

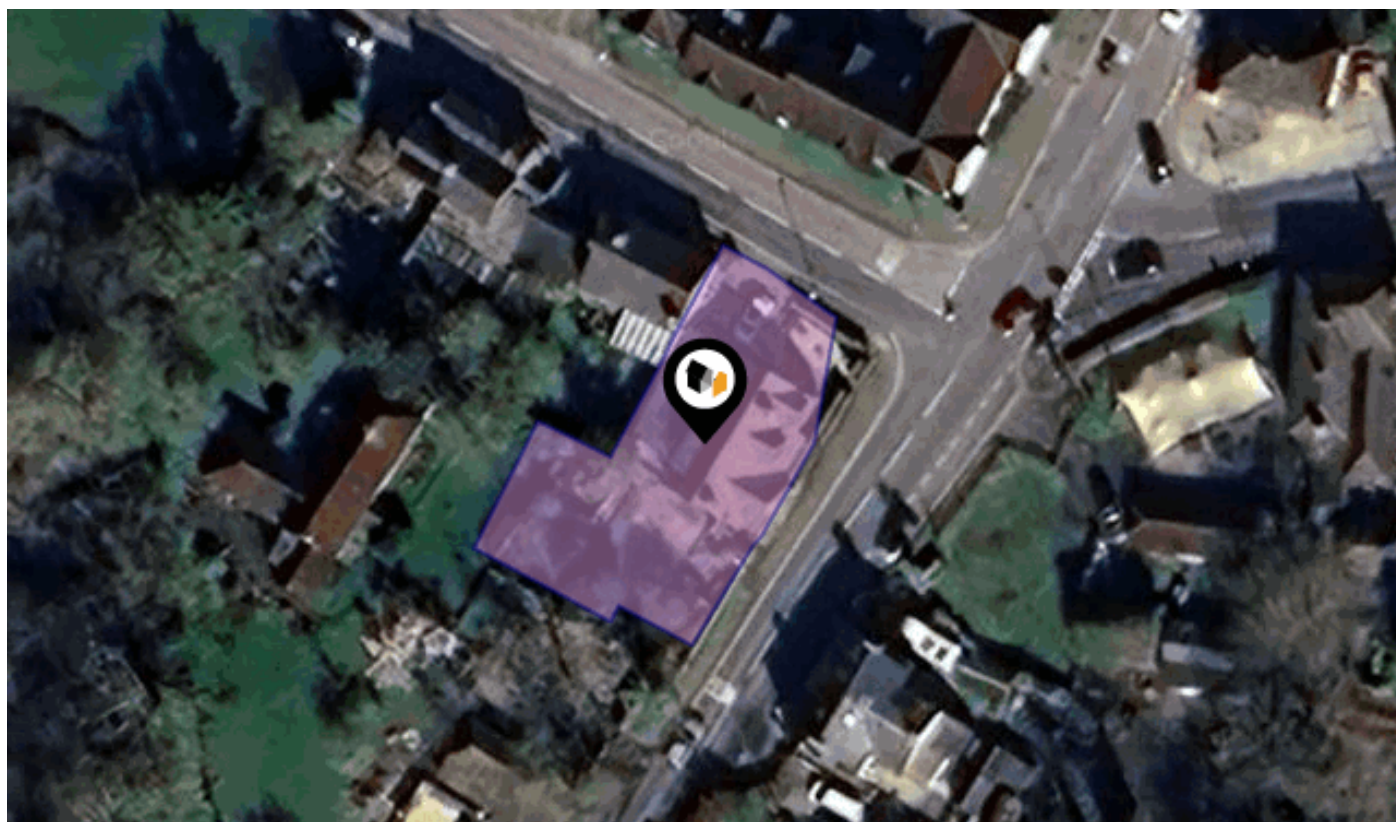


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 25<sup>th</sup> January 2025**



