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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 25<sup>th</sup> February 2025**



**39, LAKERS MEADOW, BILLINGSHURST, RH14 9NP**

## At Home Estate And Lettings Agency

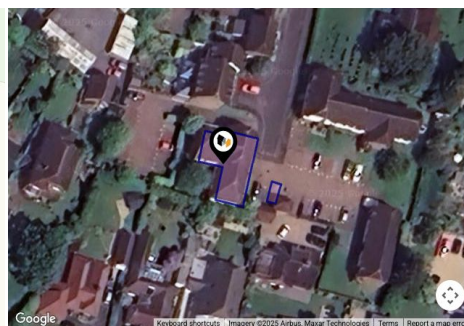
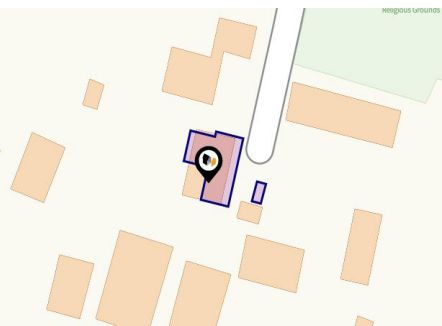
12 Church Street, Storrington, RH20 4LA

01903741212

james@athomeestates.co.uk

www.athomeestates.co.uk





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	28/06/2021
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£125,000
<b>Floor Area:</b>	430 ft <sup>2</sup> / 40 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£290
<b>Plot Area:</b>	0.04 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	1991-1995	<b>Start Date:</b>	08/02/1990
<b>Council Tax :</b>	Band B	<b>End Date:</b>	29/09/2114
<b>Annual Estimate:</b>	£1,721	<b>Lease Term:</b>	125 years from 29 September 1989
<b>Title Number:</b>	WSX152690	<b>Term Remaining:</b>	89 years
<b>UPRN:</b>	100062481289		

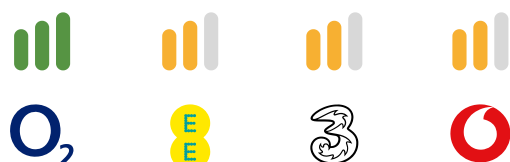
## Local Area

<b>Local Authority:</b>	West sussex
<b>Conservation Area:</b>	Billingshurst
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

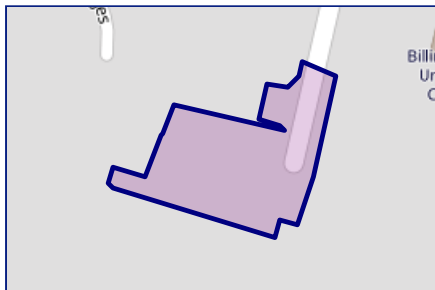


### Satellite/Fibre TV Availability:



## Freehold Title Plan

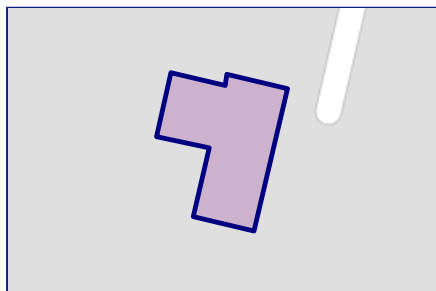
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**WSX118701**

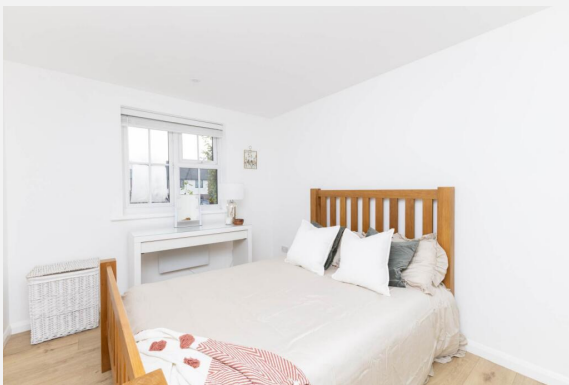
## Leasehold Title Plan

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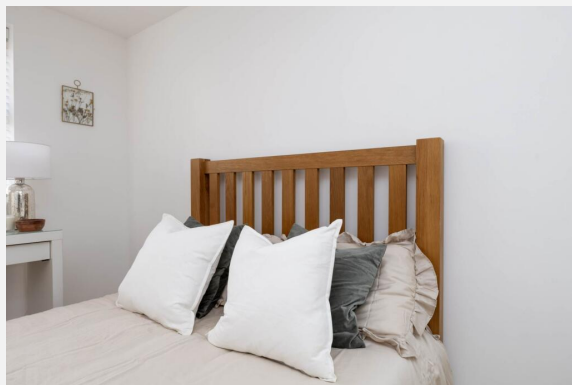


