

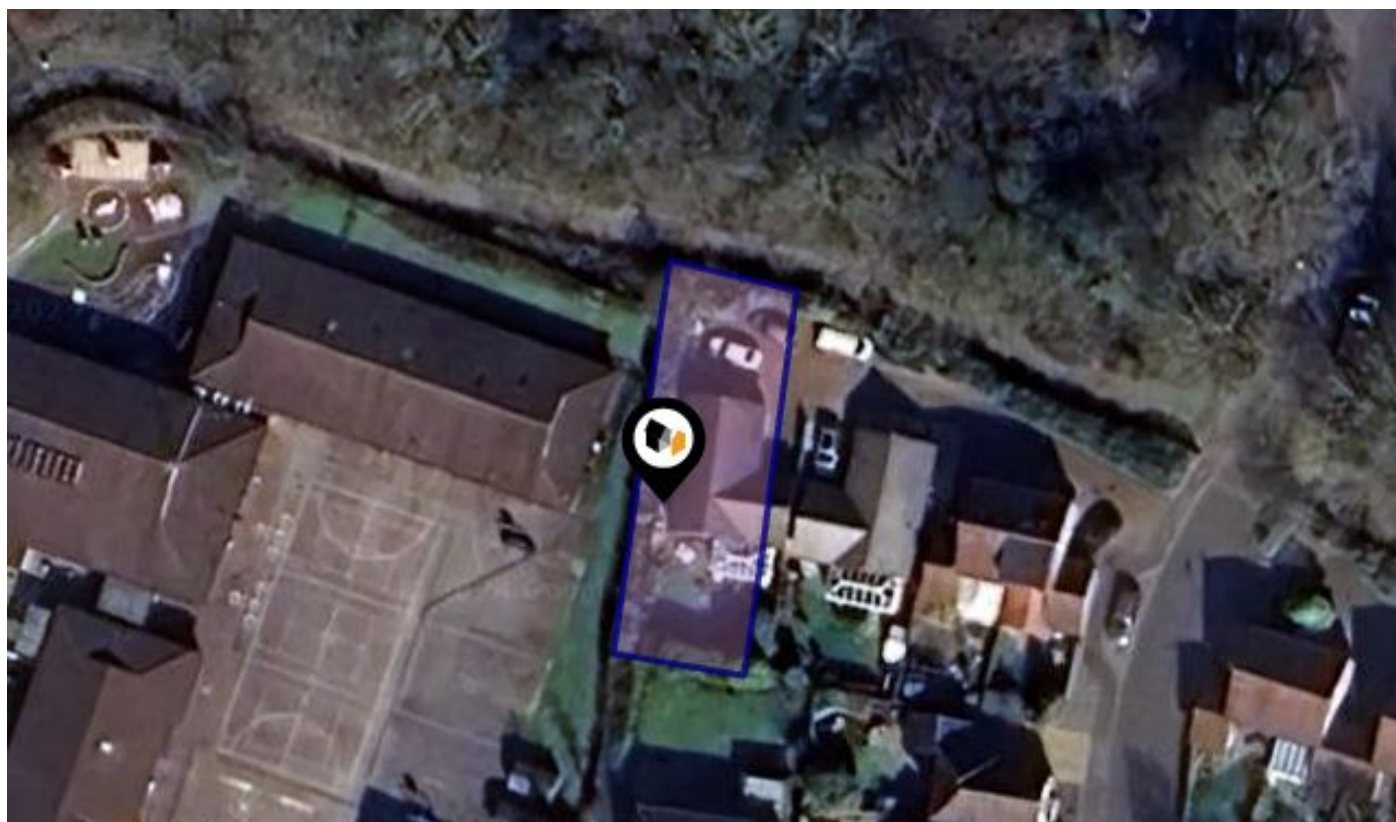


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th September 2024



48, CHARLOCK WAY, SOUTHWATER, HORSHAM, RH13 9GZ

At Home Estate And Lettings Agency

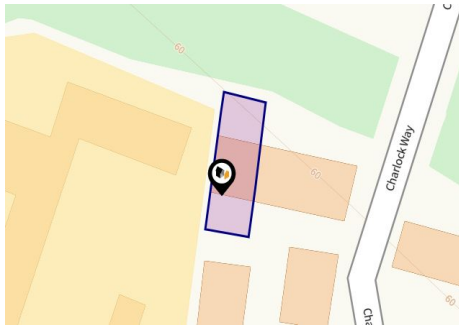
35 Carfax, Horsham, West Sussex, RH12 1EE