## THE OLD SCHOOL HOUSE, BILLINGSHURST ROAD, HORSHAM, RH13 8QN

### At Home Estate And Lettings Agency

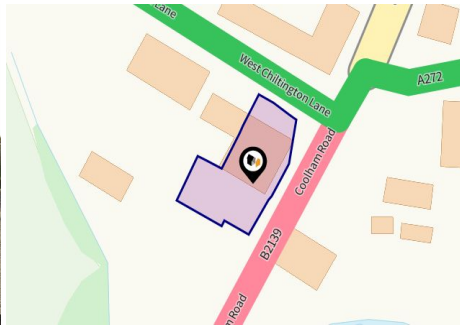
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,980 ft <sup>2</sup> / 184 m <sup>2</sup>
<b>Plot Area:</b>	0.13 acres
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band F
<b>Annual Estimate:</b>	£3,196
<b>Title Number:</b>	WSX418032
<b>UPRN:</b>	200004793550

<b>Last Sold Date:</b>	28/05/2020
<b>Last Sold Price:</b>	£500,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£252
<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	Very Low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>19</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage:

(based on calls indoors)



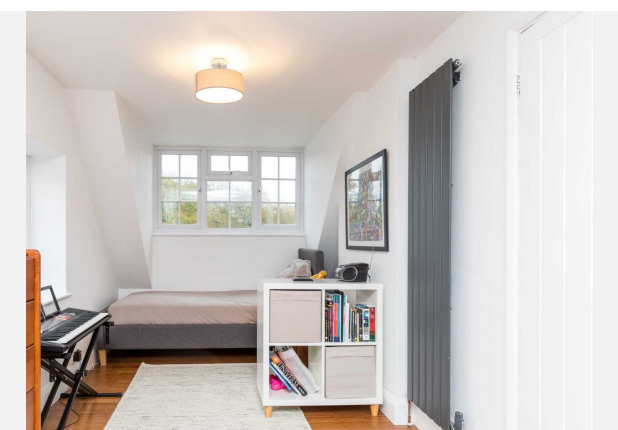
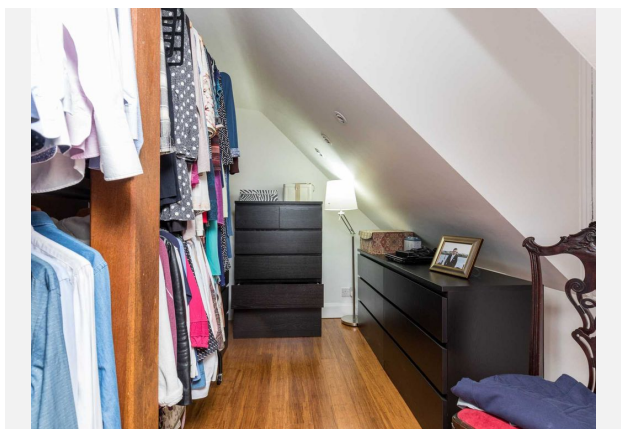
### Satellite/Fibre TV Availability:



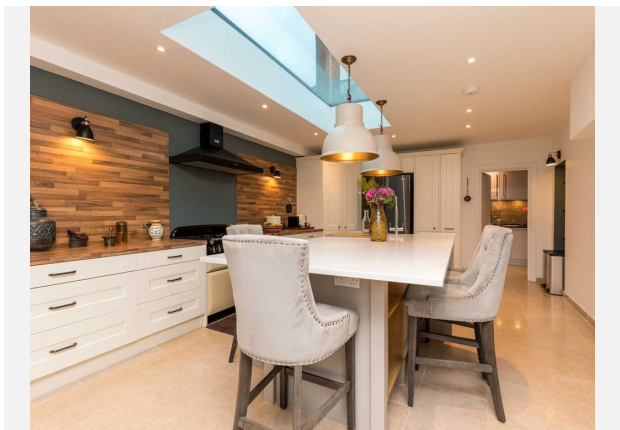
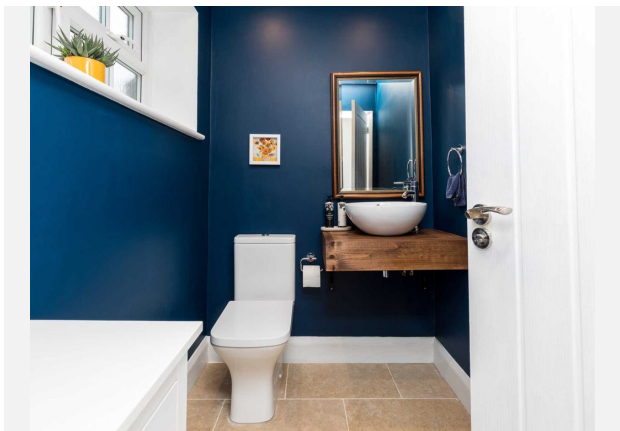






