

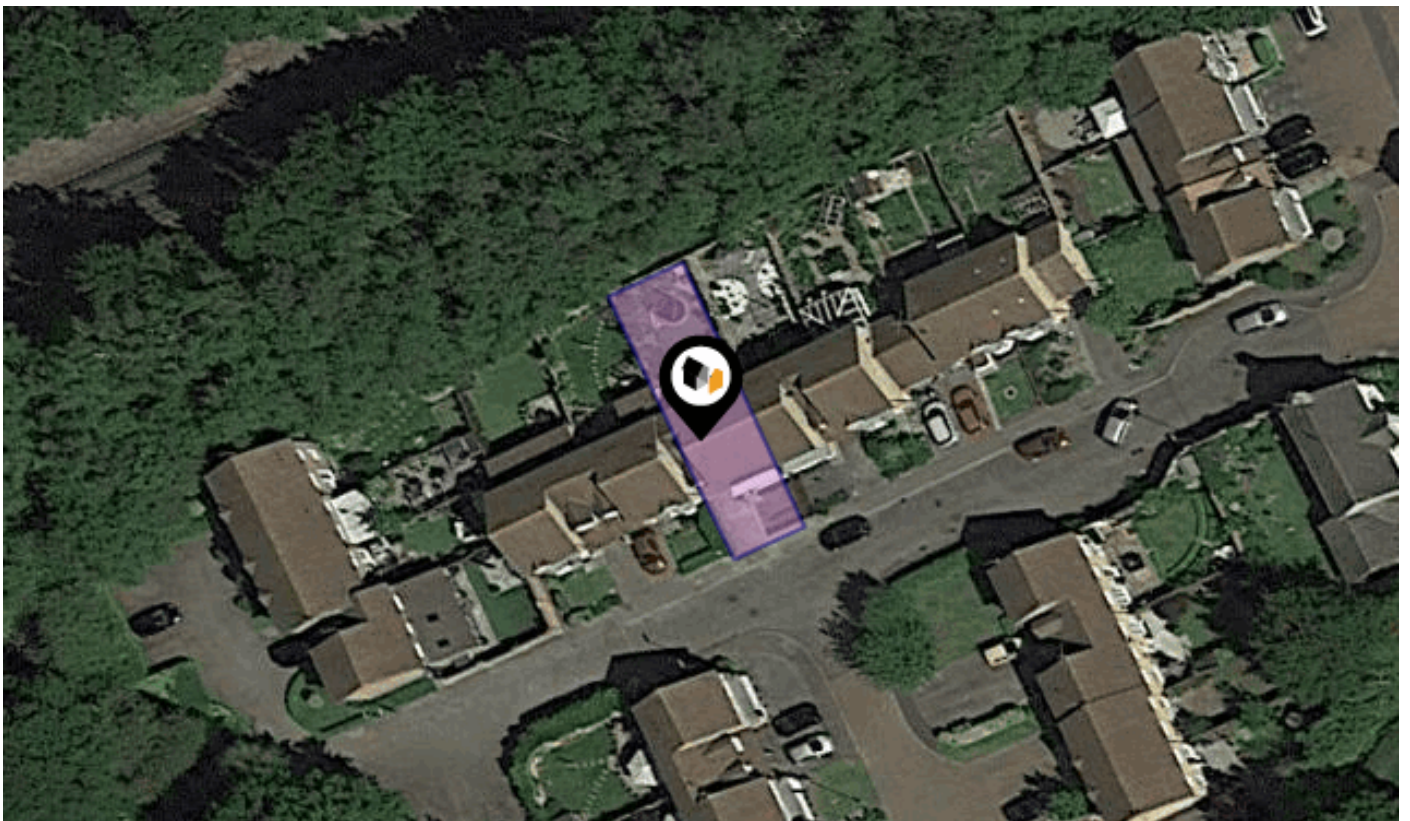


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**49, EARLES MEADOW, HORSHAM, RH12 4HR**

## At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

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www.athomeestates.co.uk





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	818 ft <sup>2</sup> / 76 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,213
<b>Title Number:</b>	WSX187249
<b>UPRN:</b>	100061809278

<b>Last Sold Date:</b>	11/01/2007
<b>Last Sold Price:</b>	£243,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£297
<b>Tenure:</b>	Freehold

