

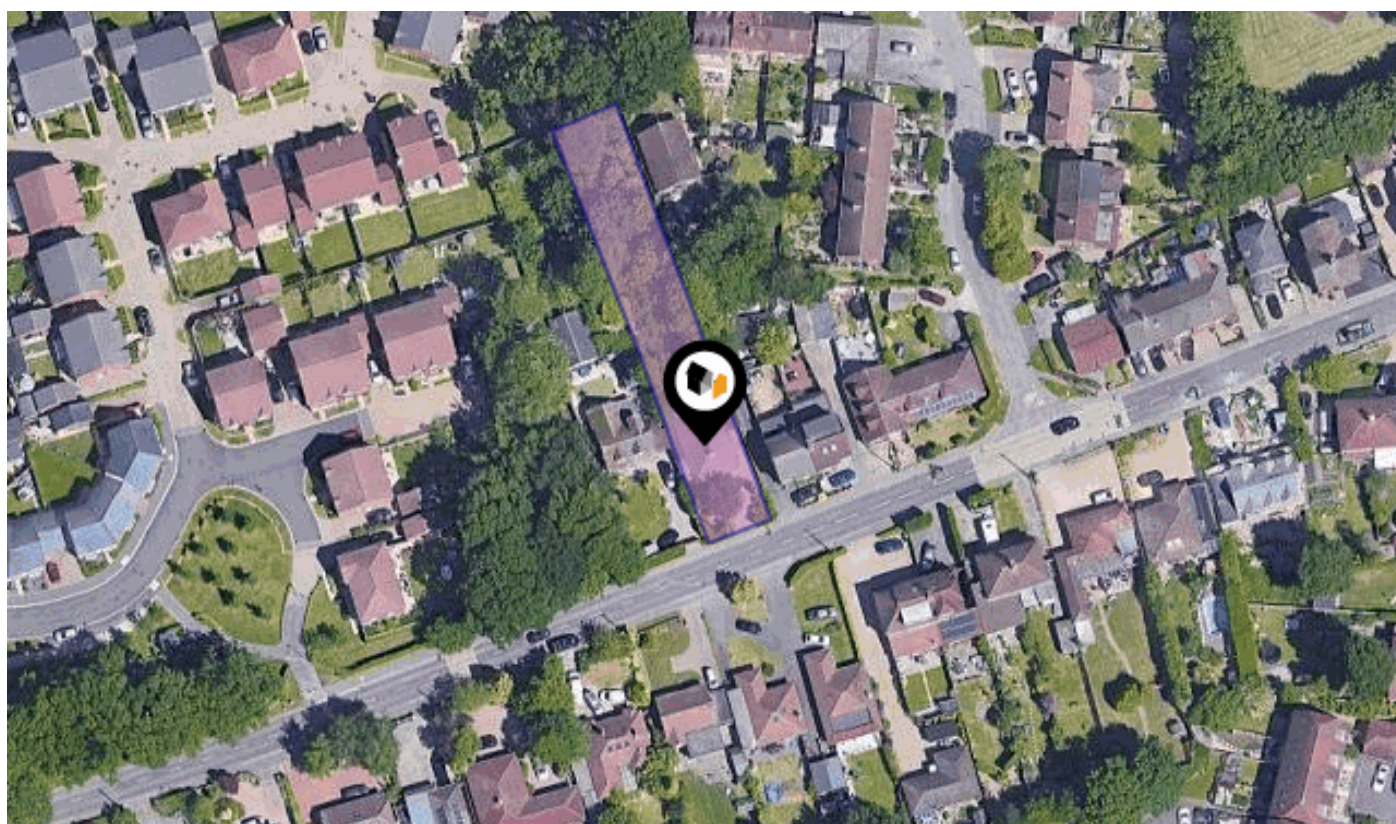


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 25th January 2025



28, HORSHAM ROAD, PEASE POTTAGE, CRAWLEY, RH11 9AL

At Home Estate And Lettings Agency

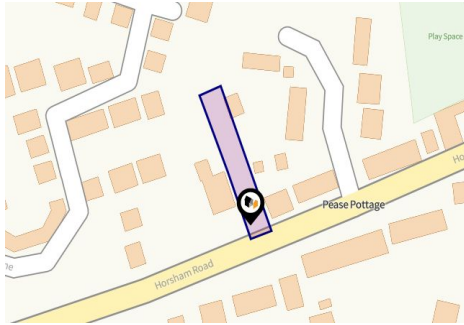
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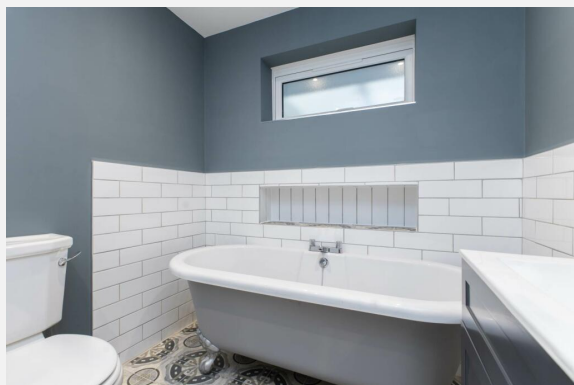
Property