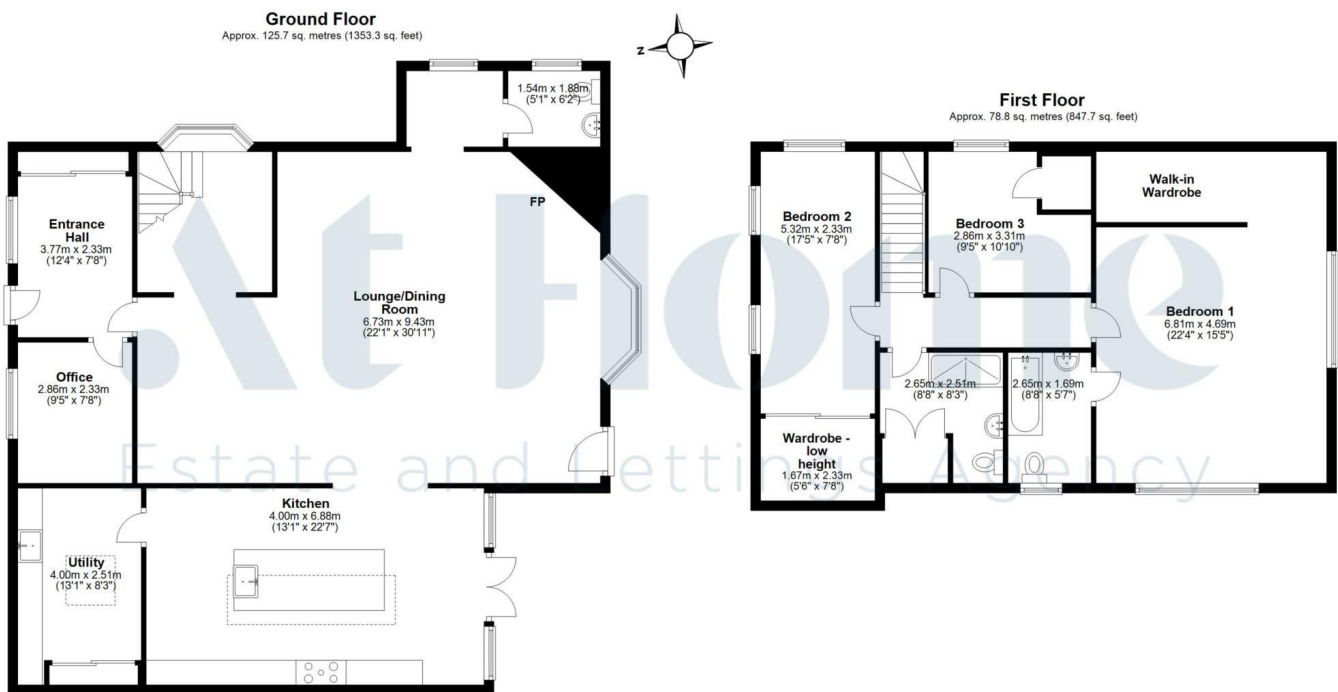




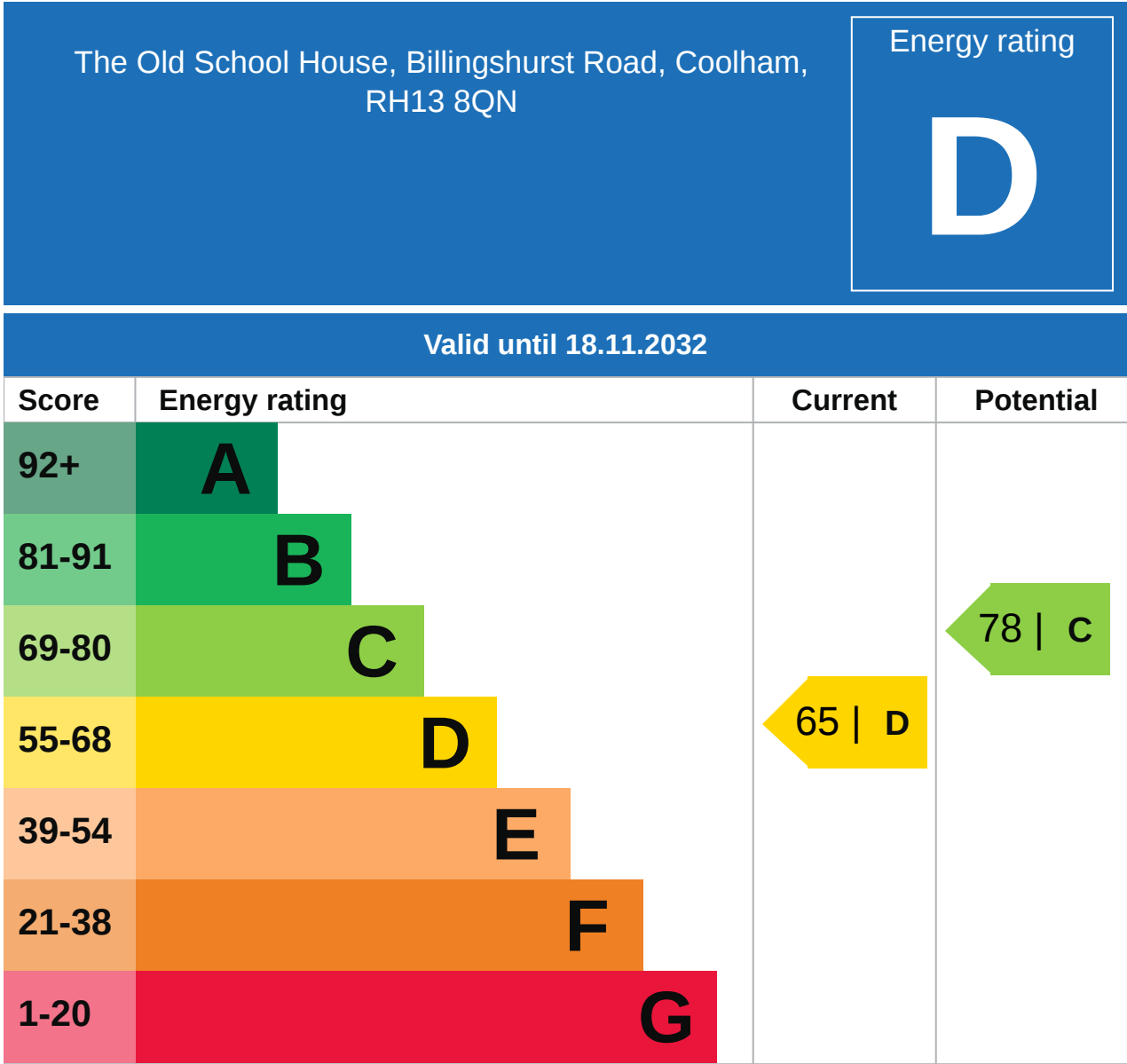




## THE OLD SCHOOL HOUSE, BILLINGSHURST ROAD, HORSHAM, RH13 8QN



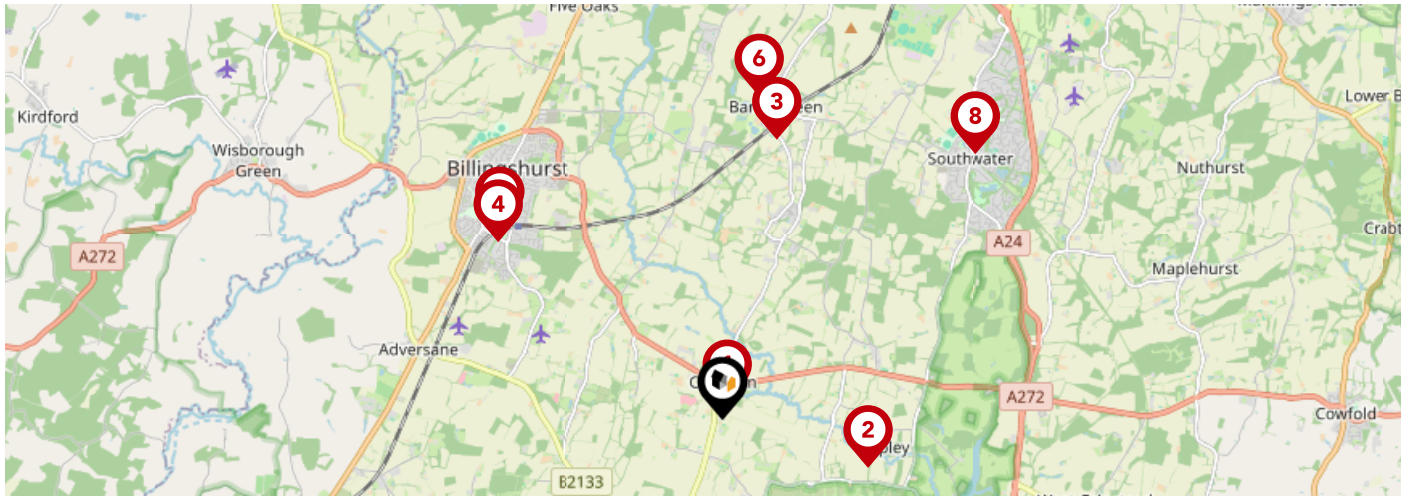
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





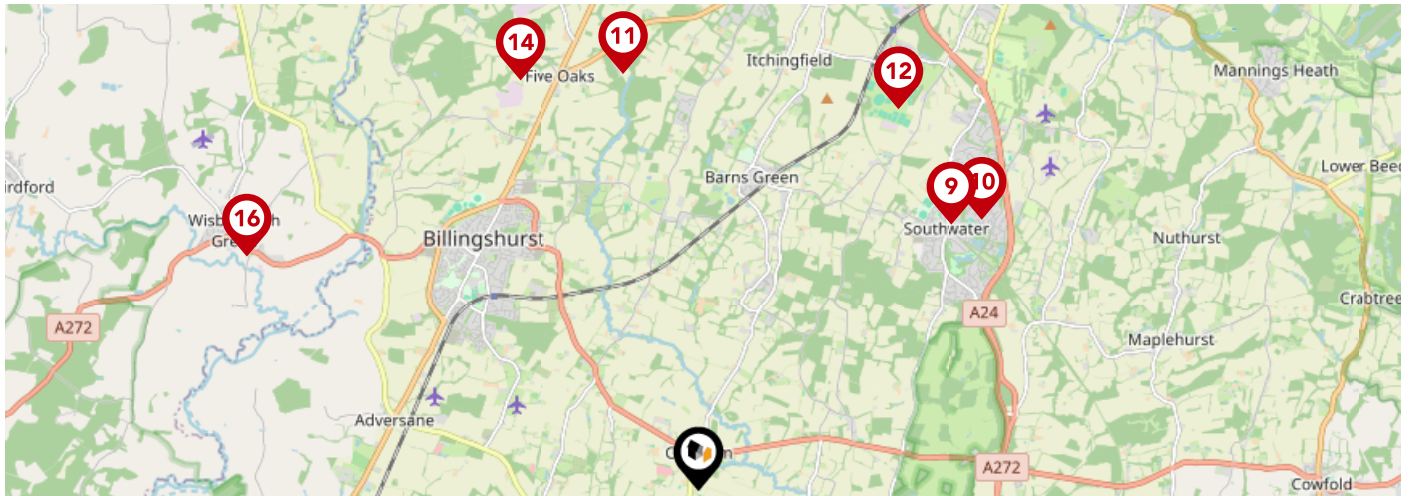
## Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Flat, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	184 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>William Penn School</b> Ofsted Rating: Good   Pupils: 91   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Shipley CofE Primary School</b> Ofsted Rating: Good   Pupils: 80   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Barns Green Primary School</b> Ofsted Rating: Requires improvement   Pupils: 133   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Weald School, The</b> Ofsted Rating: Outstanding   Pupils: 1745   Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Billingshurst Primary Academy</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Muntham House School</b> Ofsted Rating: Good   Pupils: 114   Distance:3.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>West Chiltington Community Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Southwater Junior Academy</b> Ofsted Rating: Good   Pupils: 436   Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

