

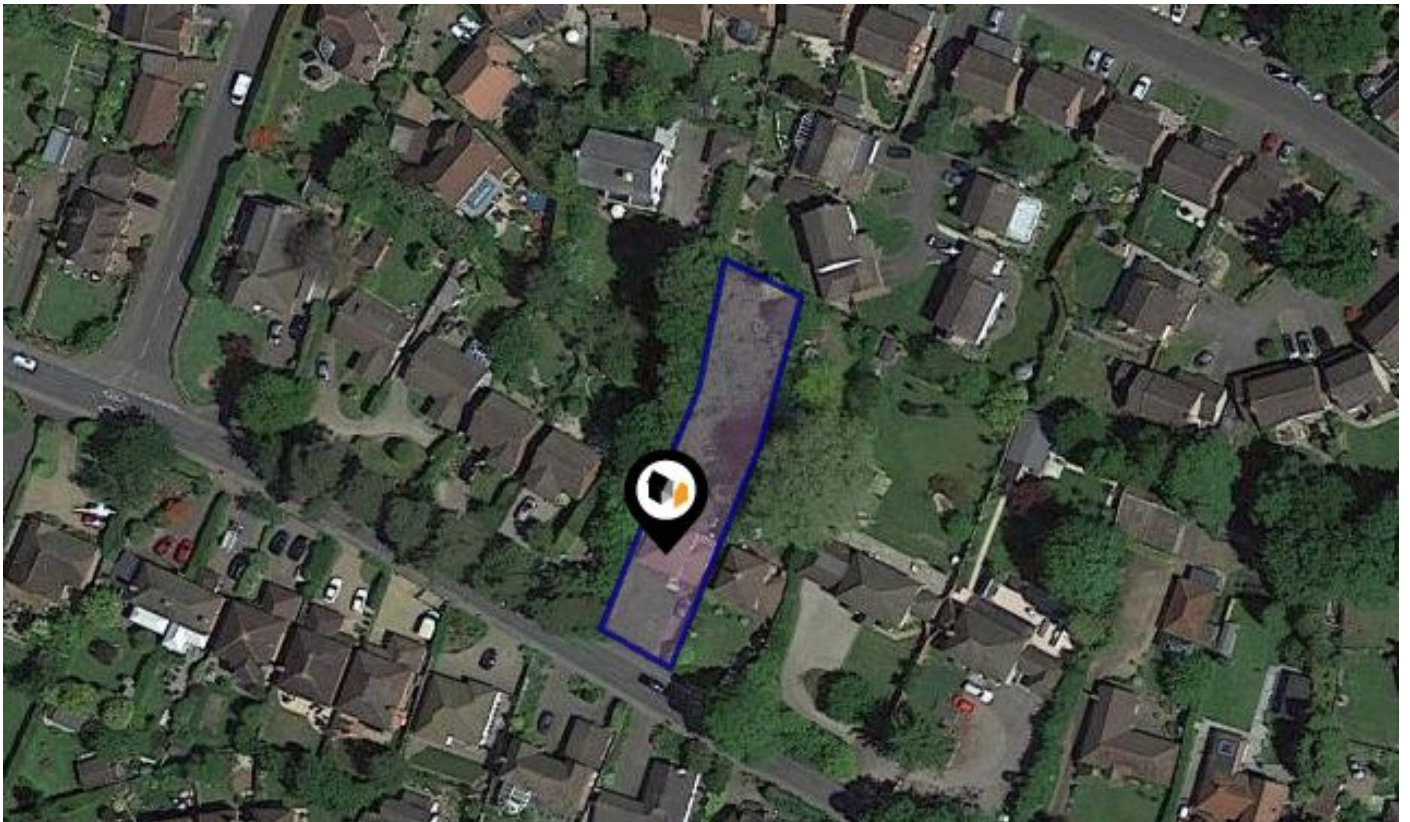


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29<sup>th</sup> November 2024



