

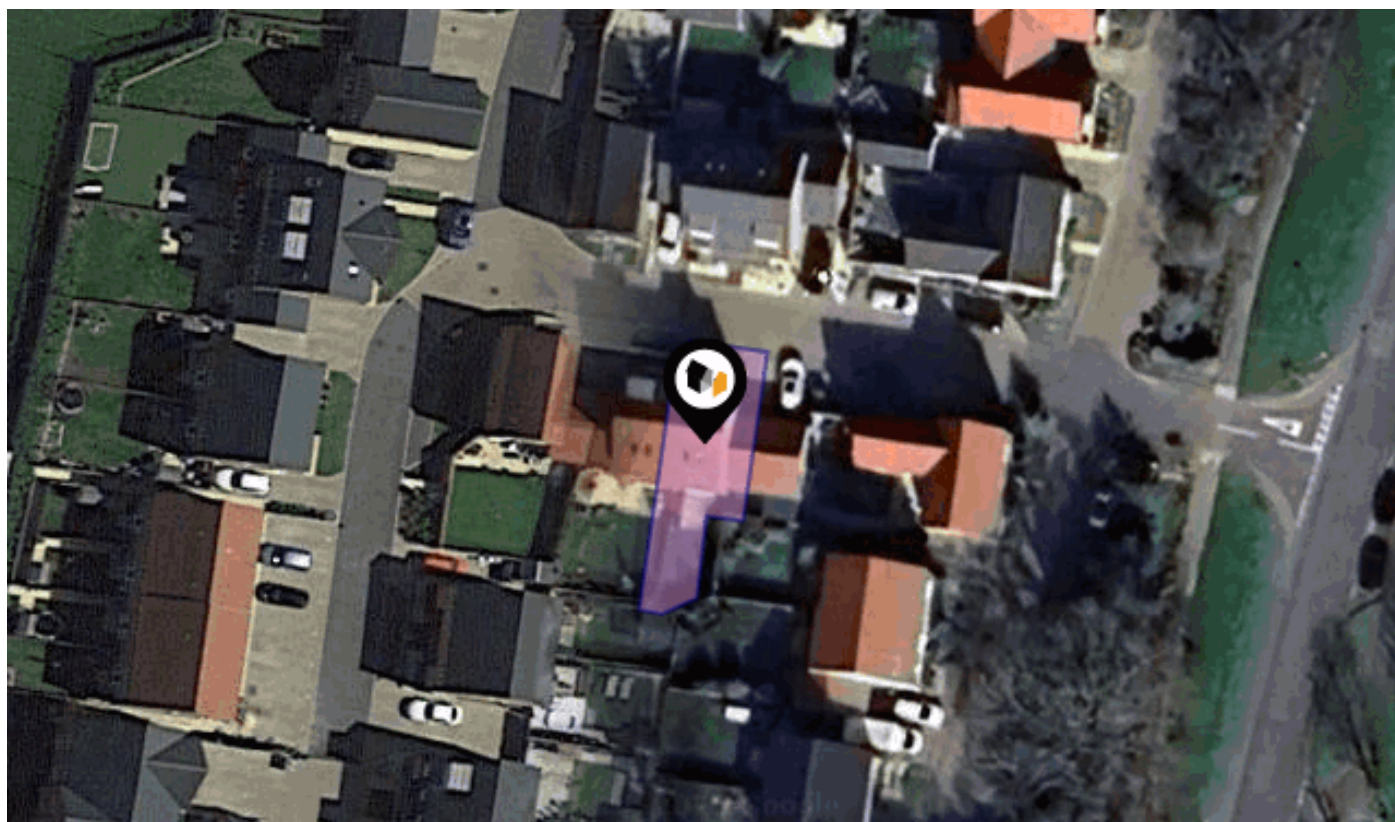


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 25th January 2025



11, TERN AVENUE, HORSHAM, RH12 5AT

At Home Estate And Lettings Agency

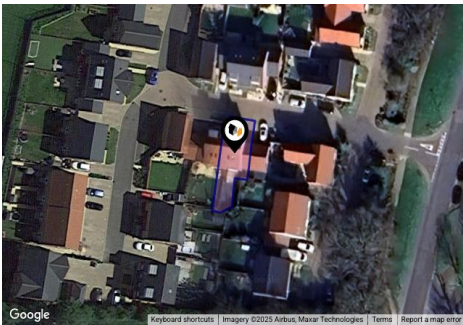
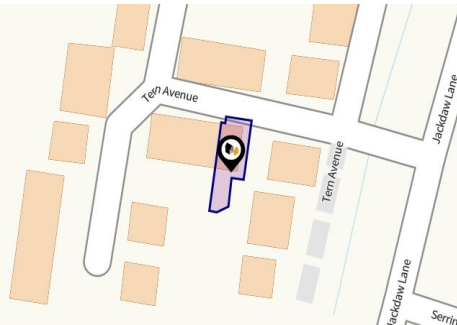
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,065 ft ² / 99 m ²
Plot Area:	0.04 acres
Year Built :	2020
Council Tax :	Band E
Annual Estimate:	£2,705
Title Number:	WSX417054