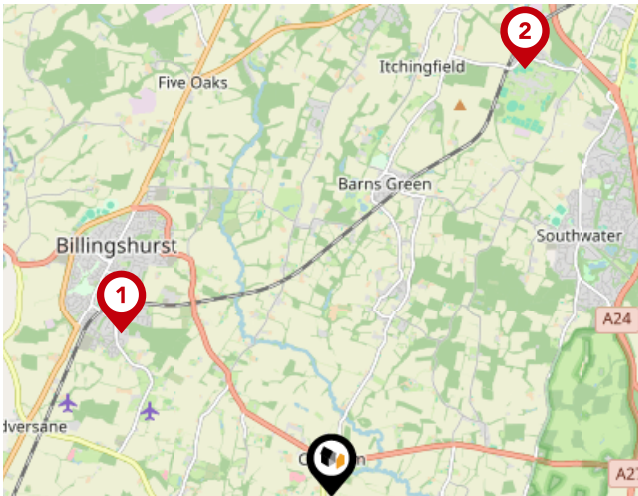




		Nursery	Primary	Secondary	College	Private
	<b>Southwater Infant Academy</b> Ofsted Rating: Good   Pupils: 281   Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castlewood Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Apple Orchard School</b> Ofsted Rating: Good   Pupils: 18   Distance:3.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 866   Distance:4.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashington CofE Primary School</b> Ofsted Rating: Good   Pupils: 185   Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ingfield Manor School</b> Ofsted Rating: Good   Pupils: 69   Distance:4.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wisborough Green Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

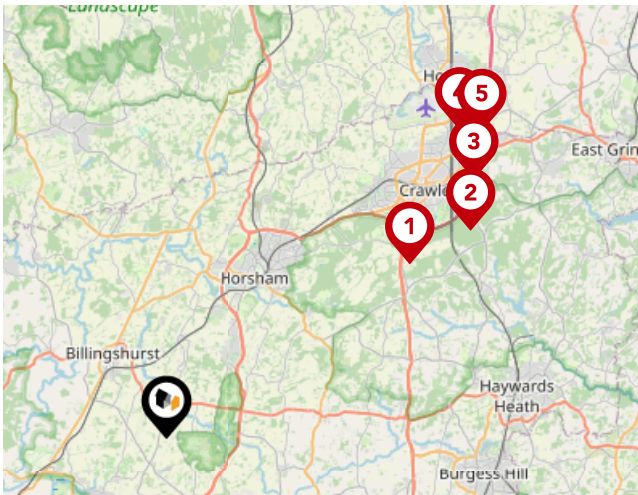
# Area

## Transport (National)



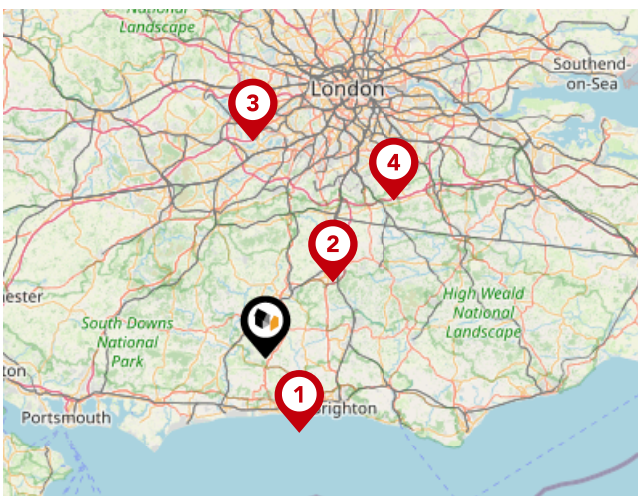
### National Rail Stations

Pin	Name	Distance
1	Billingshurst Rail Station	2.48 miles
2	Chicks Hospital Rail Station	4.39 miles
3	Pulborough Rail Station	5.43 miles



