

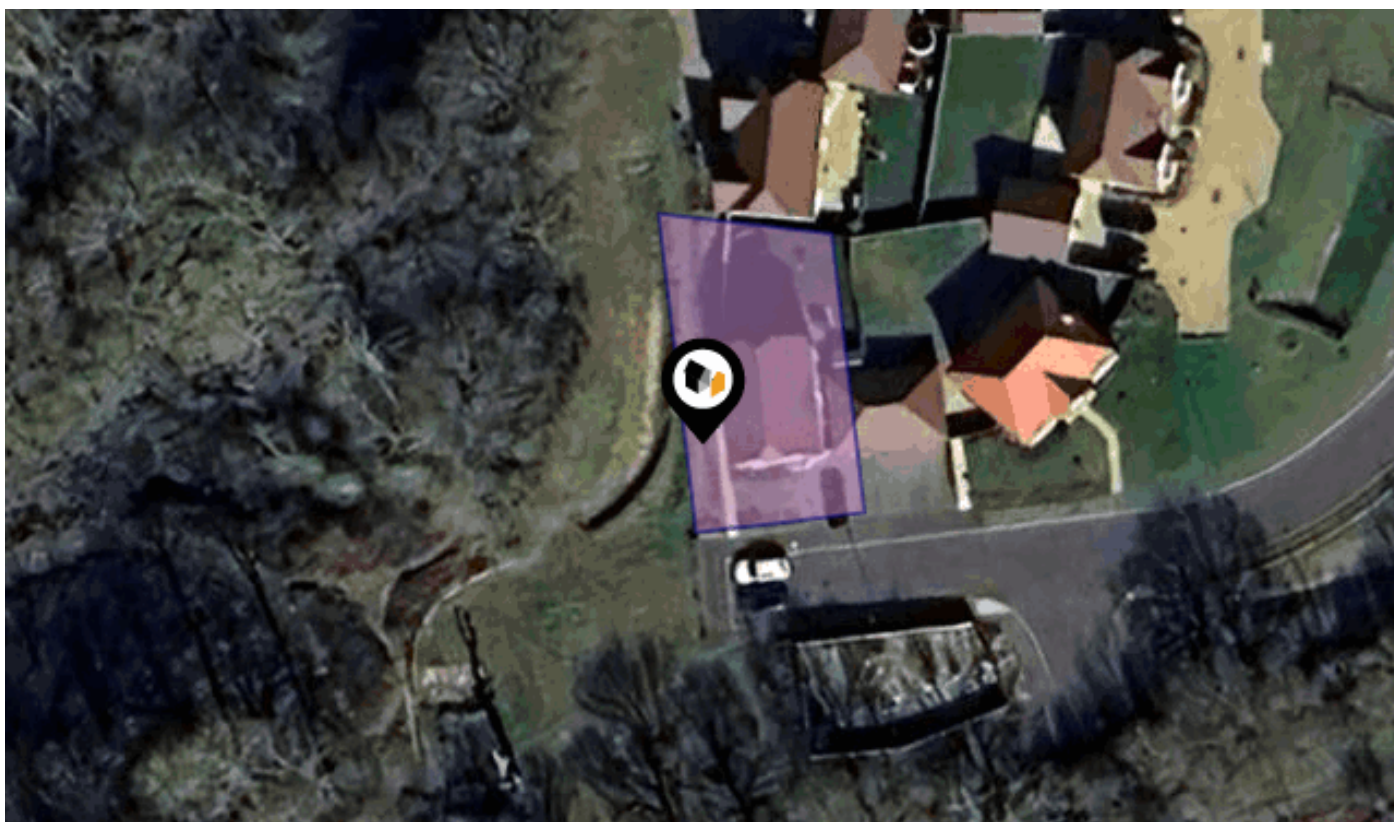


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 24<sup>th</sup> February 2025**



**54, CENTENARY ROAD, SOUTHWATER, HORSHAM, RH13 9FW**

## At Home Estate And Lettings Agency

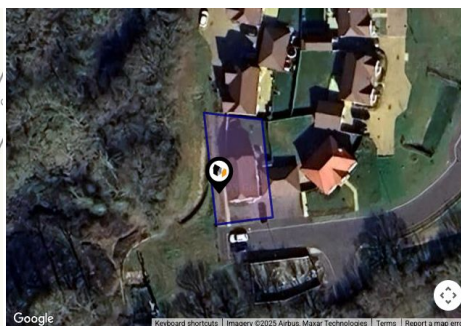
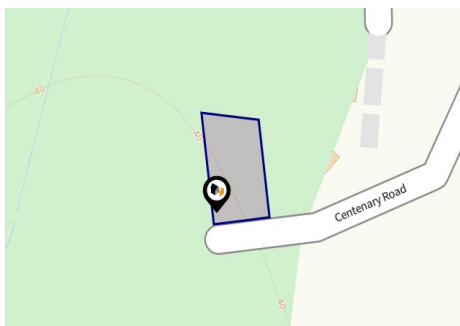
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





## Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,399 ft <sup>2</sup> / 130 m <sup>2</sup>
Plot Area:	0.09 acres
Council Tax :	Band F
Annual Estimate:	£3,196
Title Number:	WSX426078
UPRN:	10093101793

Last Sold Date:	25/05/2021
Last Sold Price:	£540,000
Last Sold £/ft <sup>2</sup> :	£385
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>70</b> mb/s	<b>940</b> mb/s