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Property

Type:	Detached	Last Sold Date:	20/07/2016
Bedrooms:	3	Last Sold Price:	£452,000
Floor Area:	753 ft ² / 70 m ²	Last Sold £/ft ² :	£599
Plot Area:	0.09 acres	Tenure:	Freehold
Year Built :	1997		
Council Tax :	Band E		
Annual Estimate:	£2,705		
Title Number:	WSX217512		
UPRN:	200004792534		

Local Area

Local Authority:	West sussex	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		10	35	1000
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Low			

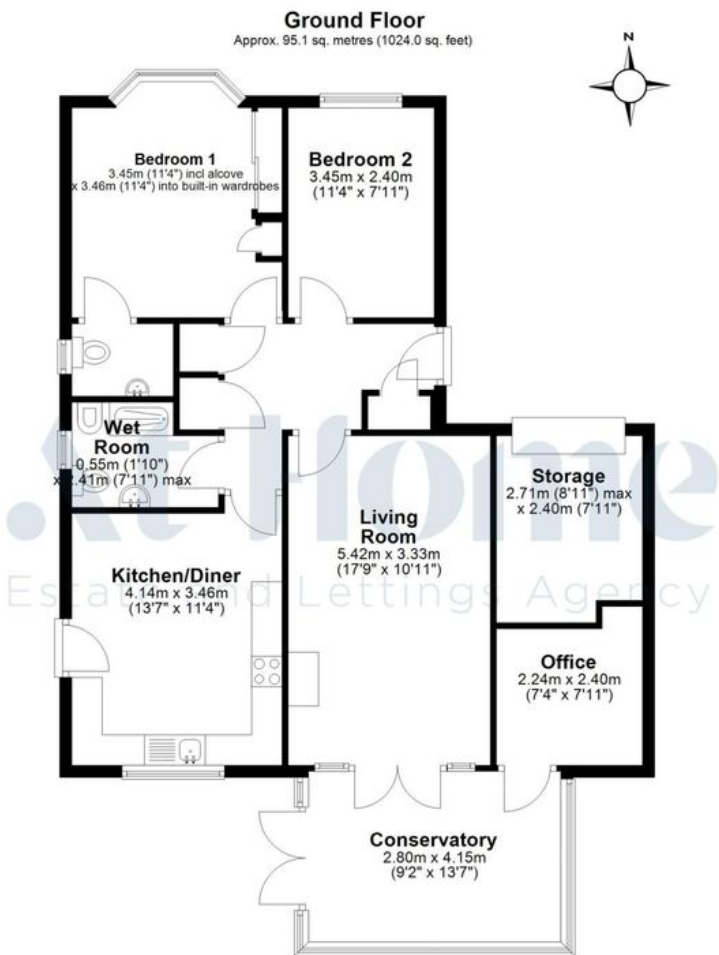
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			



