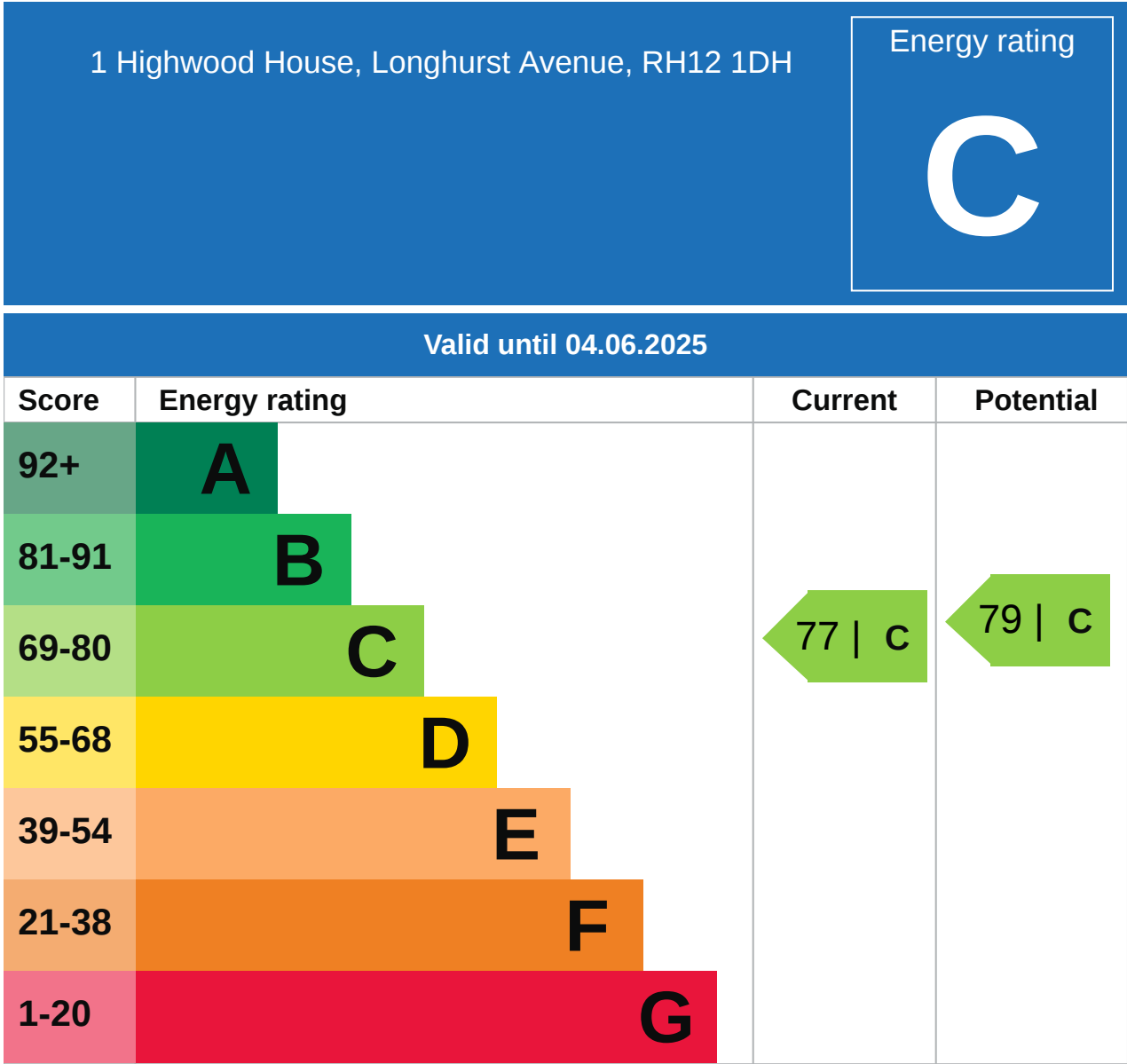
# 1 HIGHWOOD HOUSE, LONGHURST AVENUE, HORSHAM, RH12 1DH