## Local Area

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

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

<b>1</b> mb/s	<b>38</b> mb/s	<b>1139</b> mb/s

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



### Satellite/Fibre TV Availability:









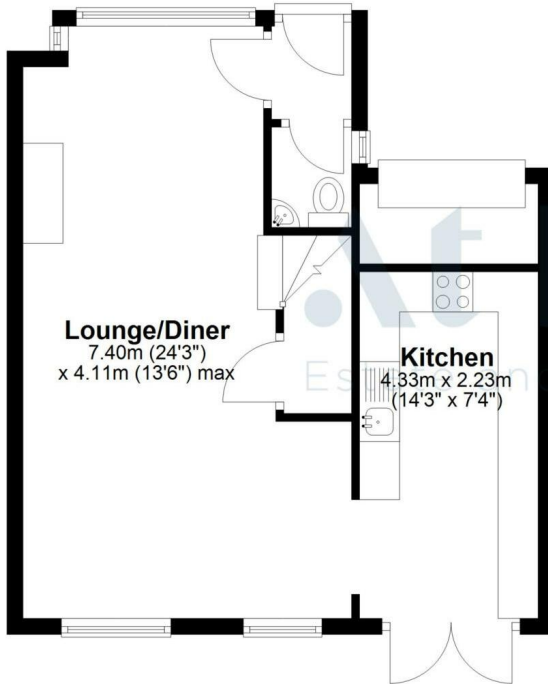




## 49, EARLES MEADOW, HORSHAM, RH12 4HR

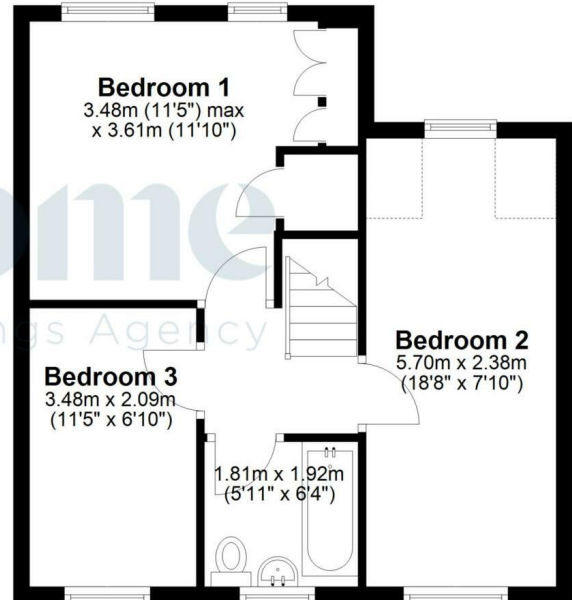
### Ground Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.1 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.