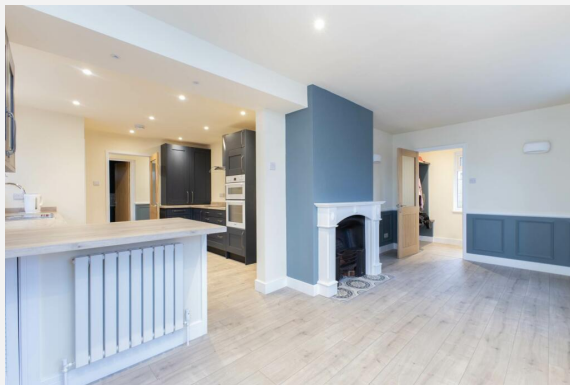
Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.21 acres		
Council Tax :	Band E		
Annual Estimate:	£2,745		
Title Number:	WSX87927		
UPRN:	100061847171		

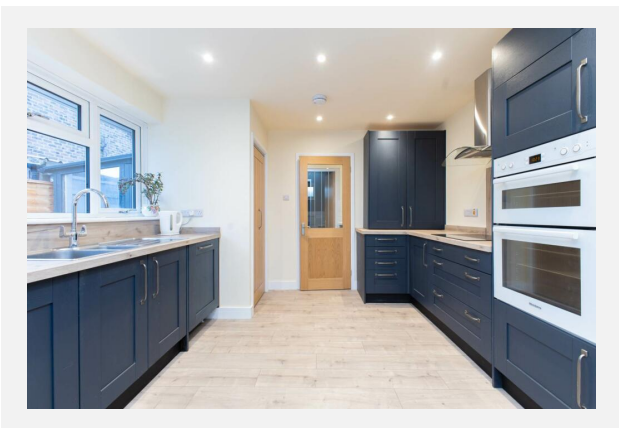
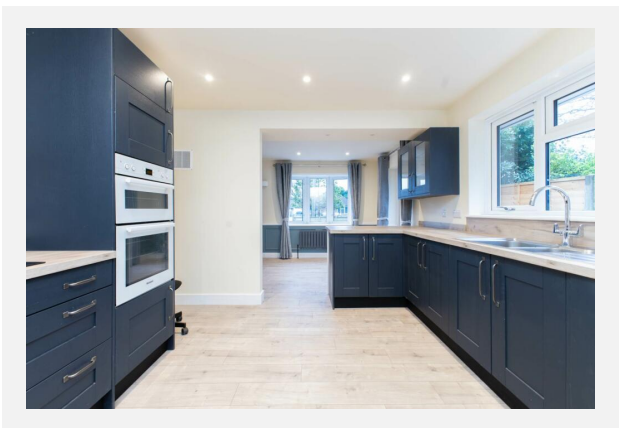
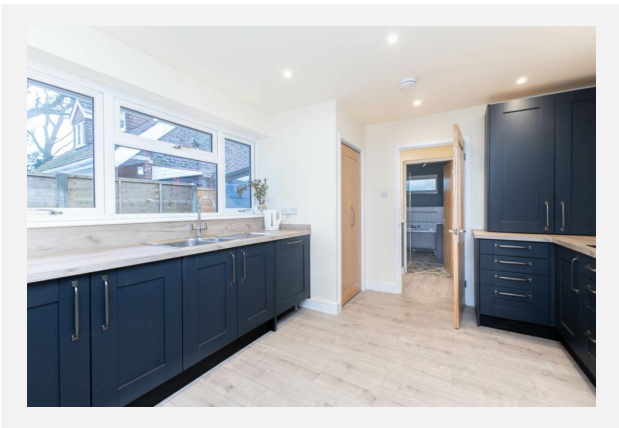
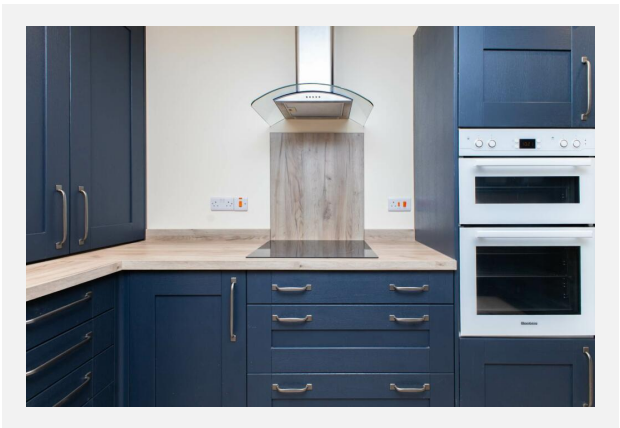
Local Area