**PAGE WOOD, BORERS ARMS ROAD, COPTHORNE,  
CRAWLEY, RH10 3LH**

## At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,270 ft <sup>2</sup> / 118 m <sup>2</sup>		
Plot Area:	0.22 acres		
Council Tax :	Band F		
Annual Estimate:	£3,244		
Title Number:	WSX283112		
UPRN:	100061845488		

## Local Area

Local Authority:	West sussex	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	No Risk	16 mb/s	80 mb/s	910 mb/s
● Surface Water	Very Low			

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





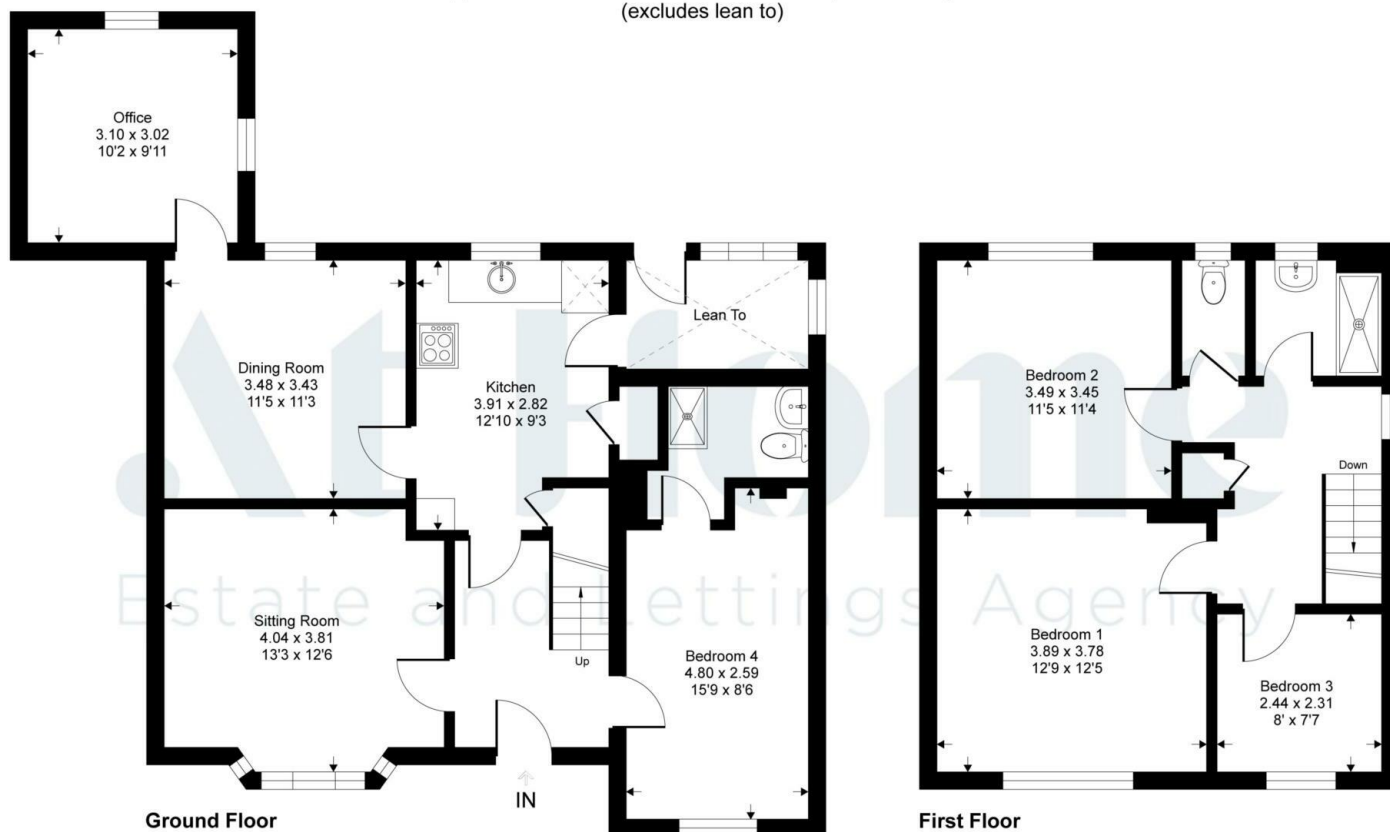




## PAGE WOOD, BORERS ARMS ROAD, COPTHORNE, CRAWLEY, RH10 3LH

### Page Wood, RH10

Approximate Gross Internal Area = 121.7 sq m / 1310 sq ft  
(excludes lean to)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