**WSX152690**

Start Date:	08/02/1990
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Lease Term:	125 years from 29 September 1989
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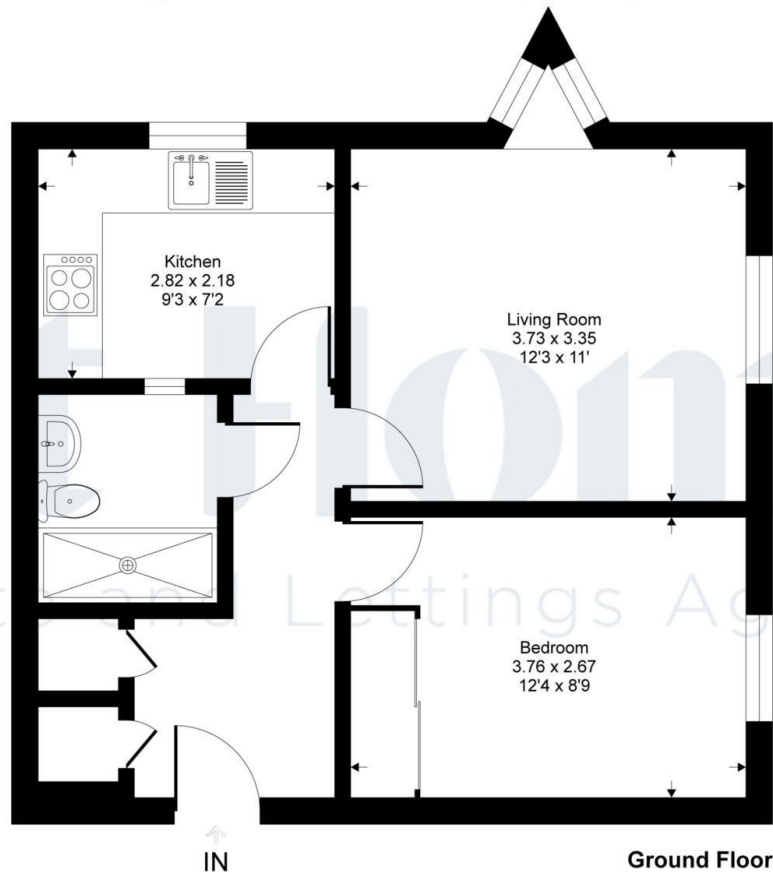




## 39, LAKERS MEADOW, BILLINGSHURST, RH14 9NP

### Lakers Meadow, RH14

Approximate Gross Internal Area = 41.8 sq m / 451 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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39, Lakers Meadow, RH14 9NP

Energy rating

**C**

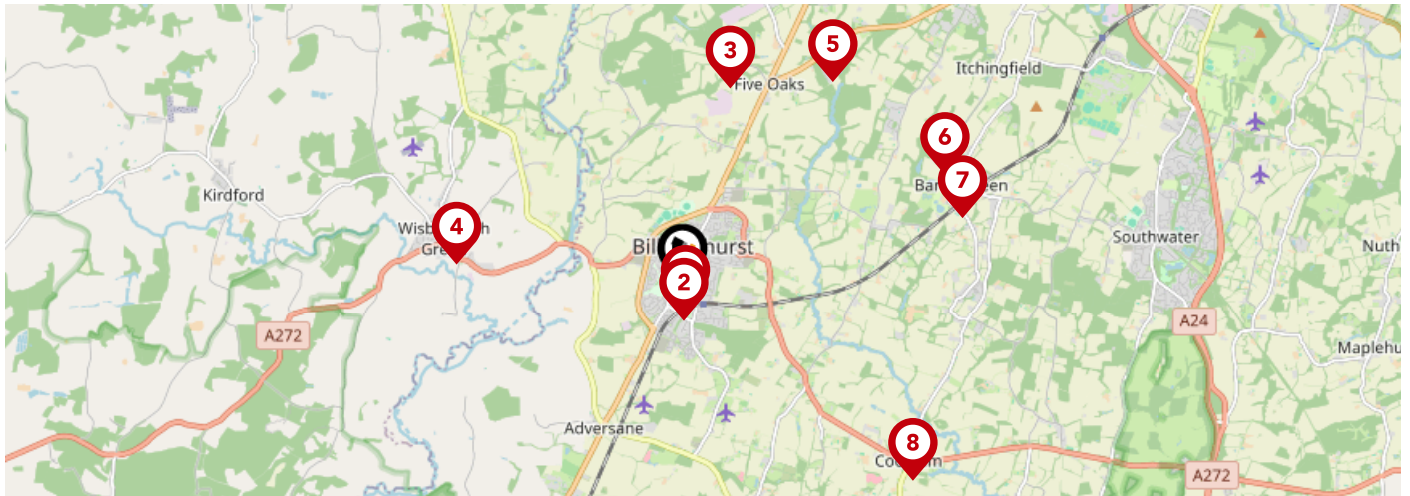
Valid until 03.03.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74   c	78   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