Local Authority:	West sussex	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	No Risk	5	80	-
● Surface Water	Very Low	mb/s	mb/s	mb/s

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



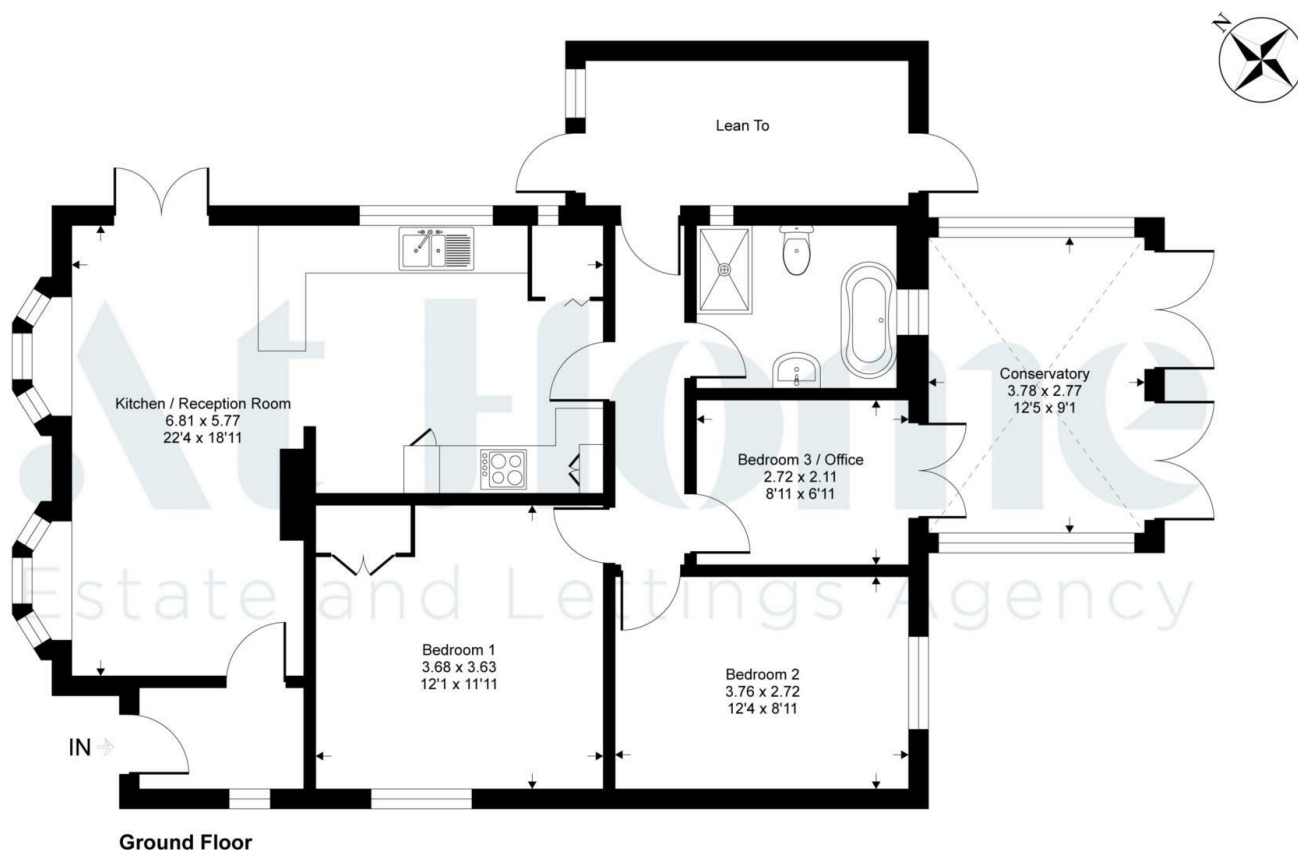




28, HORSHAM ROAD, PEASE POTTAGE, CRAWLEY, RH11 9AL