## Ground Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



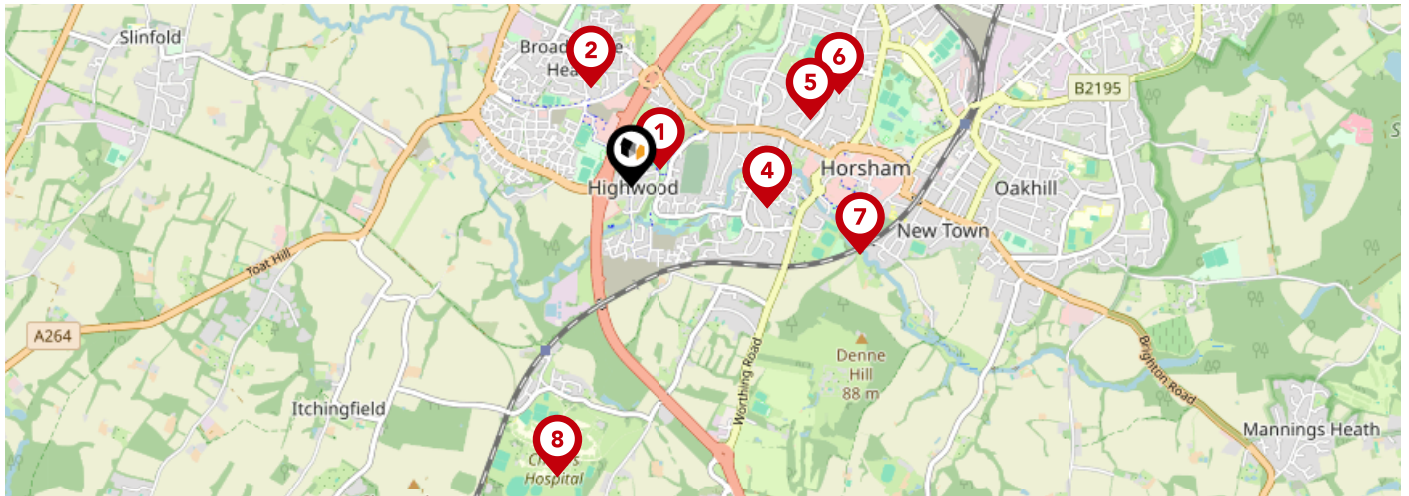
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



## Additional EPC Data









<b>Property Type:</b>	Flat
<b>Build Form:</b>	NO DATA!
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Ground floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<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 25% of fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.16 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	41 m <sup>2</sup>





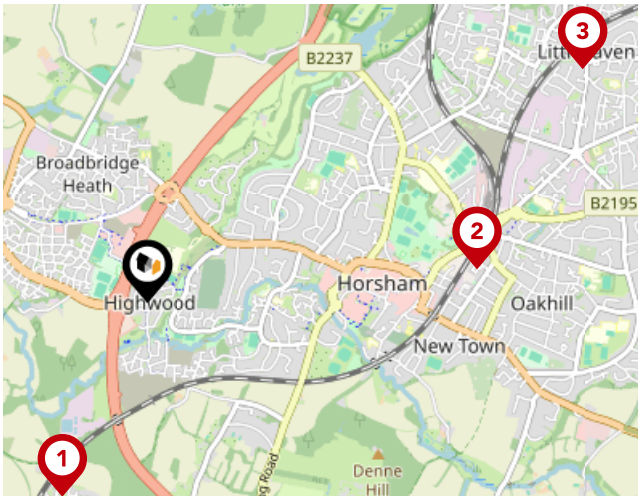
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Tanbridge House School</b> Ofsted Rating: Outstanding   Pupils: 1508   Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Shelley Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 419   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Greenway Junior School</b> Ofsted Rating: Good   Pupils: 309   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 234   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 866   Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Bohunt Horsham</b> Ofsted Rating: Good   Pupils: 966   Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The College of Richard Collyer In Horsham</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Barn School</b> Ofsted Rating: Good   Pupils: 80   Distance: 1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance: 1.79	<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: 1.89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farlington School</b> Ofsted Rating: Not Rated   Pupils: 429   Distance: 1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Littlehaven Educational Trust</b> Ofsted Rating: Not Rated   Pupils: 0   Distance: 1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingslea Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance: 1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