UPRN:	10094145944

Last Sold Date:	27/03/2020
Last Sold Price:	£440,000
Last Sold £/ft ² :	£412
Tenure:	Freehold

Local Area

Local Authority:	Horsham
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	80	1000
mb/s	mb/s	mb/s
		

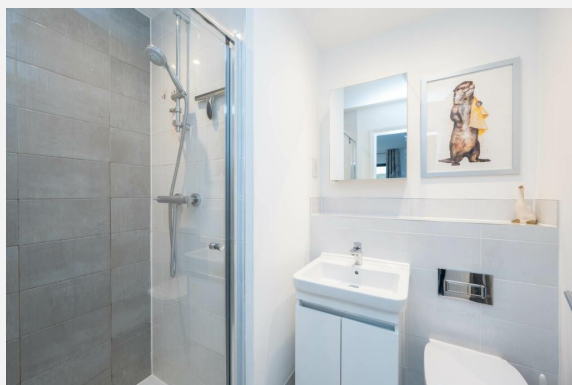
Mobile Coverage:

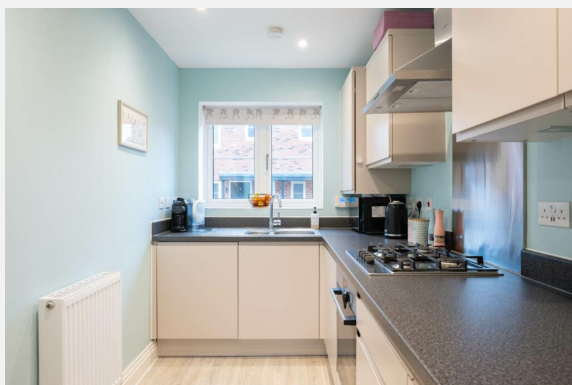
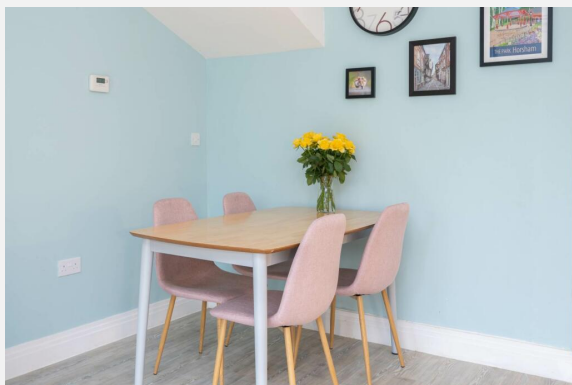
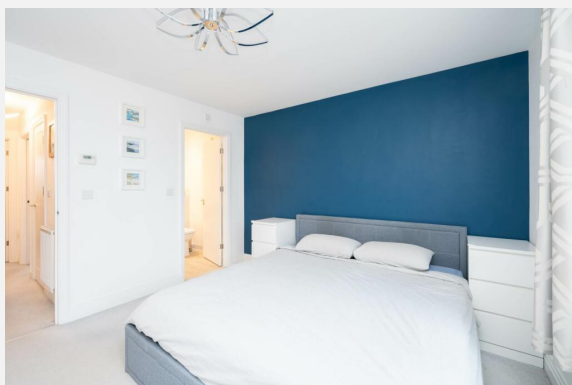
(based on calls indoors)