Horsham Road, RH11

Approximate Gross Internal Area = 88.8 sq m / 956 sq ft (exclude lean to)



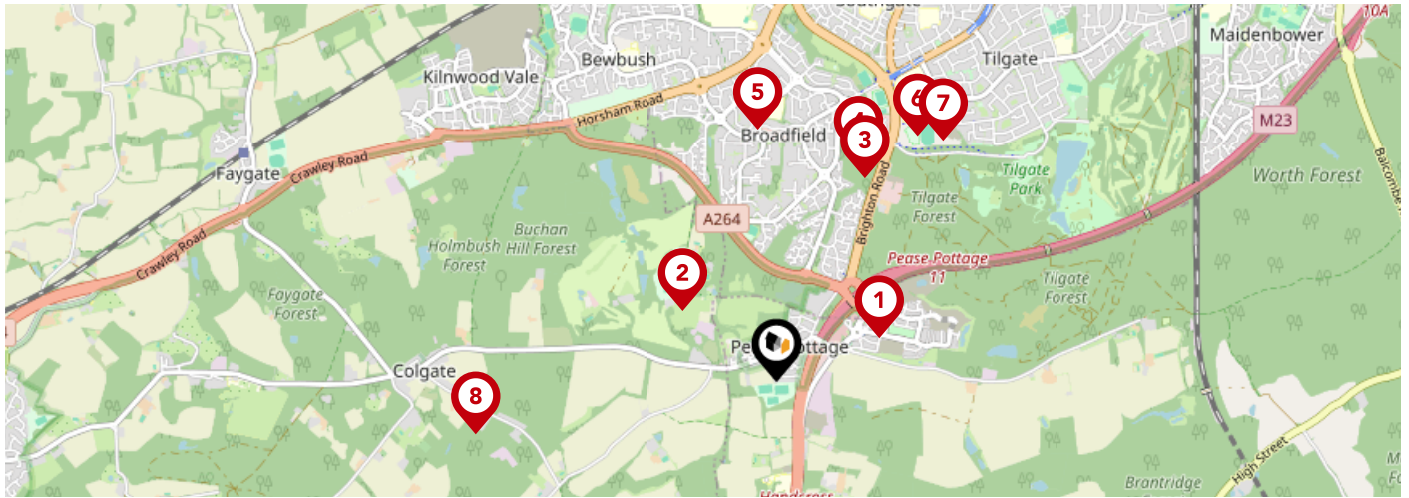
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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