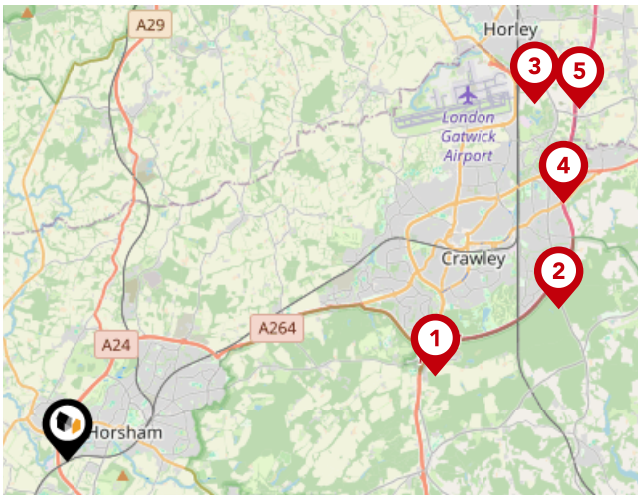
# Area

## Transport (National)



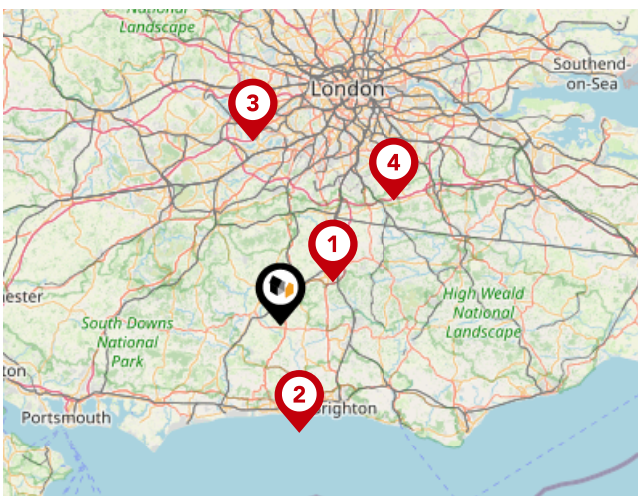
### National Rail Stations

Pin	Name	Distance
1	Chicks Hospital Rail Station	0.99 miles
2	Horsham Rail Station	1.54 miles
3	Littlehaven Rail Station	2.3 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.06 miles
2	M23 J10A	9.59 miles
3	M23 J9A	10.95 miles
4	M23 J10	10.43 miles
5	M23 J9	11.59 miles



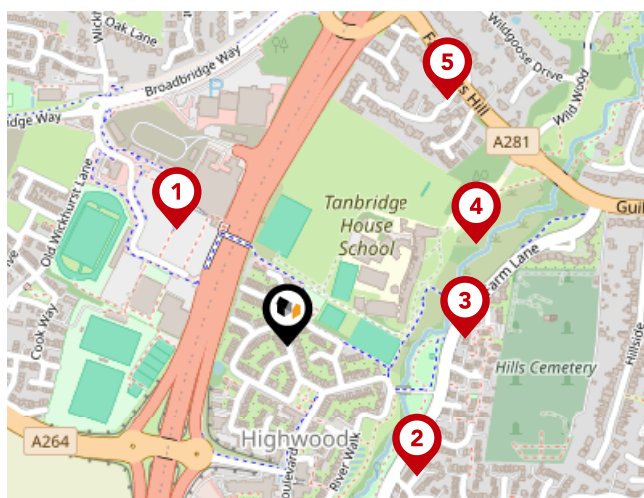
### Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	10.22 miles
2	Shoreham-by-Sea	16.21 miles
3	Heathrow Airport Terminal 4	27.7 miles
4	Leaves Green	25.07 miles