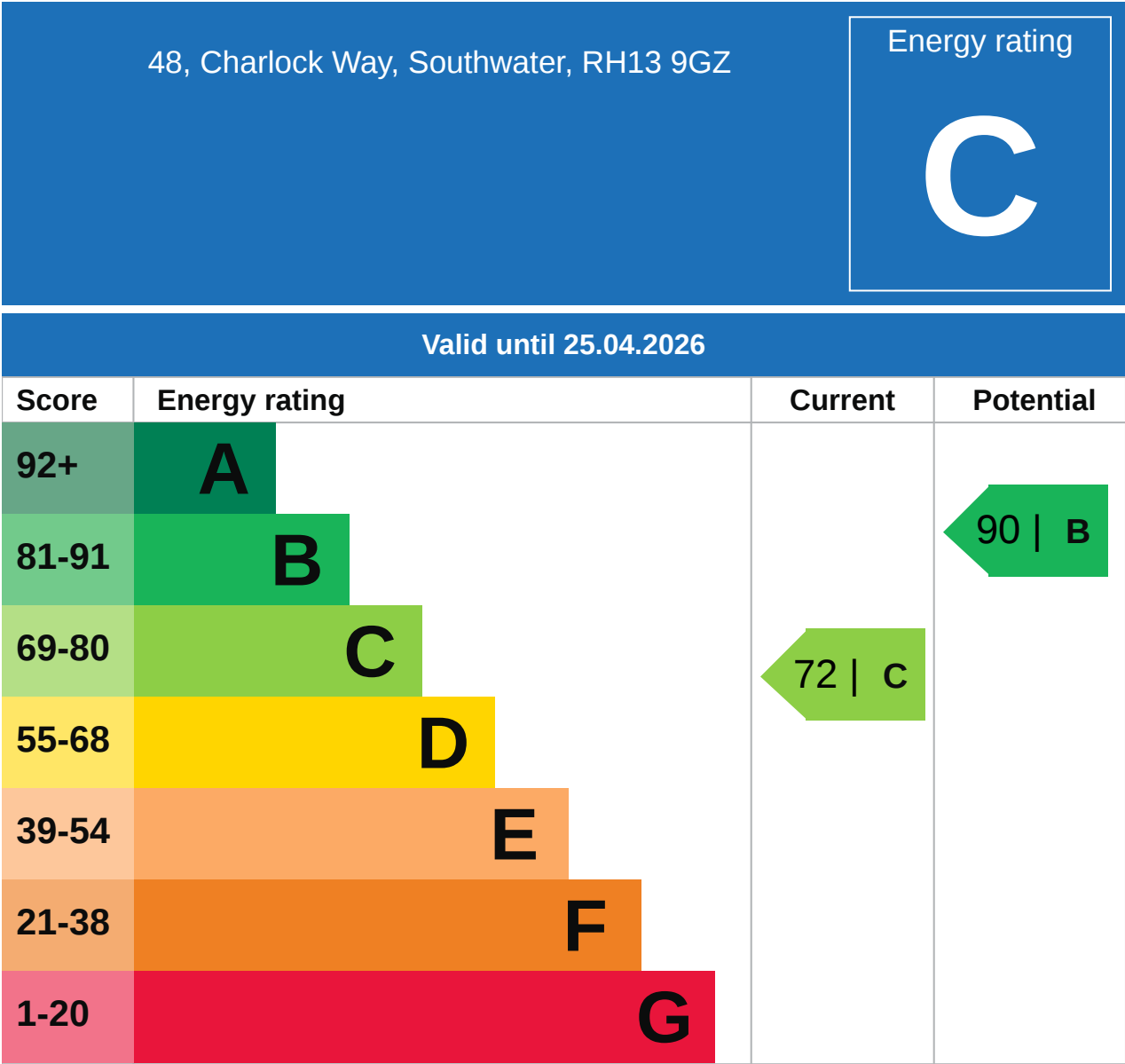




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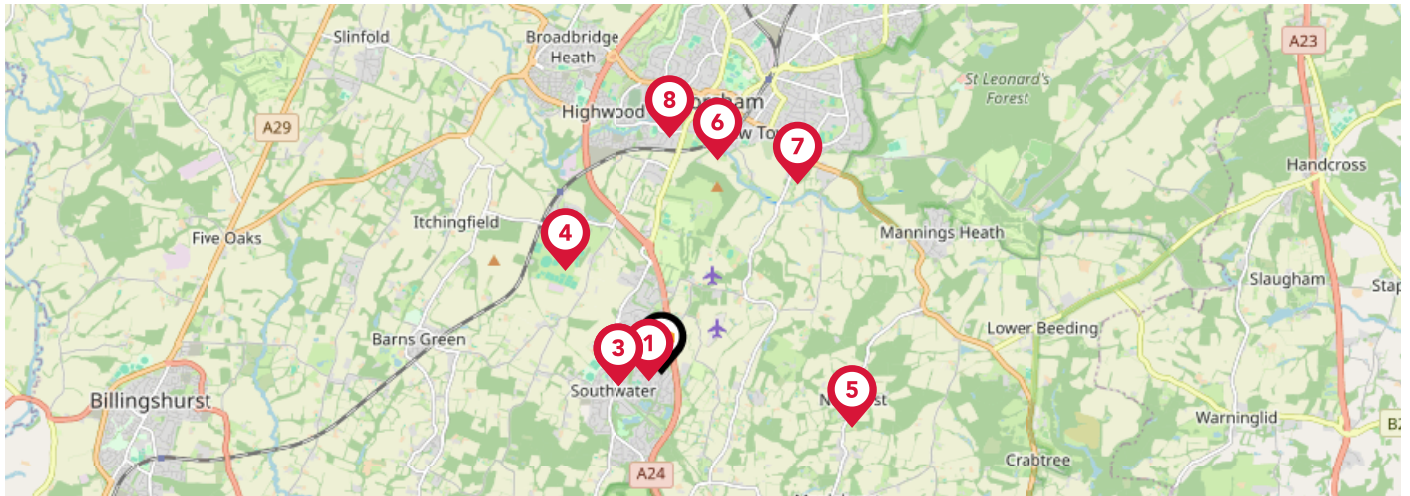