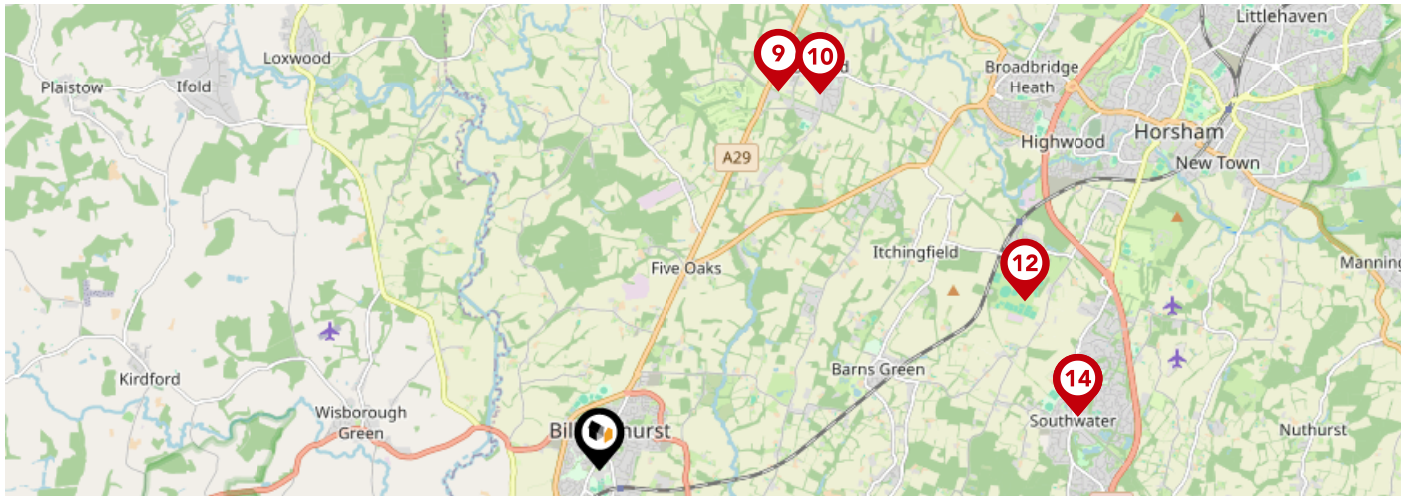
### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	Ground
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Controls for high heat retention storage heaters
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	40 m <sup>2</sup>