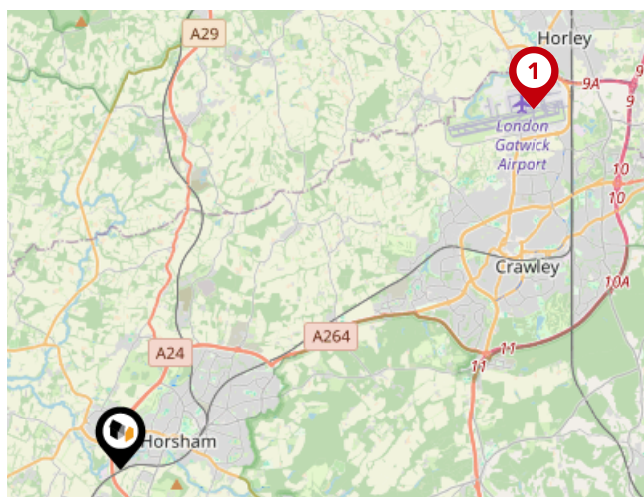
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Tesco	0.19 miles
2	Stoneybrook	0.21 miles
3	Meadvale	0.21 miles
4	Tanbridge House School	0.25 miles
5	Farthings Walk	0.34 miles



### Local Connections

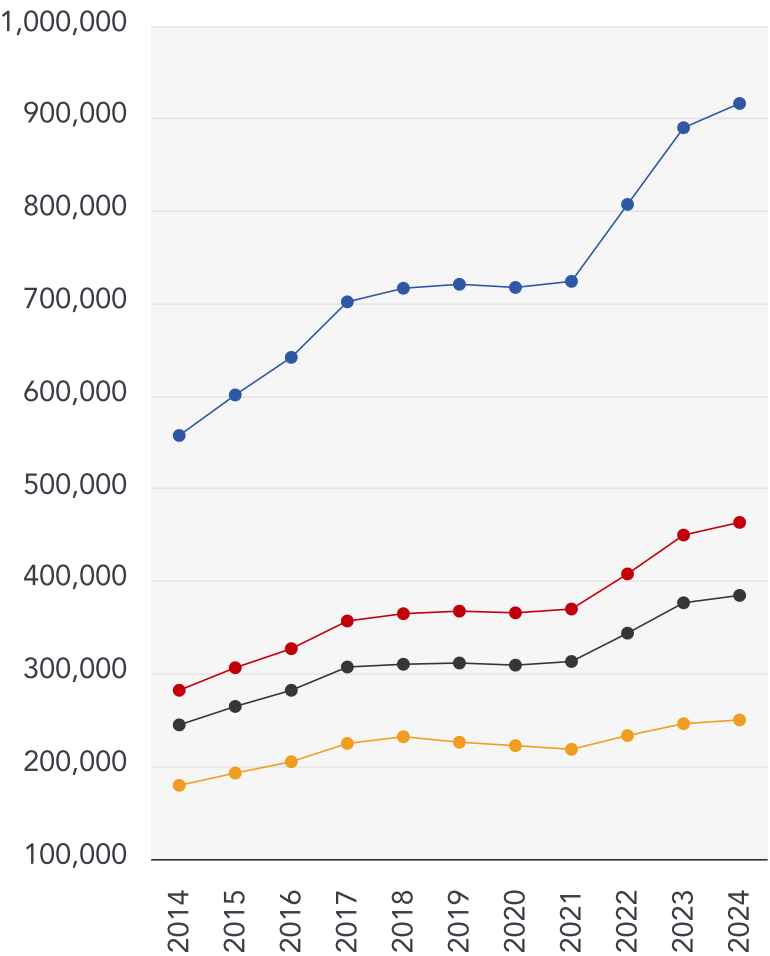
Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	10.23 miles



# 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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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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