

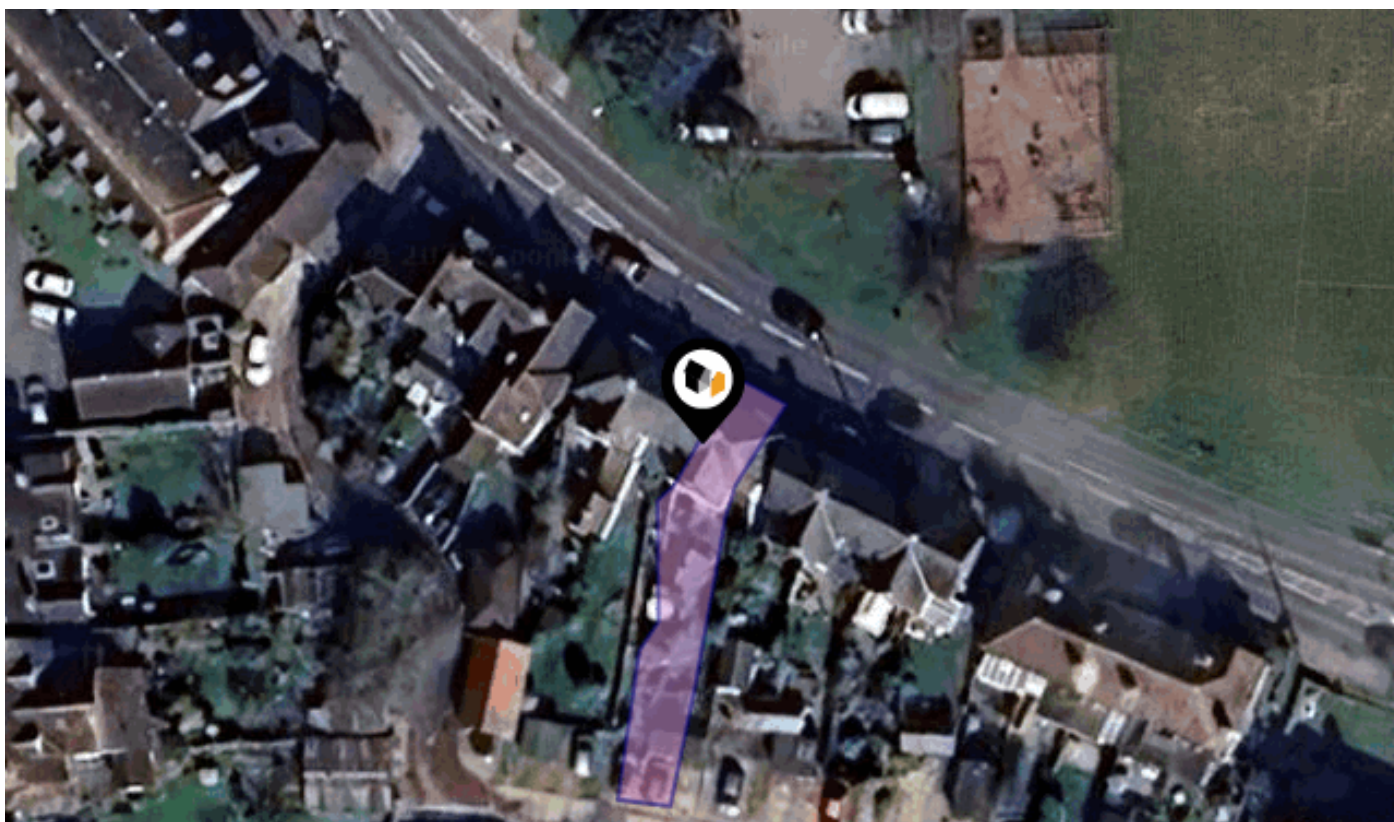


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 25th January 2025



**5 HUNTSCROFT GARDENS, BOLNEY ROAD, COWFOLD,
HORSHAM, RH13 8AA**

At Home Estate And Lettings Agency

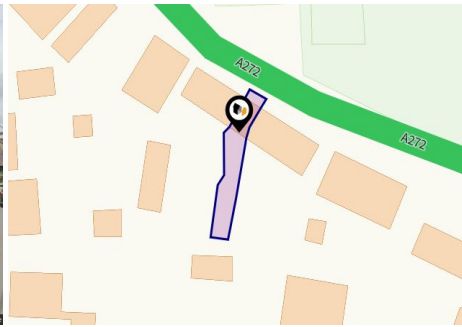
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Property