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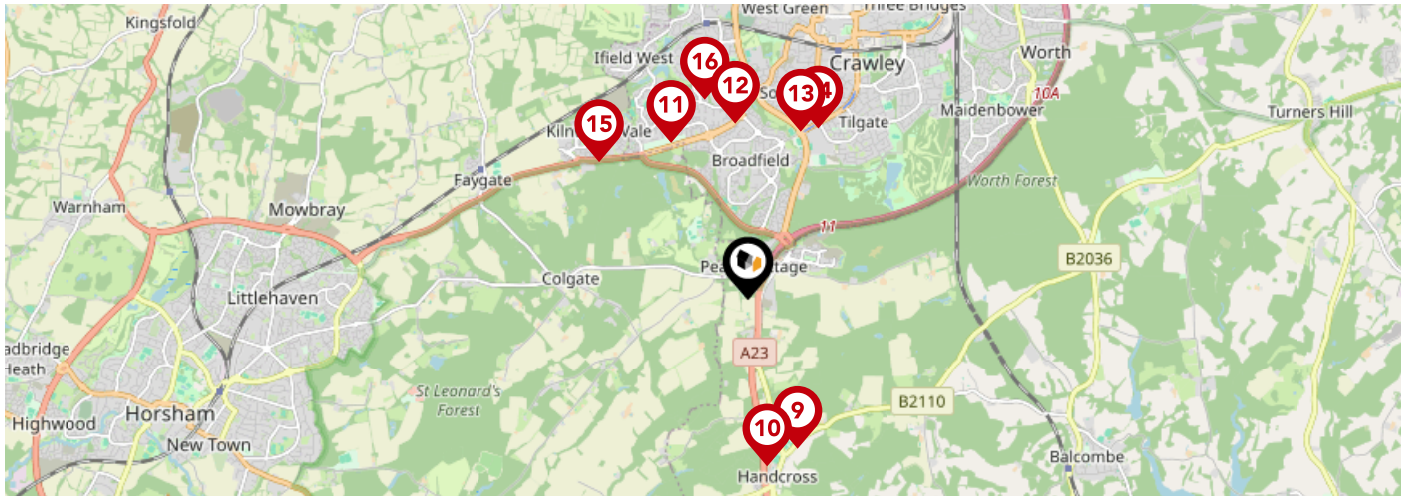
28 Horsham Road, Pease Pottage, CRAWLEY, RH11 9AL		Energy rating D	
Valid until 16.12.2034		Certificate number 9830-3945-2202-4634-1204	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, electric
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	76 m ²



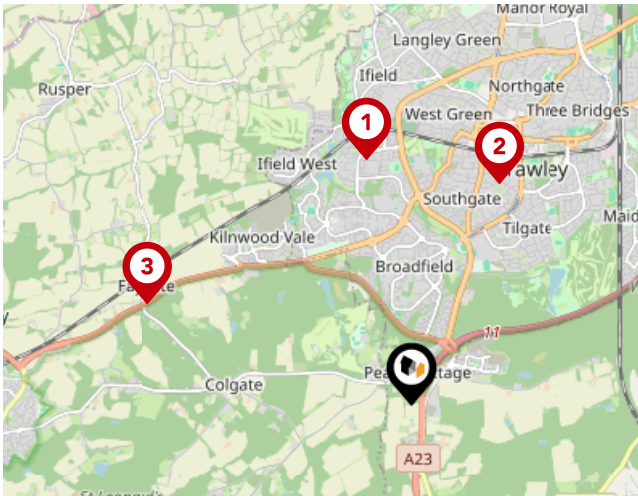
		Nursery	Primary	Secondary	College	Private
1	Woodgate Primary Academy Ofsted Rating: Good Pupils: 134 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cottesmore School Ofsted Rating: Not Rated Pupils: 181 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Atelier21 Future School Ofsted Rating: Good Pupils: 119 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Broadfield Primary Academy Ofsted Rating: Good Pupils: 516 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Seymour Primary School Ofsted Rating: Good Pupils: 498 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thomas Bennett Community College Ofsted Rating: Good Pupils: 1271 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Desmond Anderson Primary Academy Ofsted Rating: Good Pupils: 434 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Colgate Primary School Ofsted Rating: Good Pupils: 141 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Handcross Park School Ofsted Rating: Not Rated Pupils: 407 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Handcross Primary School Ofsted Rating: Good Pupils: 247 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bewbush Academy Ofsted Rating: Requires improvement Pupils: 523 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Trinity CofE Secondary School, Crawley Ofsted Rating: Good Pupils: 1351 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hilltop Primary School Ofsted Rating: Good Pupils: 592 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southgate Primary Ofsted Rating: Good Pupils: 307 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kilnwood Vale Primary School Ofsted Rating: Good Pupils: 284 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gossops Green Primary Ofsted Rating: Good Pupils: 575 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