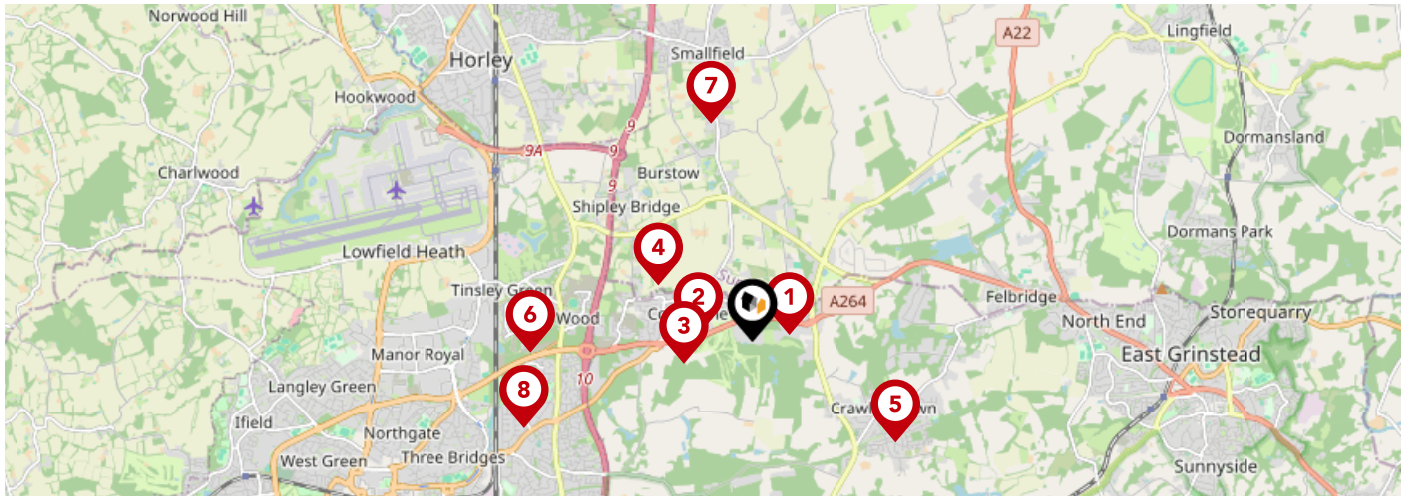
Copyright Within Walls. 2024 - Produced for At Home

Page Wood, Borers Arms Road, Copthorne, CRAWLEY, RH10 3LH		Energy rating <div>E</div>	
Valid until 18.11.2034		Certificate number 4334-0229-2409-0701-4292	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   c
55-68	D	54   E	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