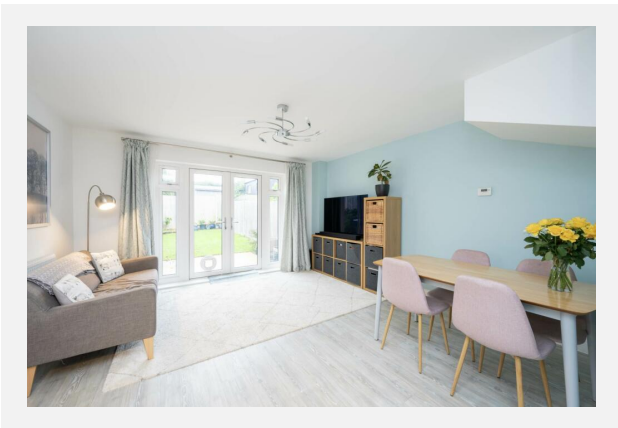
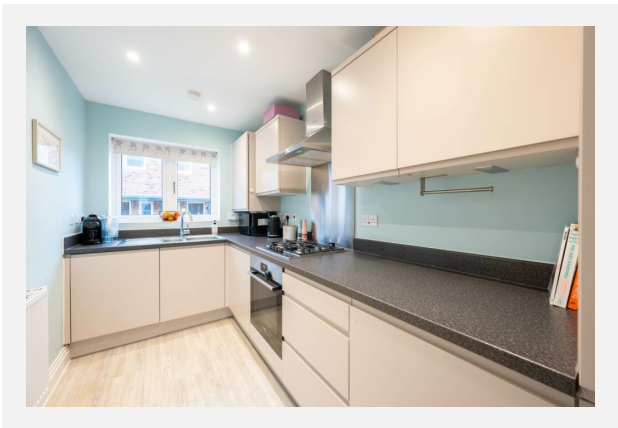


Satellite/Fibre TV Availability:









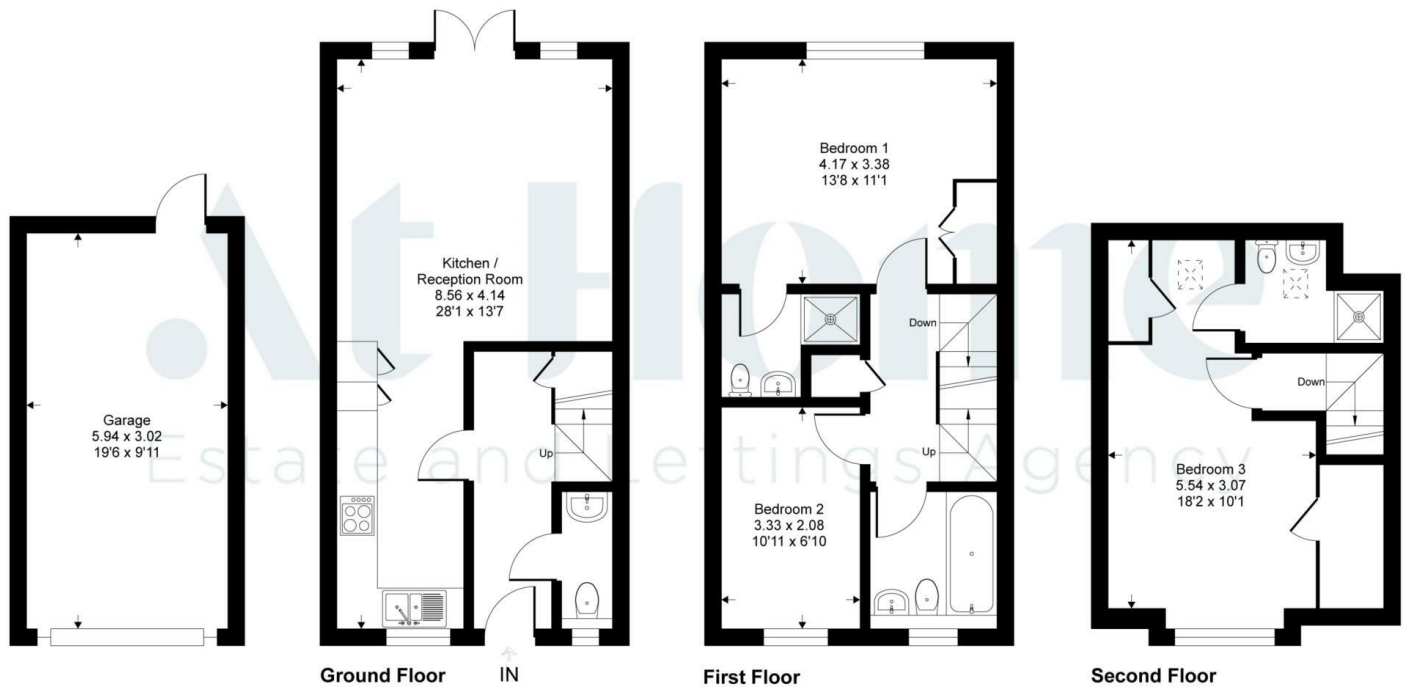
11, TERN AVENUE, HORSHAM, RH12 5AT

Tern Avenue, RH12

Approximate Gross Internal Area = 93.6 sq m / 1008 sq ft

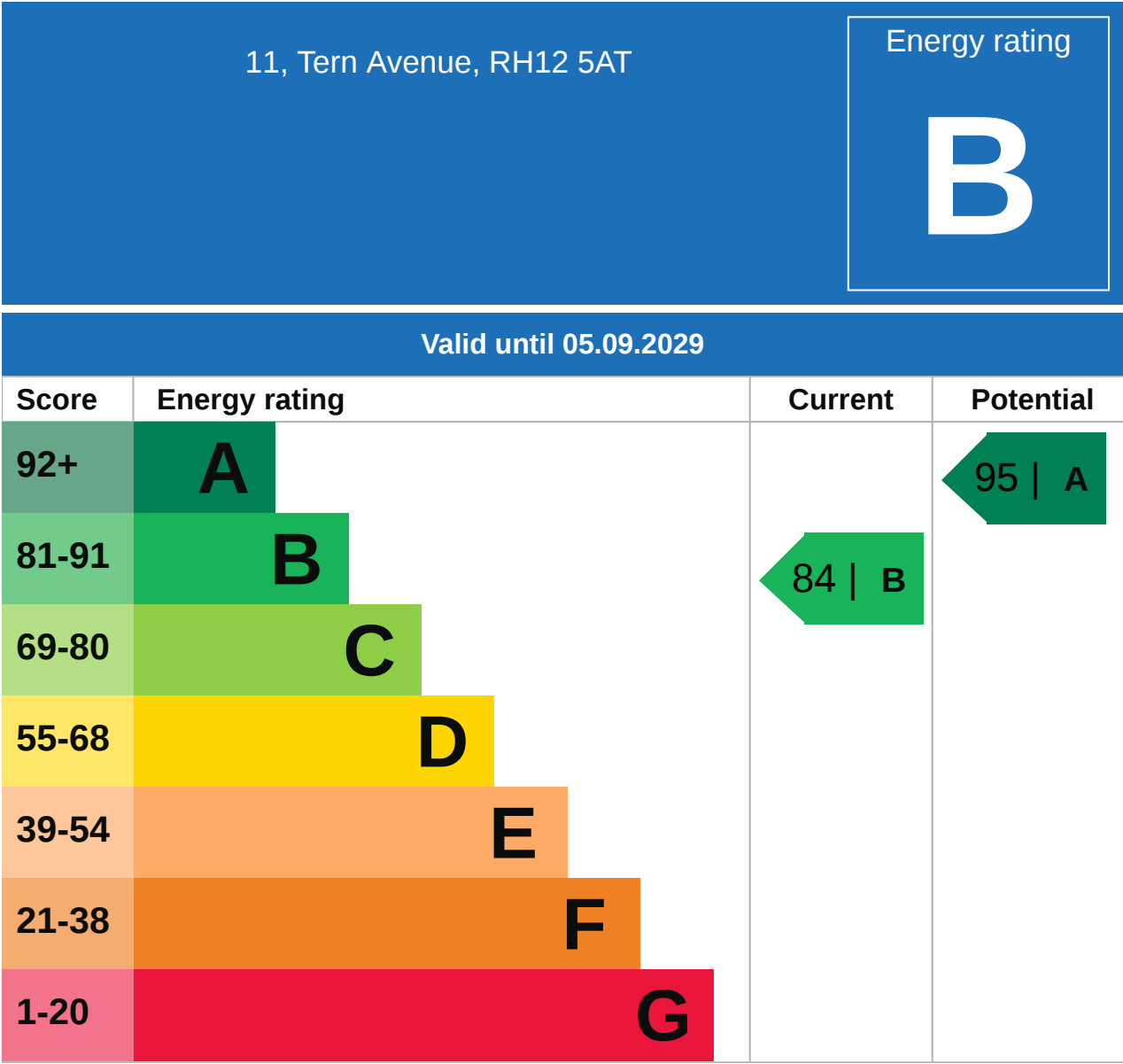
Approximate Garage Internal Area = 17.9 sq m / 193 sq ft