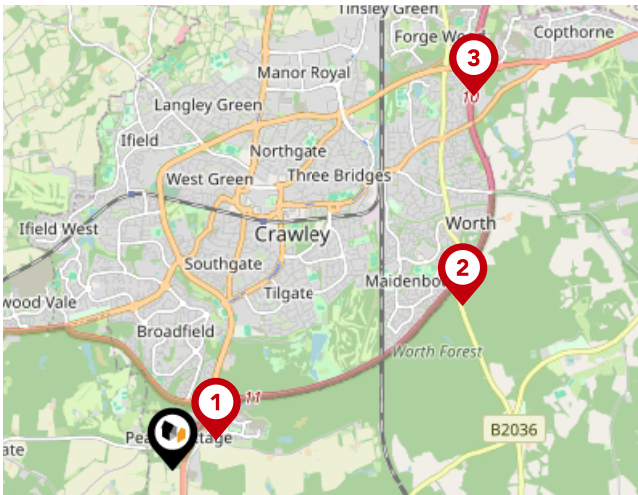
Area

Transport (National)



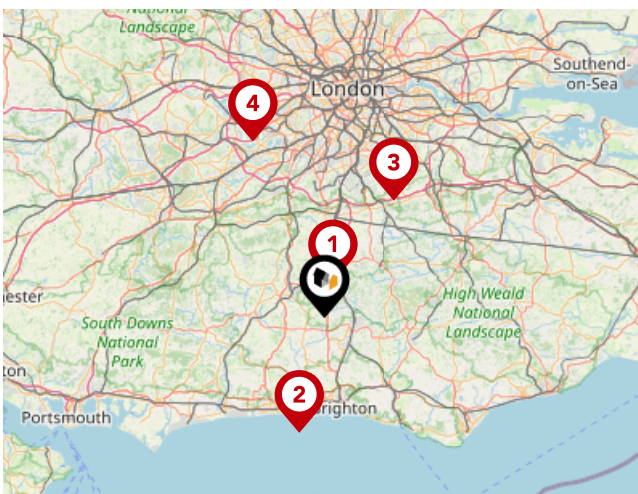
National Rail Stations

Pin	Name	Distance
1	Ifield Rail Station	2.31 miles
2	Crawley Rail Station	2.21 miles
3	Faygate Rail Station	2.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	0.5 miles
2	M23 J10A	3.1 miles
3	M23 J10	4.48 miles
4	M23 J9A	5.79 miles
5	M23 J9	6.09 miles

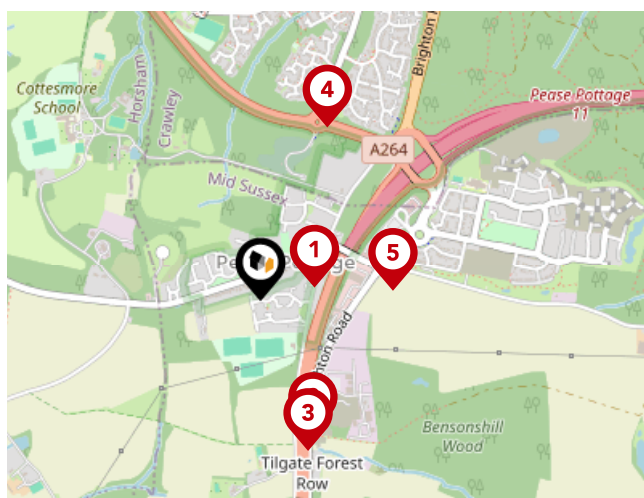


Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	5.52 miles
2	Shoreham-by-Sea	17.66 miles
3	Leaves Green	20.16 miles
4	Heathrow Airport Terminal 4	28.12 miles