### Trunk Roads/Motorways

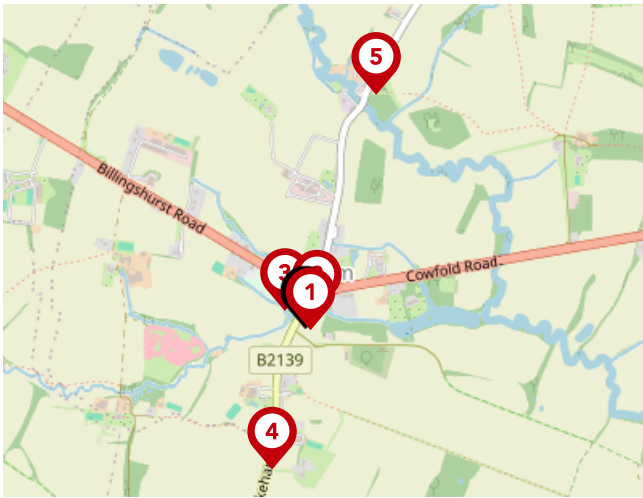
Pin	Name	Distance
1	M23 J11	11.17 miles
2	M23 J10A	13.76 miles
3	M23 J10	15.03 miles
4	M23 J9A	15.89 miles
5	M23 J9	16.43 miles



### Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	12.15 miles
2	Gatwick Airport	15.26 miles
3	Heathrow Airport Terminal 4	32.35 miles
4	Leaves Green	30.24 miles





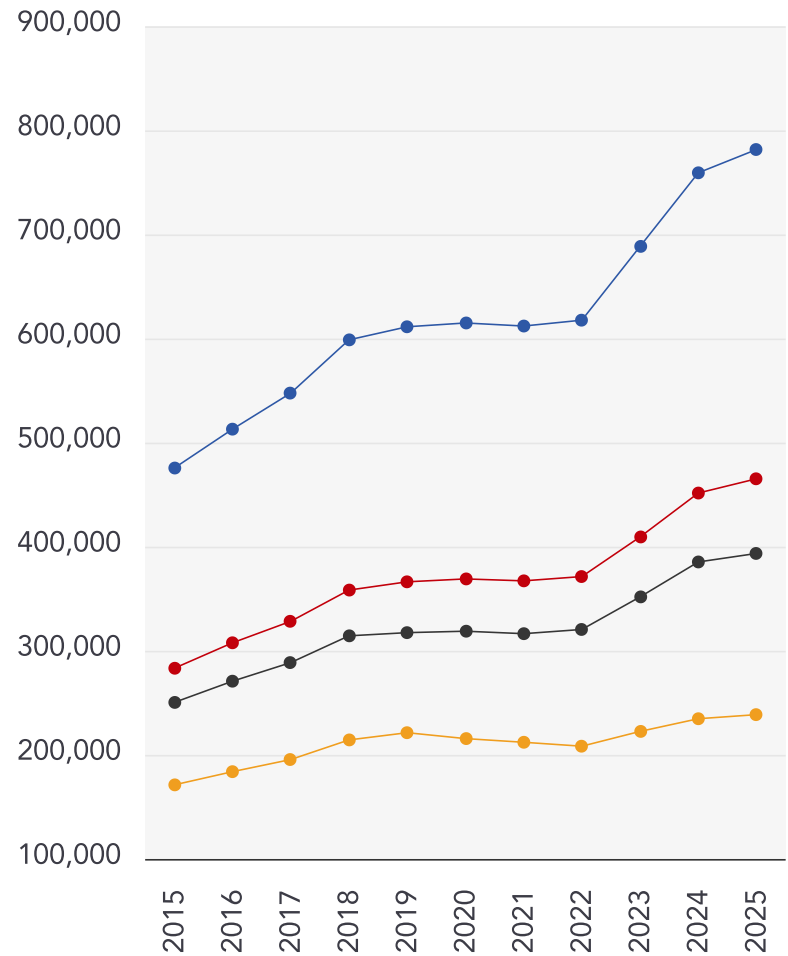
Bus Stops/Stations

Pin	Name	Distance
1	Crossroads	0.01 miles
2	Crossroads	0.05 miles
3	Crossroads	0.07 miles
4	Coolham Road	0.34 miles
5	Slaughter Bridge Farm	0.57 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

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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

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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



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

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