| | |
|------------------|---|
| Type: | Terraced |
| Bedrooms: | 2 |
| Floor Area: | 667 ft ² / 62 m ² |
| Plot Area: | 0.05 acres |
| Year Built : | Before 1900 |
| Council Tax : | Band C |
| Annual Estimate: | £1,967 |
| Title Number: | WSX205156 |
| UPRN: | 200004784277 |

| | |
|-------------------------------|------------|
| Last Sold Date: | 11/05/2021 |
| Last Sold Price: | £307,500 |
| Last Sold £/ft ² : | £460 |
| Tenure: | Freehold |

Local Area

| | |
|--------------------|-------------|
| Local Authority: | West sussex |
| Conservation Area: | Cowfold |
| Flood Risk: | |
| ● Rivers & Seas | No Risk |
| ● Surface Water | Low |

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 18 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage:

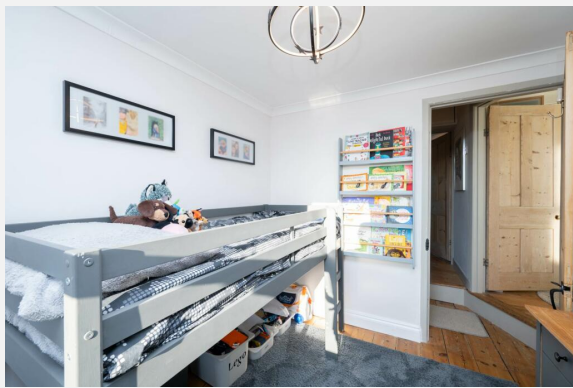
(based on calls indoors)

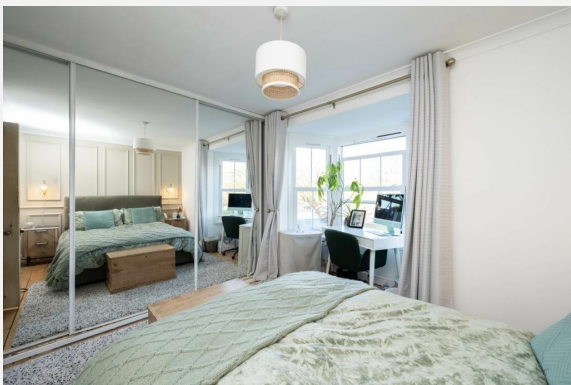


Satellite/Fibre TV Availability:







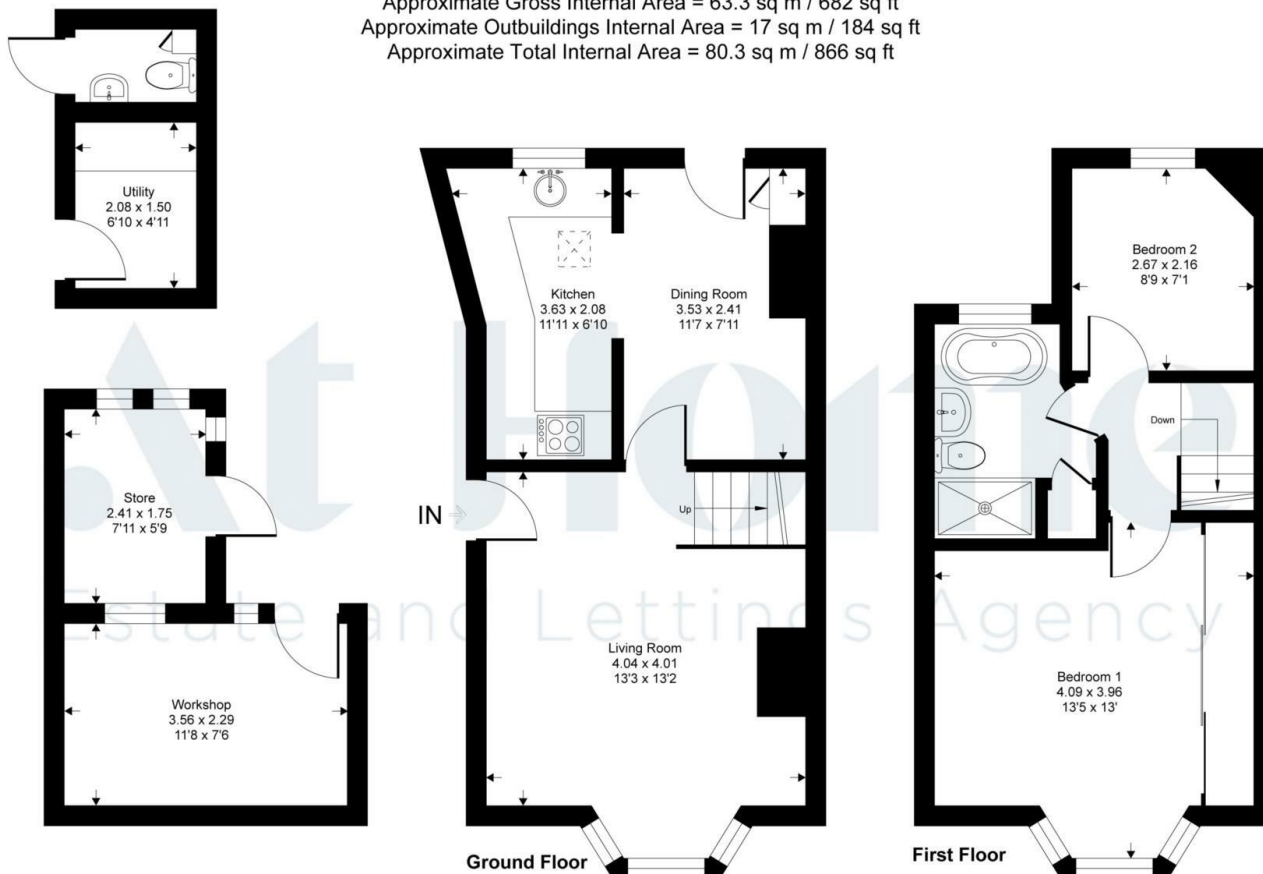




5 HUNTSCROFT GARDENS, BOLNEY ROAD, COWFOLD, HORSHAM, RH13 8AA

Huntscroft Gardens, RH13

Approximate Gross Internal Area = 63.3 sq m / 682 sq ft
Approximate Outbuildings Internal Area = 17 sq m / 184 sq ft
Approximate Total Internal Area = 80.3 sq m / 866 sq ft



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.

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Property EPC - Certificate

5 HUNTSCROFT GARDENS, BOLNEY ROAD,
COWFOLD, RH13 8AA

Energy rating

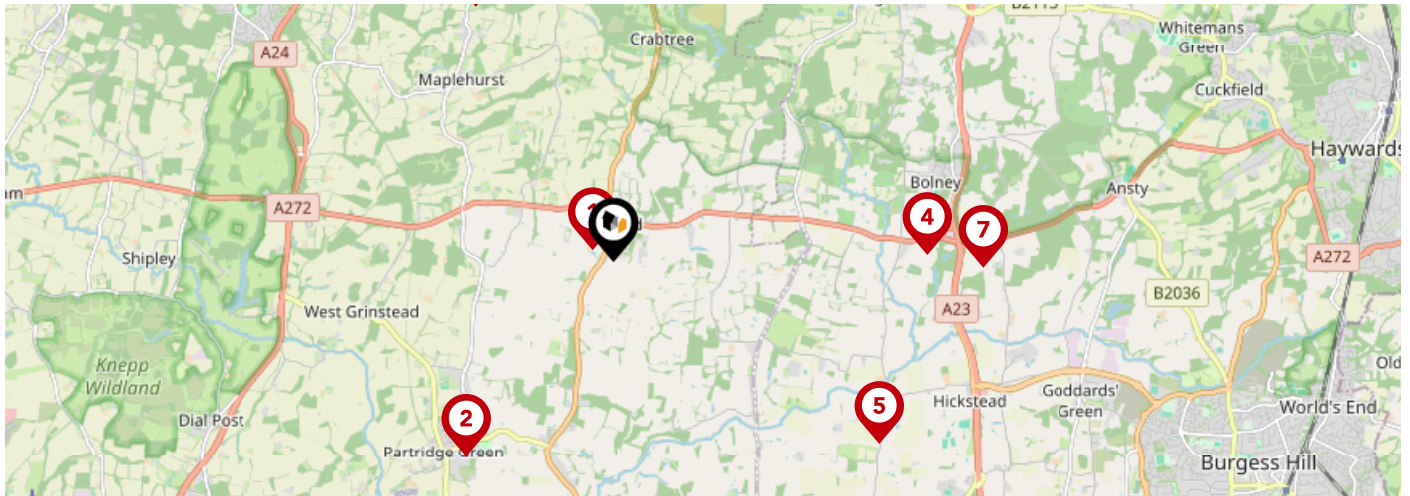
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Valid until 01.10.2030