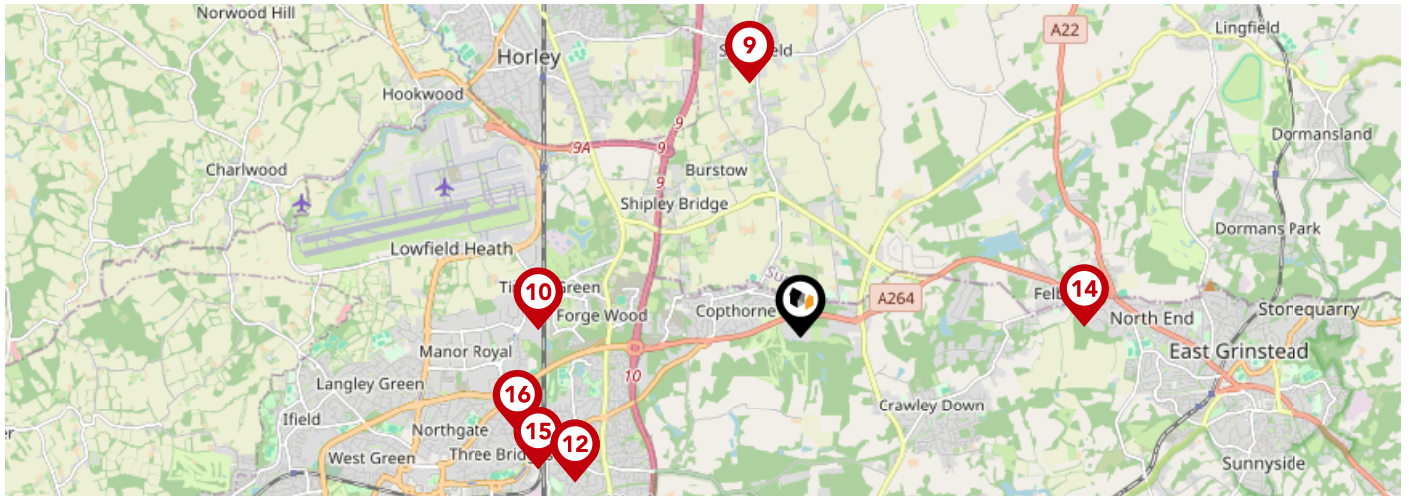
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, limited insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Single glazed
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, 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>	Good
<b>Lighting:</b>	Low energy lighting in 79% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Total Floor Area:</b>	118 m <sup>2</sup>













		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Copthorne Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 203   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Copthorne CofE Junior School</b> Ofsted Rating: Requires improvement   Pupils: 218   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Fairway Infant School, Copthorne</b> Ofsted Rating: Good   Pupils: 164   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Burstow Park School</b> Ofsted Rating: Requires improvement   Pupils: 77   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Crawley Down Village CofE School</b> Ofsted Rating: Good   Pupils: 389   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Forge Wood Primary School</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Aurora Redehall School</b> Ofsted Rating: Good   Pupils: 67   Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Milton Mount Primary School</b> Ofsted Rating: Good   Pupils: 618   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

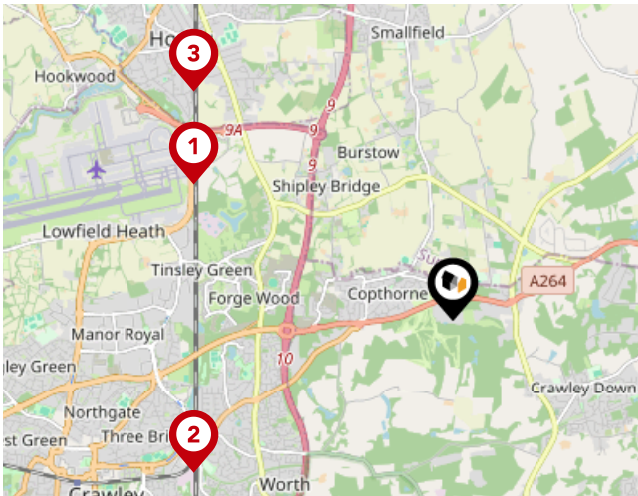




		Nursery	Primary	Secondary	College	Private
	<b>Burstow Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Gatwick School</b> Ofsted Rating: Good   Pupils: 885   Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pound Hill Infant Academy</b> Ofsted Rating: Outstanding   Pupils: 270   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pound Hill Junior School, Crawley</b> Ofsted Rating: Good   Pupils: 357   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Turners Hill CofE Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Felbridge Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Serenity School Crawley</b> Ofsted Rating: Good   Pupils: 109   Distance:2.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hazelwick School</b> Ofsted Rating: Outstanding   Pupils: 1883   Distance:2.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