Approximate Total Internal Area = 111.5 sq m / 1201 sq ft



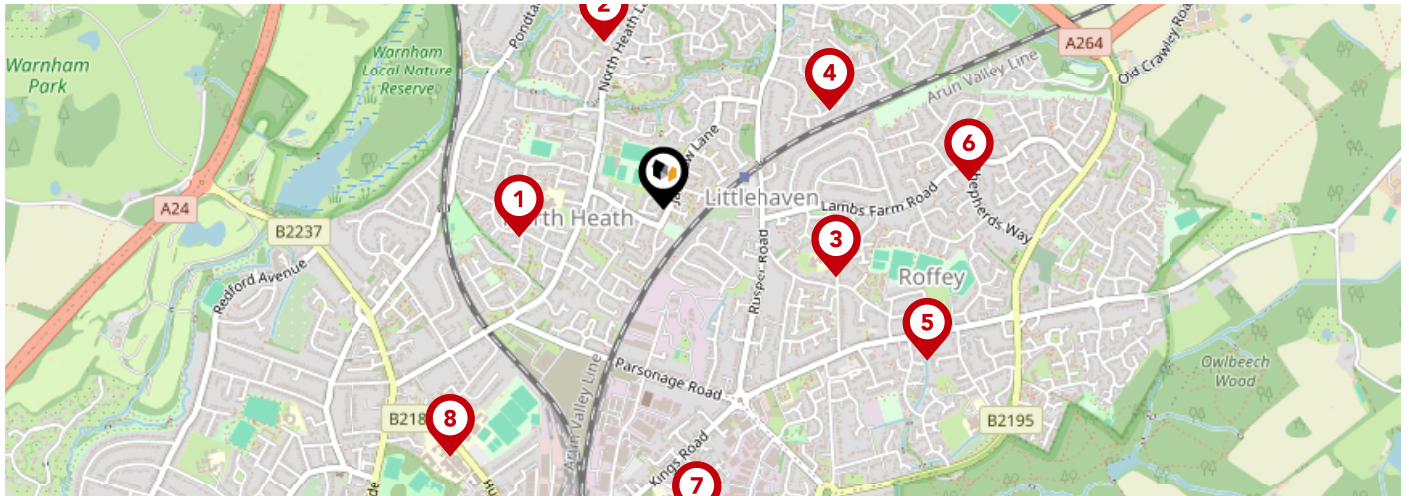
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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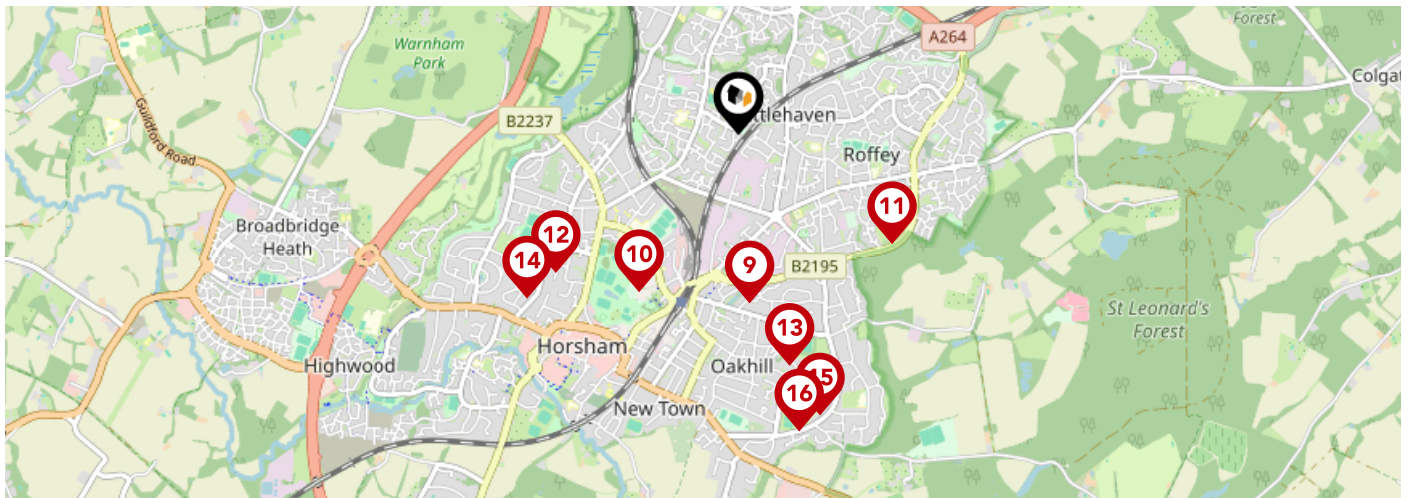


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, flue gas heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m ² K
Total Floor Area:	99 m ²



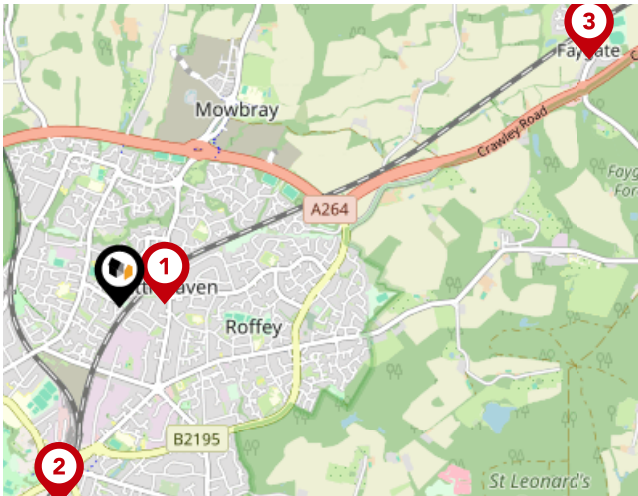
		Nursery	Primary	Secondary	College	Private
1	North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holbrook Primary School Ofsted Rating: Good Pupils: 415 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Littlehaven Infant School Ofsted Rating: Good Pupils: 93 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Saints CofE Primary School, Horsham Ofsted Rating: Good Pupils: 201 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Northolmes Junior School, Horsham Ofsted Rating: Good Pupils: 168 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good Pupils:0 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kingslea Primary School Ofsted Rating: Good Pupils: 429 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils:0 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Horsham Nursery School Ofsted Rating: Good Pupils: 142 Distance:0.78	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Leechpool Primary School Ofsted Rating: Good Pupils: 417 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Millais School Ofsted Rating: Good Pupils: 1194 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 134 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Forest School Ofsted Rating: Good Pupils: 1039 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