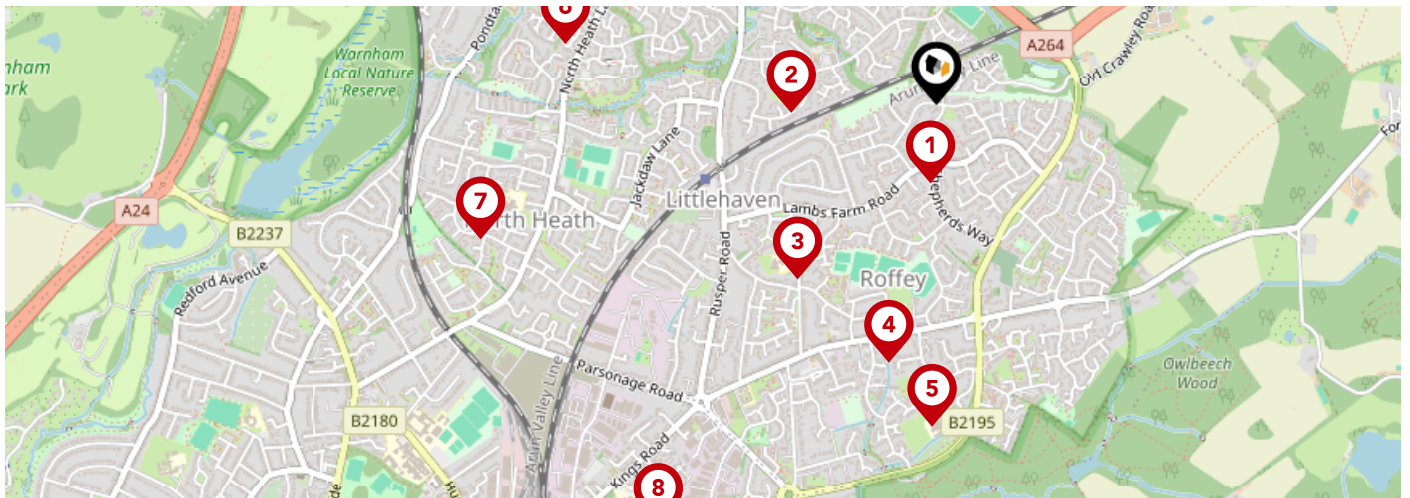
# Property EPC - Certificate

49 Earles Meadow, HORSHAM, RH12 4HR		Energy rating	
		<b>D</b>	
Valid until 23.09.2034		Certificate number 0390-2087-8410-2124-4271	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

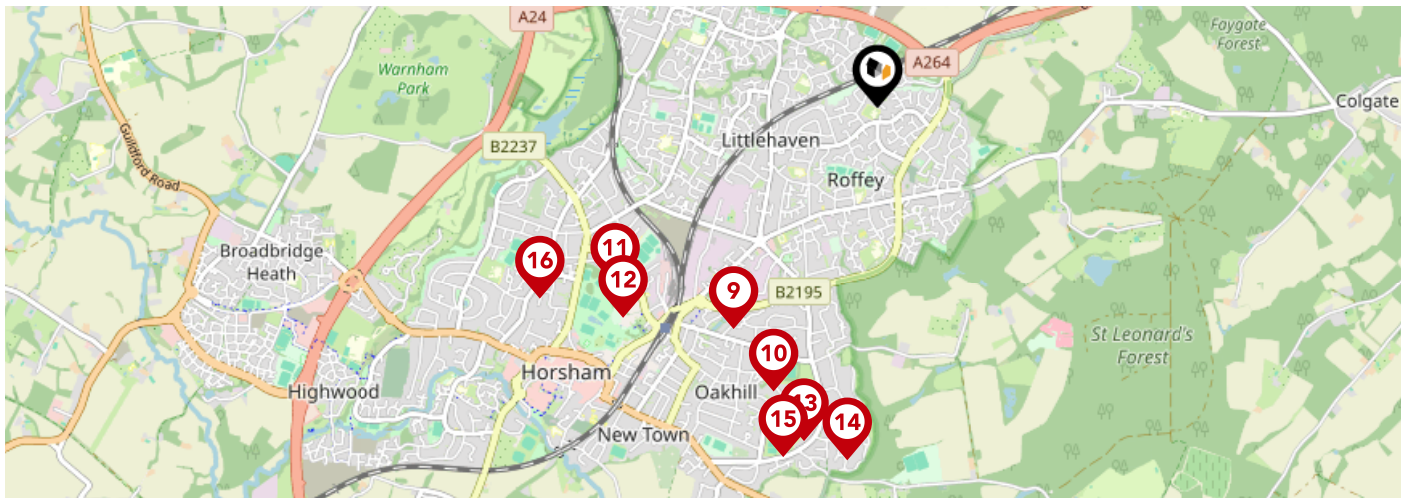
## Additional EPC Data









<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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 and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 77% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	76 m <sup>2</sup>