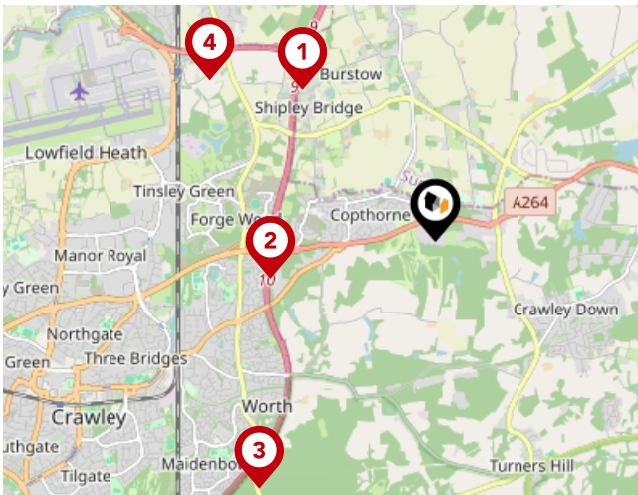
# Area

## Transport (National)



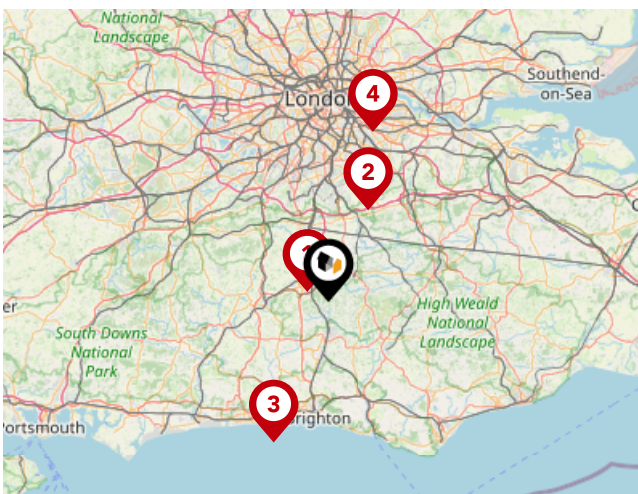
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Gatwick Airport Rail Station	2.73 miles
<b>2</b>	Three Bridges Rail Station	2.79 miles
<b>3</b>	Horley Rail Station	3.23 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M23 J9	1.89 miles
<b>2</b>	M23 J10	1.58 miles
<b>3</b>	M23 J10A	2.82 miles
<b>4</b>	M23 J9A	2.59 miles
<b>5</b>	M23 J11	5.29 miles

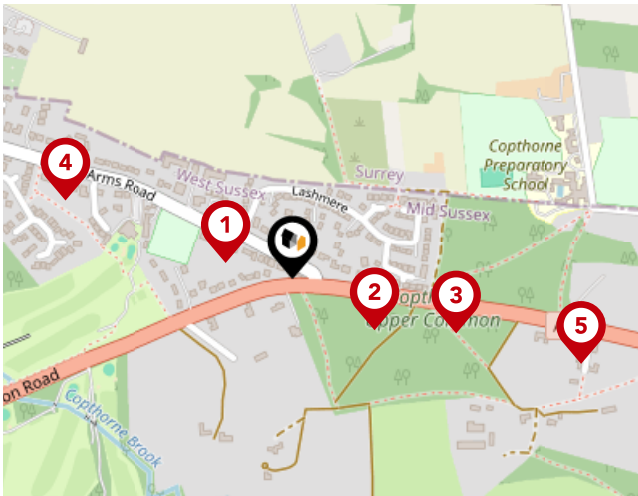


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Gatwick Airport	3.44 miles
<b>2</b>	Leaves Green	14.76 miles
<b>3</b>	Shoreham-by-Sea	22.57 miles
<b>4</b>	Silvertown	26.16 miles