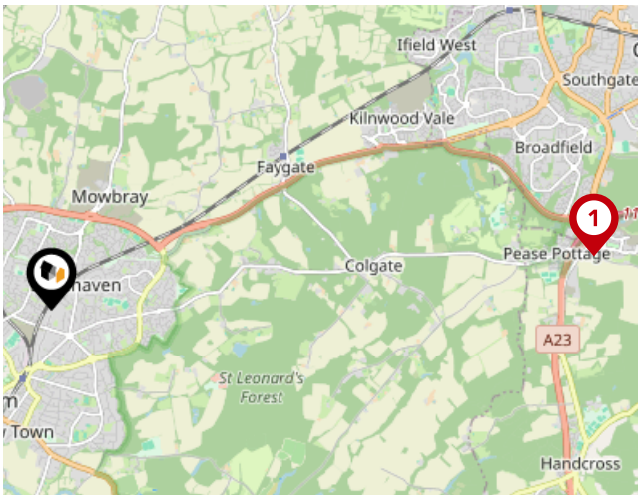
Area

Transport (National)



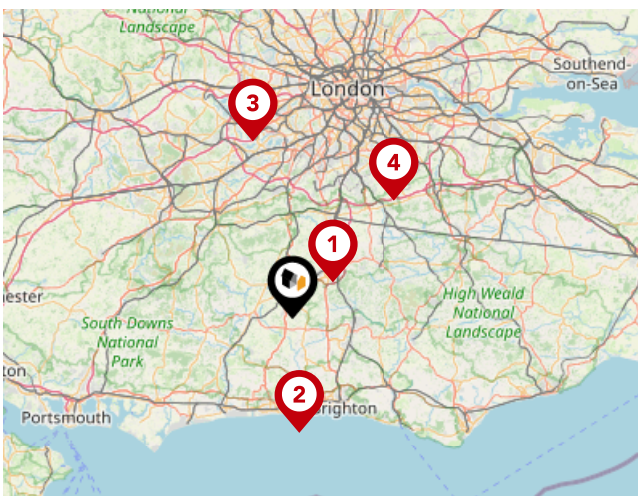
National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.21 miles
2	Horsham Rail Station	0.96 miles
3	Faygate Rail Station	2.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	5.09 miles
2	M23 J10A	7.56 miles
3	M23 J9A	8.86 miles
4	M23 J10	8.33 miles
5	M23 J9	9.49 miles

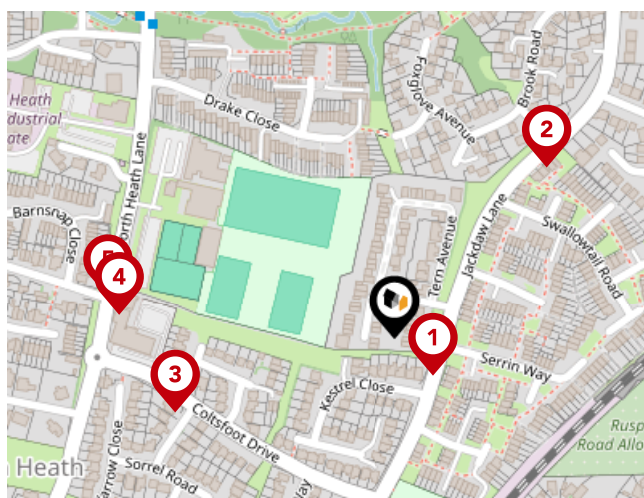


Airports/Helipads






Pin	Name	Distance
1	Gatwick Airport	8.15 miles
2	Shoreham-by-Sea	17.07 miles
3	Heathrow Airport Terminal 4	26.97 miles
4	Leaves Green	23.07 miles