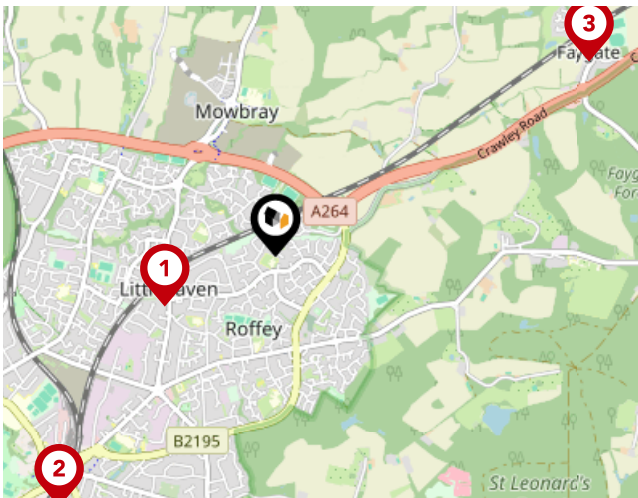
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>St Robert Southwell Catholic Primary School, Horsham</b> Ofsted Rating: Good   Pupils:0   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>All Saints CofE Primary School, Horsham</b> Ofsted Rating: Good   Pupils: 201   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Littlehaven Infant School</b> Ofsted Rating: Good   Pupils: 93   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Northolmes Junior School, Horsham</b> Ofsted Rating: Good   Pupils: 168   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Leechpool Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Holbrook Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Kingslea Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 142   Distance: 1.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Millais School</b> Ofsted Rating: Good   Pupils: 1194   Distance: 1.41	<input type="checkbox"/>	<input 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: 1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bohunt Horsham</b> Ofsted Rating: Good   Pupils: 966   Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Elizabeth II Silver Jubilee School, Horsham</b> Ofsted Rating: Outstanding   Pupils: 134   Distance: 1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heron Way Primary School</b> Ofsted Rating: Outstanding   Pupils: 418   Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Forest School</b> Ofsted Rating: Good   Pupils: 1039   Distance: 1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 234   Distance: 1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

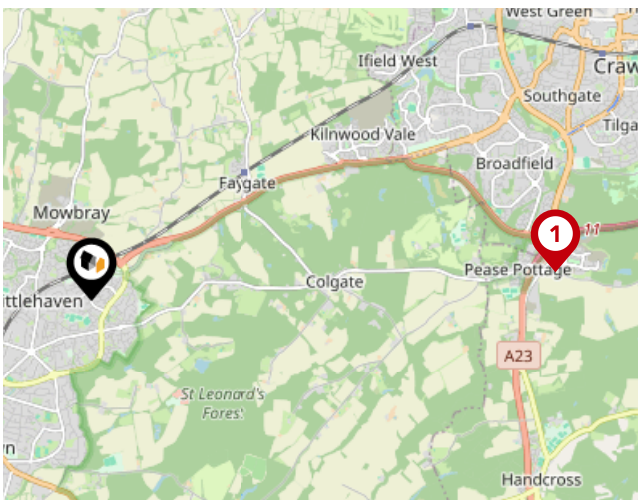
# Area

## Transport (National)



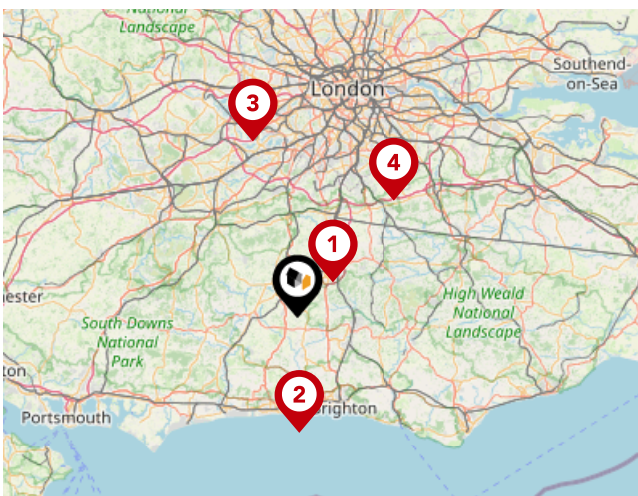
### National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.56 miles
2	Horsham Rail Station	1.54 miles
3	Faygate Rail Station	1.72 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	4.35 miles
2	M23 J10A	6.79 miles
3	M23 J9A	8.14 miles
4	M23 J10	7.57 miles
5	M23 J9	8.76 miles



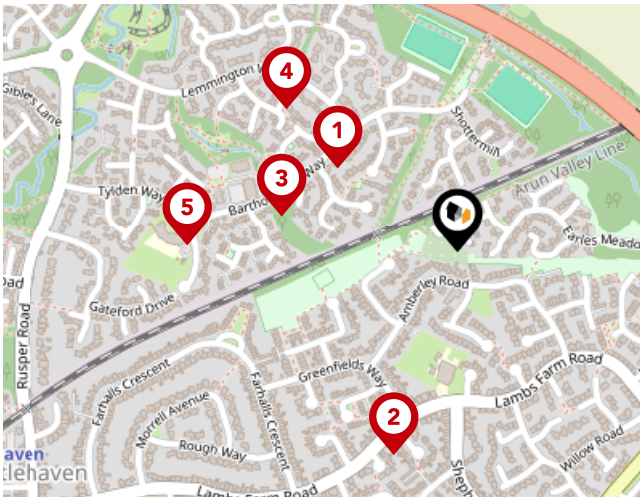
### Airports/HELIPADS

Pin	Name	Distance
1	Gatwick Airport	7.46 miles
2	Shoreham-by-Sea	17.29 miles
3	Heathrow Airport Terminal 4	26.89 miles
4	Leaves Green	22.41 miles