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

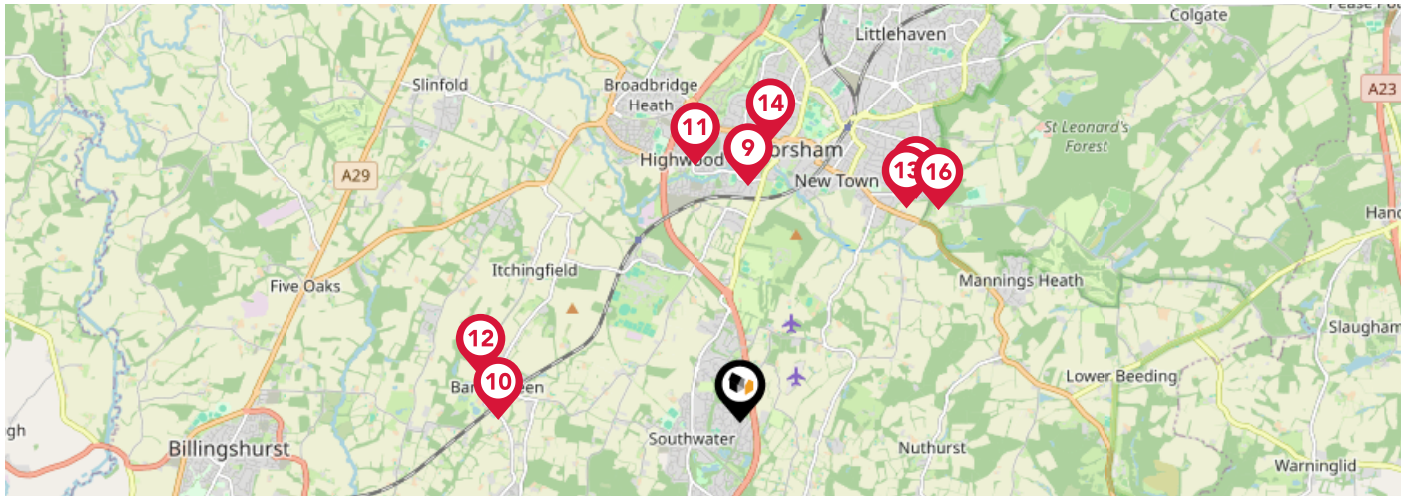










Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	70 m ²



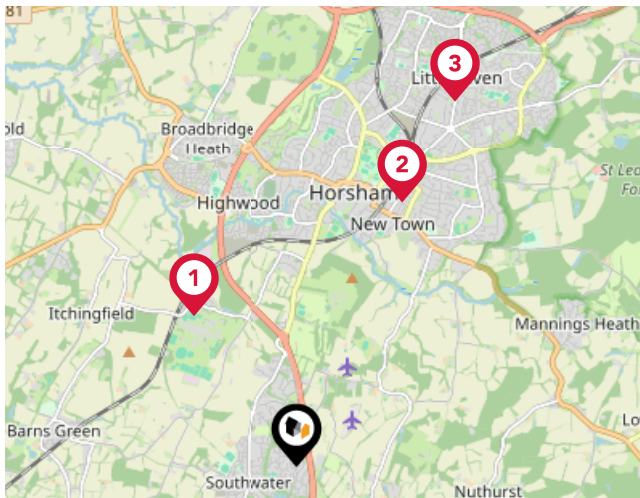
		Nursery	Primary	Secondary	College	Private
1	Castlewood Primary School Ofsted Rating: Good Pupils: 201 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Southwater Junior Academy Ofsted Rating: Good Pupils: 436 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Southwater Infant Academy Ofsted Rating: Good Pupils: 281 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Christ's Hospital Ofsted Rating: Not Rated Pupils: 866 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 152 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barns Green Primary School Ofsted Rating: Requires improvement Pupils: 133 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Muntham House School Ofsted Rating: Good Pupils: 114 Distance:2.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Forest School Ofsted Rating: Good Pupils: 1039 Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 134 Distance:2.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