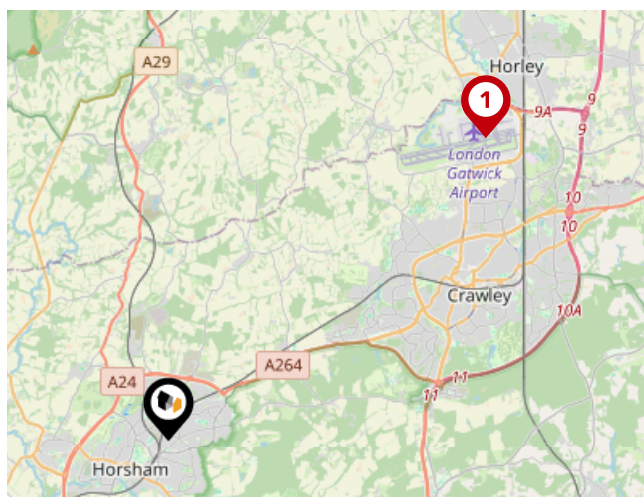
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Serrin Way	0.03 miles
	Rook Way	0.13 miles
	Campion Road	0.13 miles
	Post Office	0.16 miles
	Post Office	0.17 miles



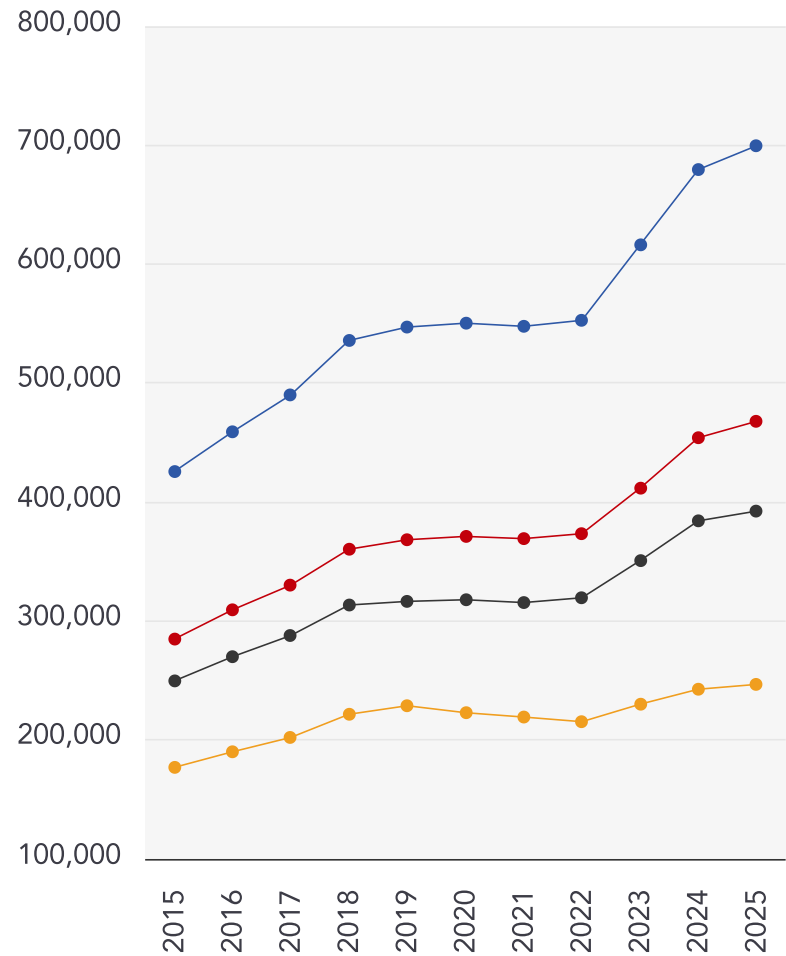
Local Connections

Pin	Name	Distance
	Gatwick North Terminal Shuttle Station	8.17 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

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

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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