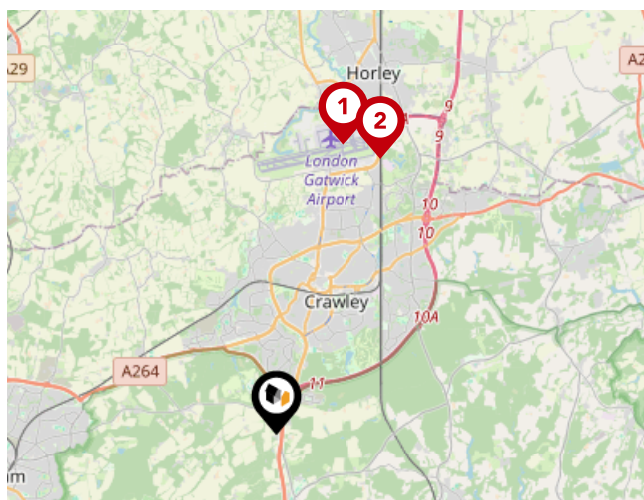
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Black Swan	0.13 miles
2	The Stables	0.34 miles
3	The Stables	0.36 miles
4	Little Trees Cemetery	0.43 miles
5	Parish Lane	0.31 miles



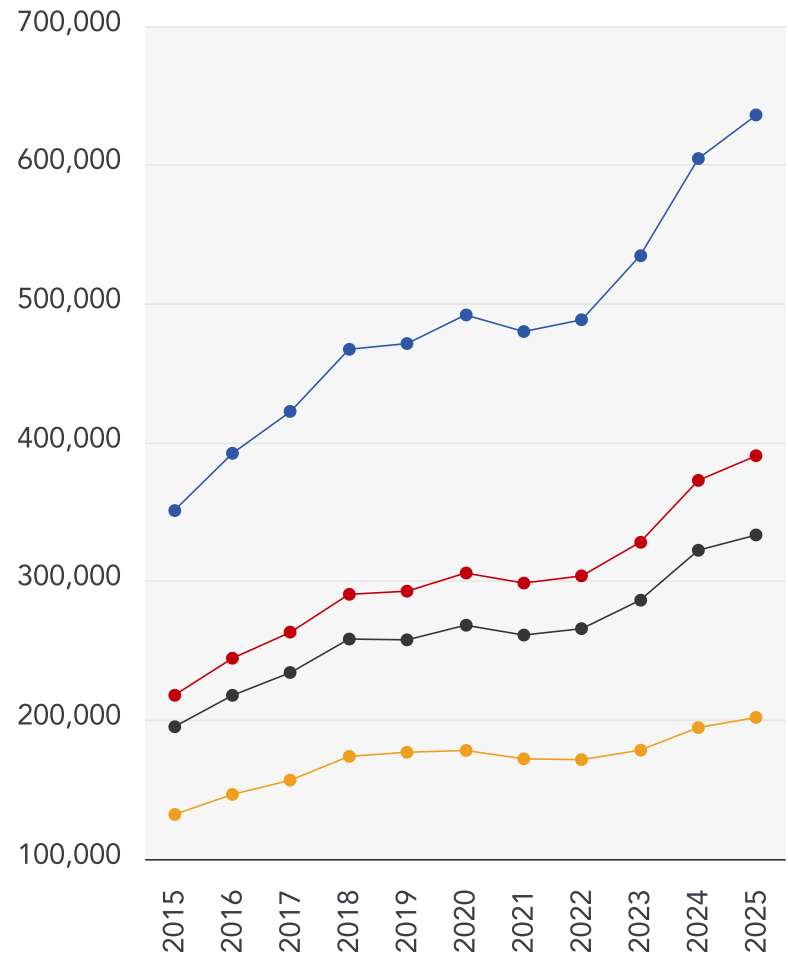
Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	5.56 miles
2	Gatwick South Terminal Shuttle Station	5.48 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RH11



Detached

+81.21%

Semi-Detached

+79.18%

Terraced

+70.8%

Flat

+52.95%



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



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