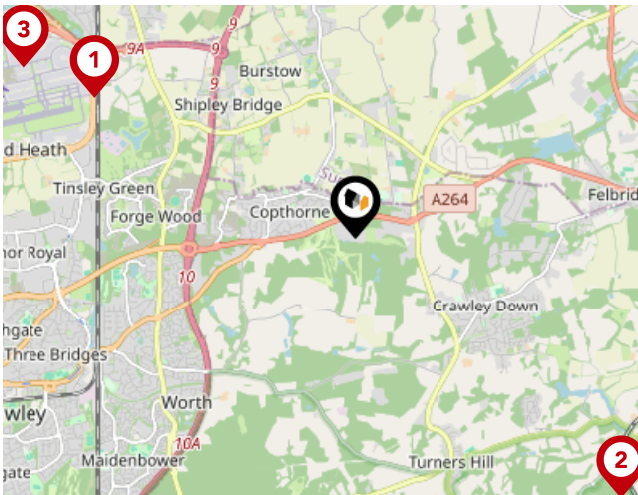
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lashmere	0.08 miles
2	Abergavenny Gardens	0.11 miles
3	Abergavenny Gardens	0.2 miles
4	Borers Close	0.28 miles
5	Cottage Place	0.35 miles

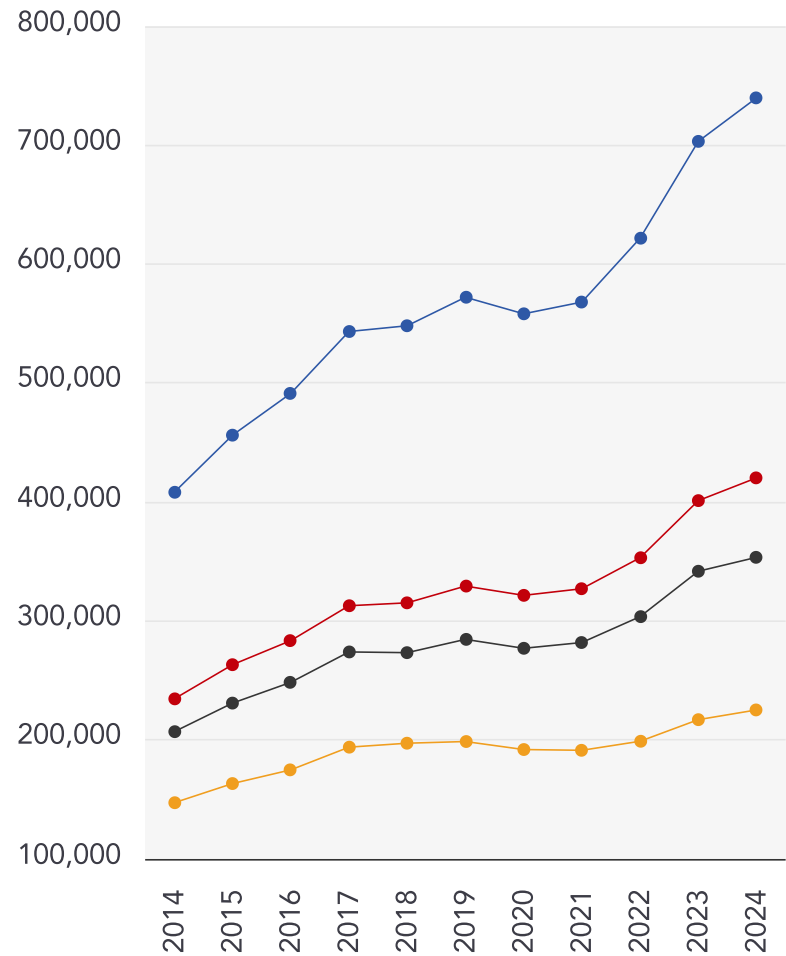


### Local Connections

Pin	Name	Distance
1	Gatwick South Terminal Shuttle Station	2.76 miles
2	Kingscote (Bluebell Railway)	3.46 miles
3	Gatwick North Terminal Shuttle Station	3.48 miles



## 10 Year History of Average House Prices by Property Type in RH10



Detached

**+81.21%**

Semi-Detached

**+79.18%**

Terraced

**+70.8%**

Flat

**+52.95%**



### 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



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



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