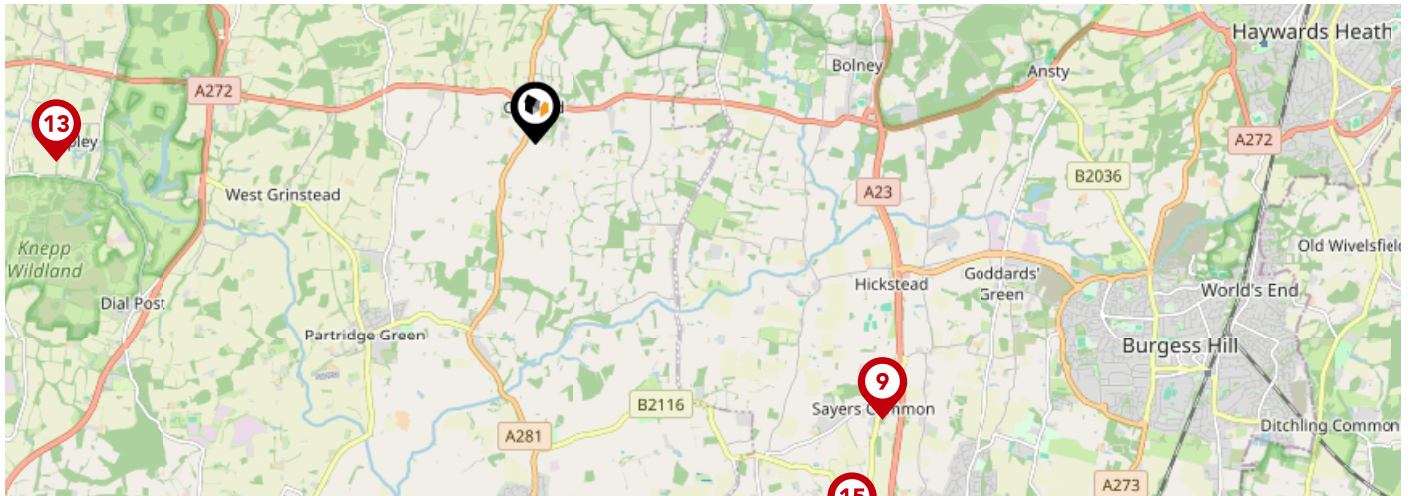
| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 38 F | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 2 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, insulated at rafters |
| Roof Energy: | Average |
| Main Heating: | Room heaters, electric |
| Main Heating Controls: | Programmer and appliance thermostats |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in 50% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 62 m ² |



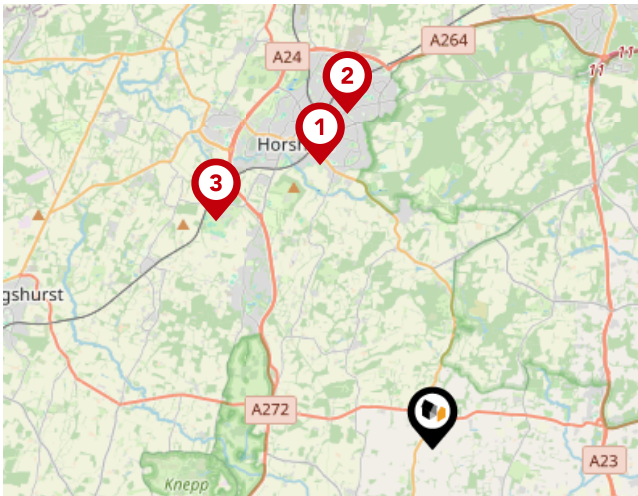
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Peter's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 104 Distance:0.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Jolesfield CofE Primary School Ofsted Rating: Good Pupils: 144 Distance:2.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 152 Distance:2.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Bolney CofE Primary School Ofsted Rating: Good Pupils: 103 Distance:2.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Twineham CofE Primary School Ofsted Rating: Requires improvement Pupils: 59 Distance:3.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Holy Trinity CofE Primary School, Lower Beeding Ofsted Rating: Good Pupils: 91 Distance:3.03 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Farney Close School Ofsted Rating: Good Pupils: 71 Distance:3.45 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Peter's CofE Primary School Ofsted Rating: Good Pupils:0 Distance:3.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | LVS Hassocks Ofsted Rating: Not Rated Pupils: 61 Distance:4.14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Castlewood Primary School Ofsted Rating: Good Pupils: 201 Distance:4.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Southwater Junior Academy Ofsted Rating: Good Pupils: 436 Distance:4.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Southwater Infant Academy Ofsted Rating: Good Pupils: 281 Distance:4.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Shipley CofE Primary School Ofsted Rating: Good Pupils: 80 Distance:4.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ashurst CofE Primary School Ofsted Rating: Good Pupils: 55 Distance:4.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Albourne Church of England Primary School Ofsted Rating: Good Pupils: 175 Distance:4.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:4.98 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