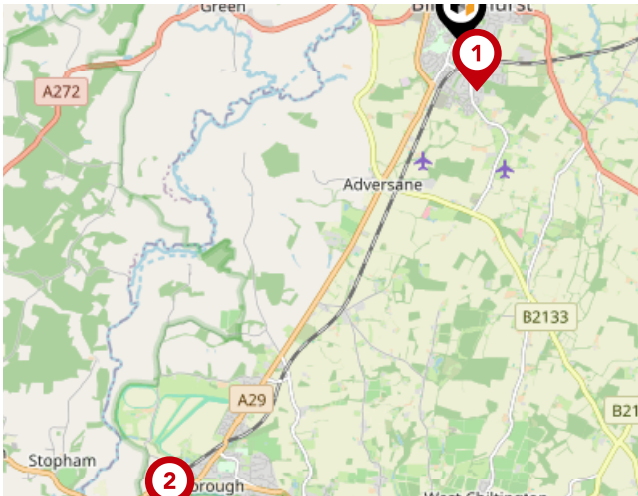
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Billingshurst Primary Academy</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Weald School, The</b> Ofsted Rating: Outstanding   Pupils: 1745   Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ingfield Manor School</b> Ofsted Rating: Good   Pupils: 69   Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wisborough Green Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Apple Orchard School</b> Ofsted Rating: Good   Pupils: 18   Distance:2.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Muntham House School</b> Ofsted Rating: Good   Pupils: 114   Distance:2.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Barns Green Primary School</b> Ofsted Rating: Requires improvement   Pupils: 133   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>William Penn School</b> Ofsted Rating: Good   Pupils: 91   Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Manor House School</b> Ofsted Rating: Good   Pupils: 48   Distance:3.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Slinfold CofE Primary School and Pre School</b> Ofsted Rating: Good   Pupils: 128   Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Shipley CofE Primary School</b> Ofsted Rating: Good   Pupils: 80   Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 866   Distance:4.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Southwater Junior Academy</b> Ofsted Rating: Good   Pupils: 436   Distance:4.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Southwater Infant Academy</b> Ofsted Rating: Good   Pupils: 281   Distance:4.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Pennthorpe School</b> Ofsted Rating: Not Rated   Pupils: 267   Distance:4.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Rudgwick Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

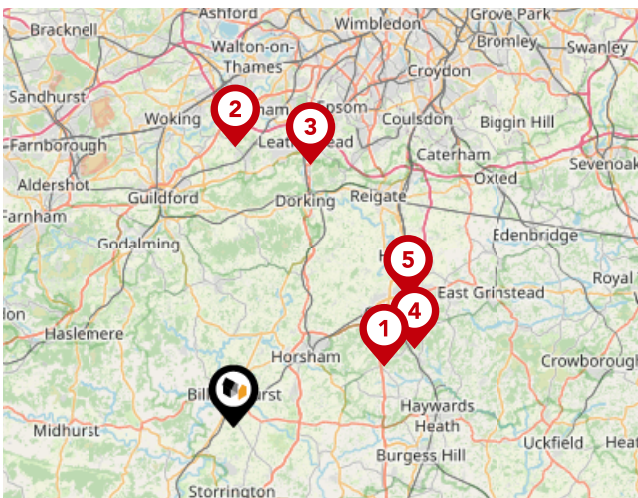
# Area

## Transport (National)



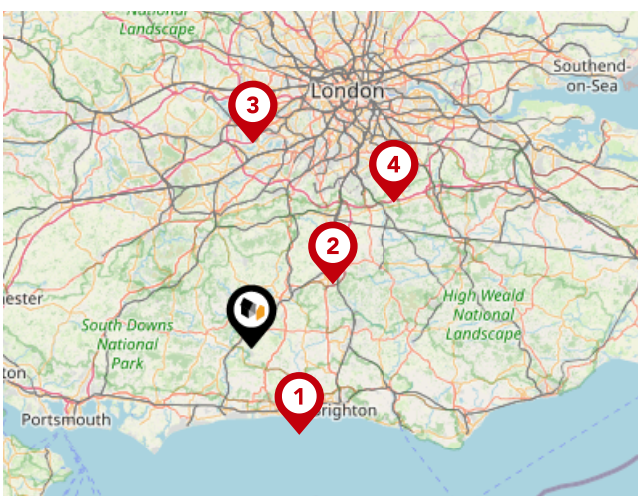
### National Rail Stations

Pin	Name	Distance
	Billingshurst Rail Station	0.47 miles
	Pulborough Rail Station	5.21 miles
	Christs Hospital Rail Station	4.41 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M23 J11	12.07 miles
	M25 J10	20.78 miles
	M25 J9	20.31 miles
	M23 J10A	14.66 miles
	M23 J9A	16.16 miles