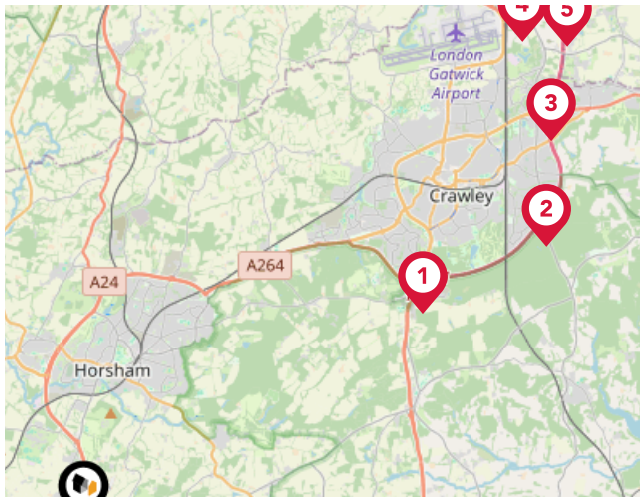
Area

Transport (National)



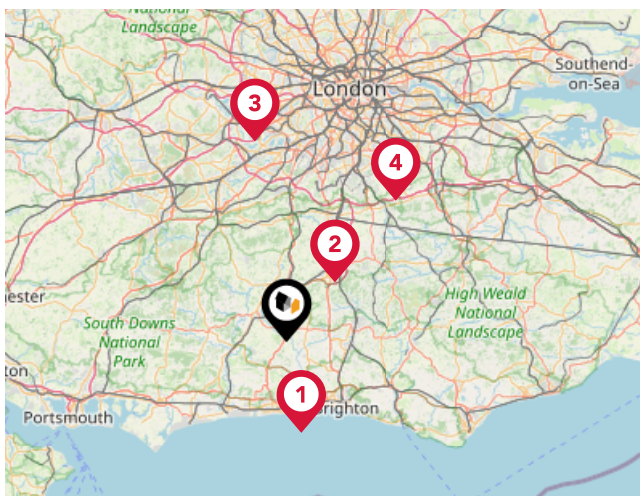
National Rail Stations

Pin	Name	Distance
1	Christs Hospital Rail Station	1.7 miles
2	Horsham Rail Station	2.66 miles
3	Littlehaven Rail Station	3.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.45 miles
2	M23 J10A	10.05 miles
3	M23 J10	11.26 miles
4	M23 J9A	12.12 miles
5	M23 J9	12.65 miles

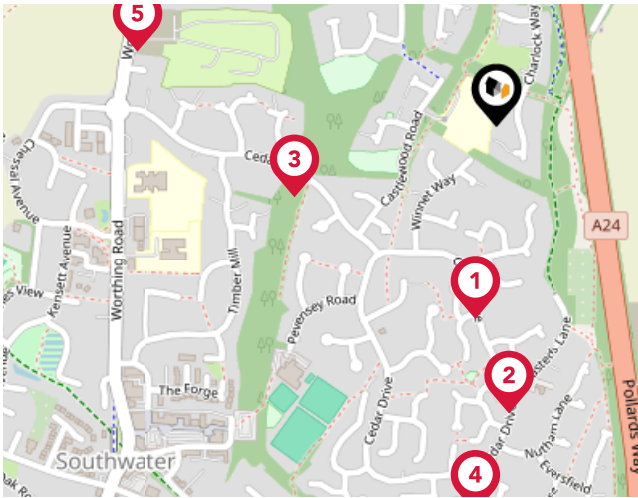


Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	13.83 miles
2	Gatwick Airport	11.52 miles
3	Heathrow Airport Terminal 4	30.07 miles
4	Leaves Green	26.5 miles