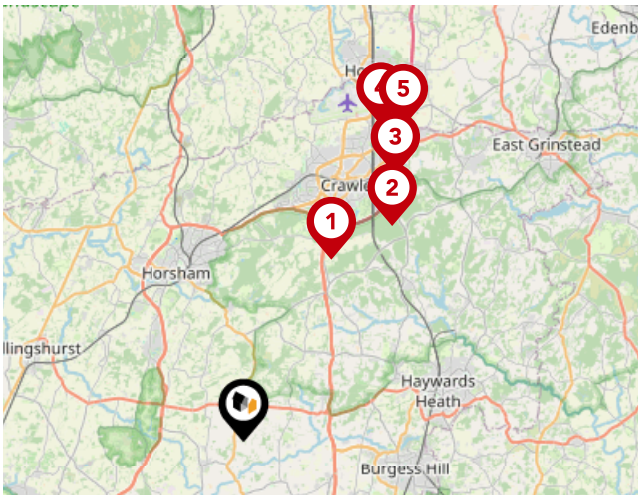
Area

Transport (National)



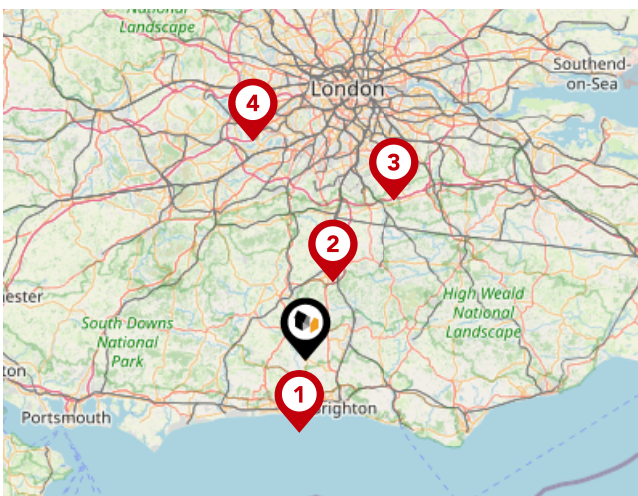
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Horsham Rail Station | 5.73 miles |
| 2 | Littlehaven Rail Station | 6.47 miles |
| 3 | Christs Hospital Rail Station | 5.87 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|----------|-------------|
| 1 | M23 J11 | 7.51 miles |
| 2 | M23 J10A | 9.75 miles |
| 3 | M23 J10 | 11.46 miles |
| 4 | M23 J9A | 12.87 miles |
| 5 | M23 J9 | 13.15 miles |

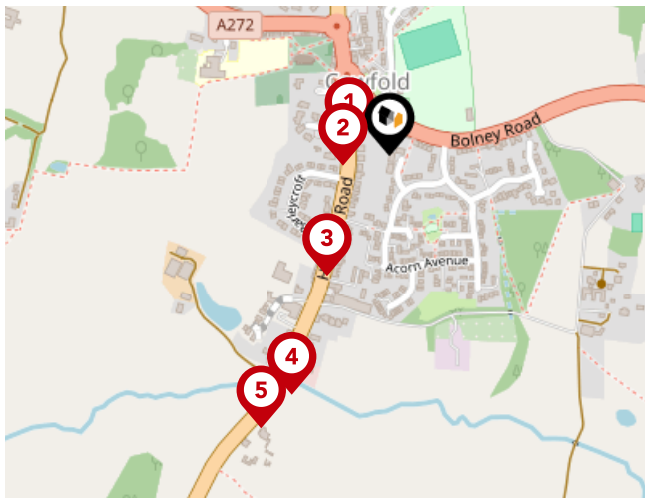


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Shoreham-by-Sea | 10.82 miles |
| 2 | Gatwick Airport | 12.55 miles |
| 3 | Leaves Green | 27.2 miles |
| 4 | Heathrow Airport Terminal 4 | 33.46 miles |