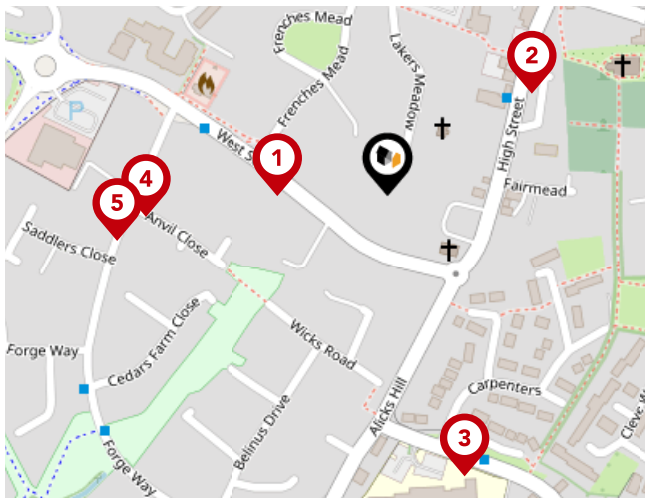


### Airports/Helipads






Pin	Name	Distance
	Shoreham-by-Sea	14.86 miles
	Gatwick Airport	15.41 miles
	Heathrow Airport Terminal 4	30.33 miles
	Leaves Green	30.16 miles

# Area

## Transport (Local)



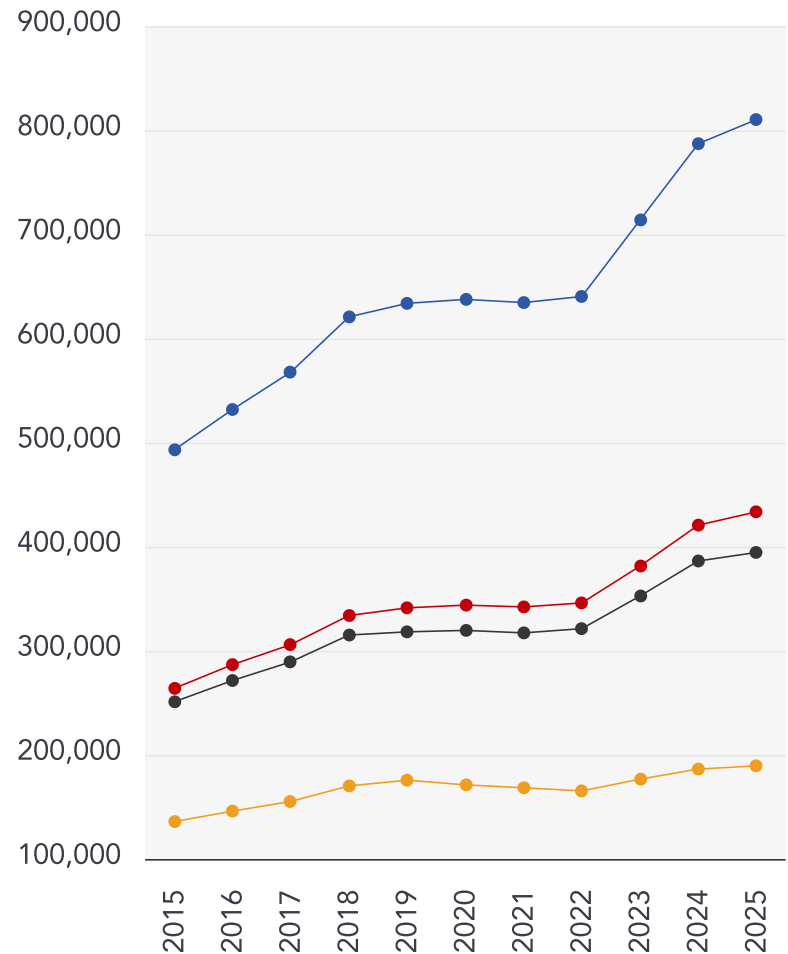
### Bus Stops/Stations

Pin	Name	Distance
	Fire Station	0.06 miles
	The Kings Arms	0.1 miles
	Junior School	0.17 miles
	Anvil Close	0.14 miles
	Anvil Close	0.16 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in RH14



Detached

**+64.34%**

Semi-Detached

**+64.26%**

Terraced

**+57.16%**

Flat

**+39.41%**





### 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.

6 The Parade, Caterways, Horsham, RH12 2AL

01403 886288

[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

# 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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#### At Home Estate And Lettings Agency

12 Church Street, Storrington, RH20 4LA

01903741212

james@athomeestates.co.uk

www.athomeestates.co.uk



Valuation Office  
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