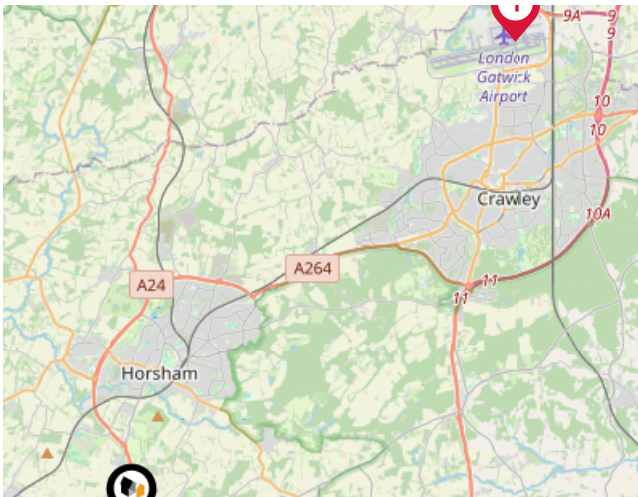
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Camelot Close	0.23 miles
2	Easteds Lane	0.33 miles
3	The Brook	0.25 miles
4	Cripplegate Lane	0.45 miles
5	Roundstone Caravan Park	0.43 miles



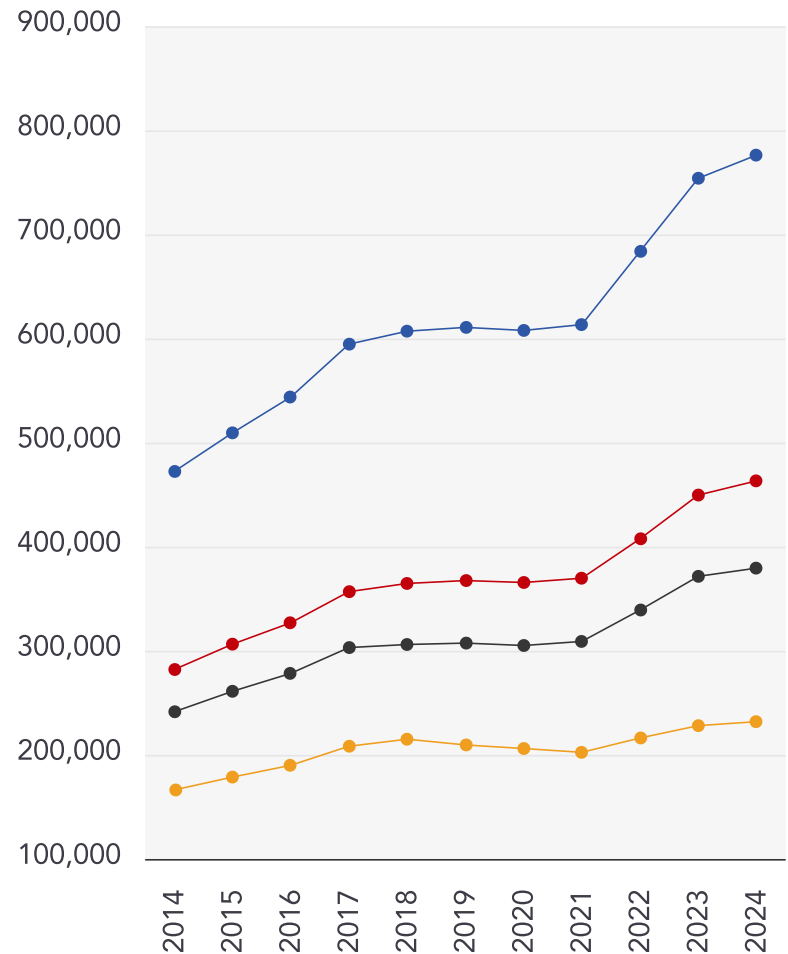
Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	11.54 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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