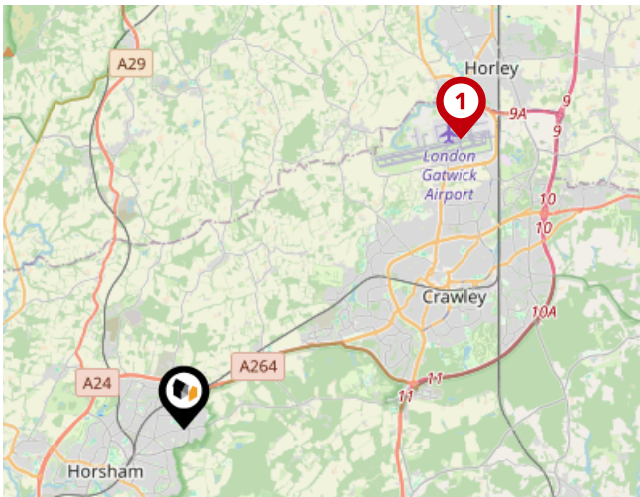
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Standen Place	0.17 miles
2	Greenfields Way	0.25 miles
3	Bartholomew Way Shops	0.21 miles
4	Hatchlands	0.26 miles
5	Bartholomew Way	0.32 miles

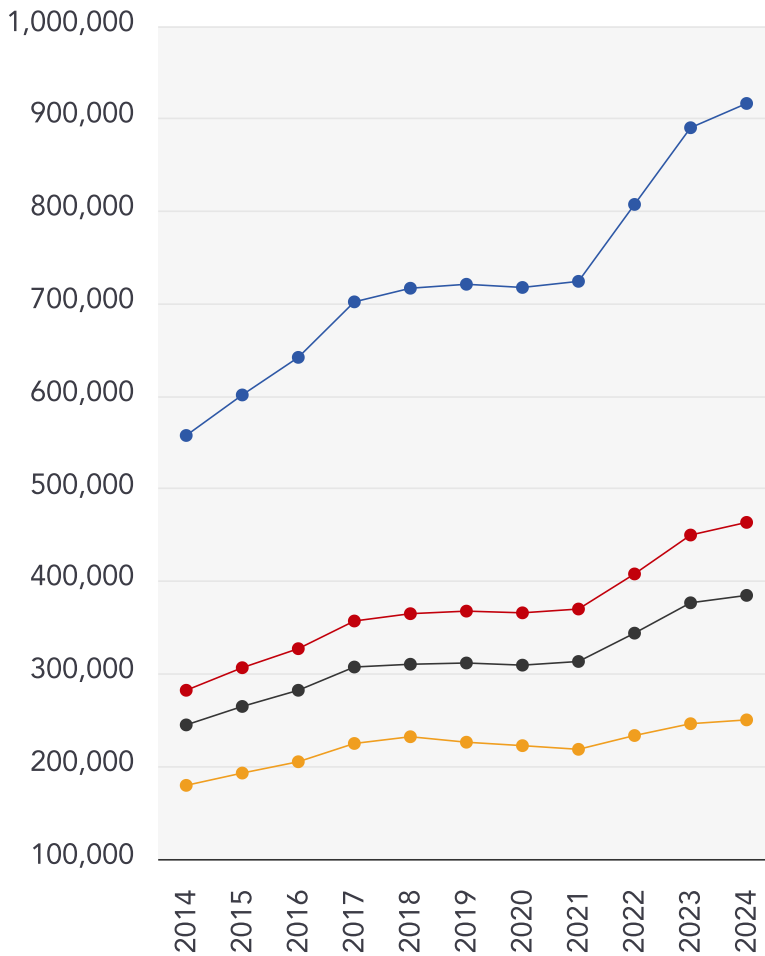


### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	7.48 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



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**At Home**  
Estate and Lettings Agency

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