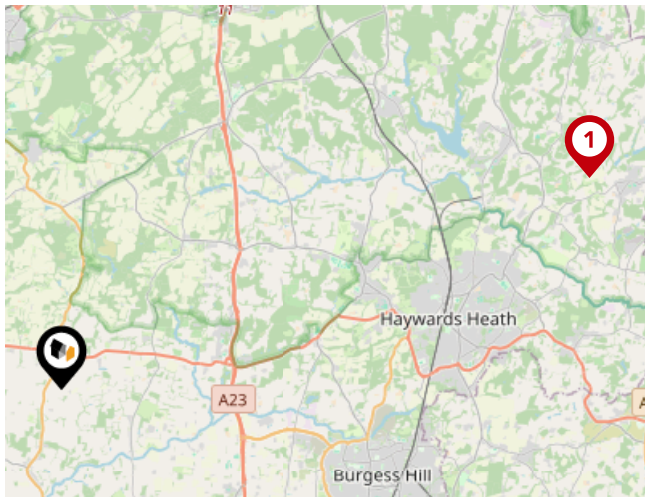
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------|------------|
| 1 | Village Hall | 0.05 miles |
| 2 | Village Hall | 0.06 miles |
| 3 | South Leas | 0.16 miles |
| 4 | Bull's Bridge | 0.3 miles |
| 5 | Bull's Bridge | 0.35 miles |



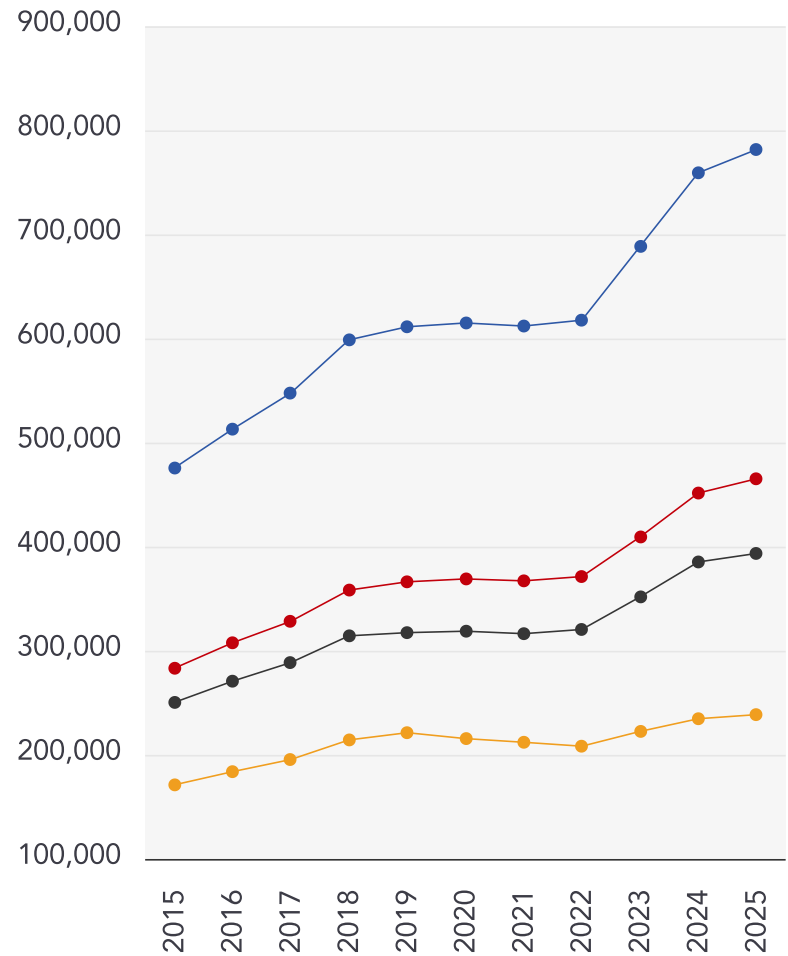
Local Connections

| Pin | Name | Distance |
|-----|-----------------------------------|-------------|
| 1 | Horsted Keynes (Bluebell Railway) | 10.63 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



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