### Mobile Coverage:

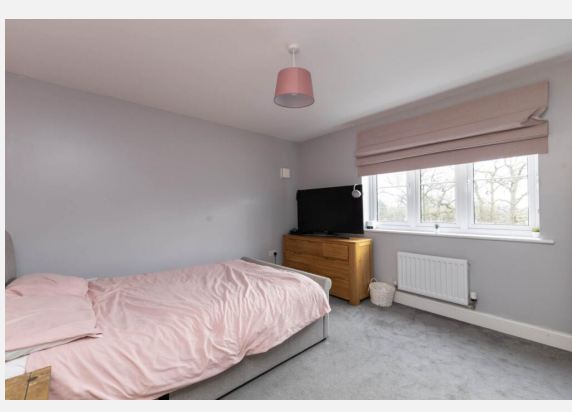
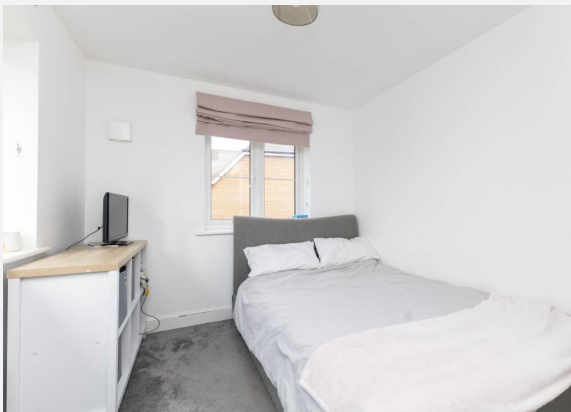
(based on calls indoors)

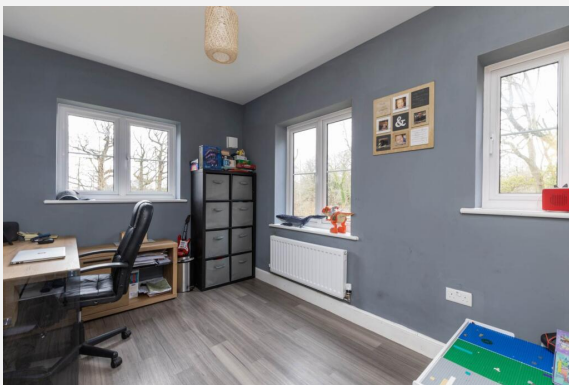
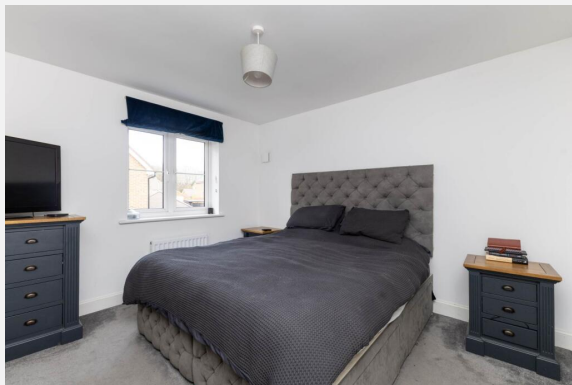
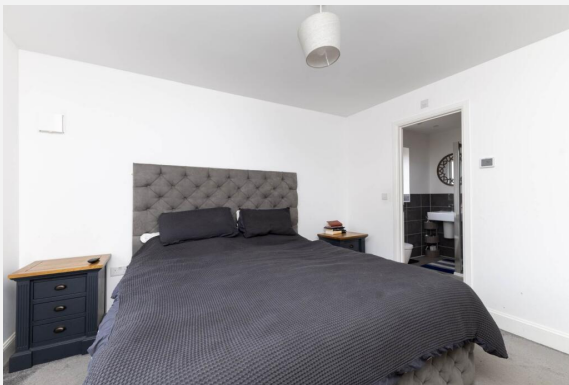
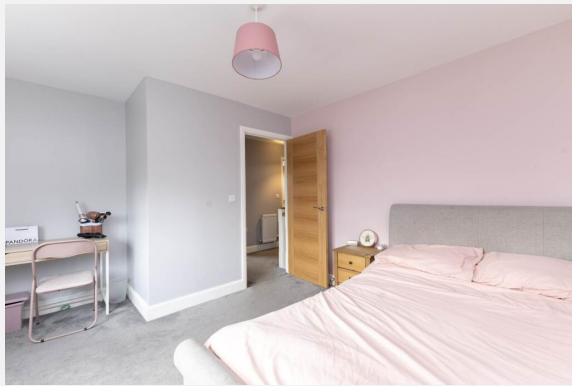


### Satellite/Fibre TV Availability:

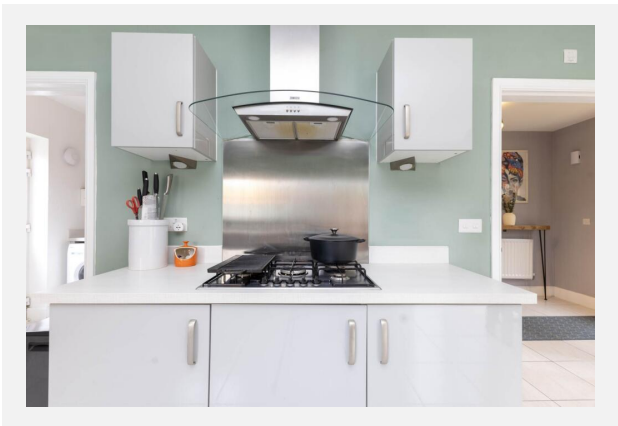
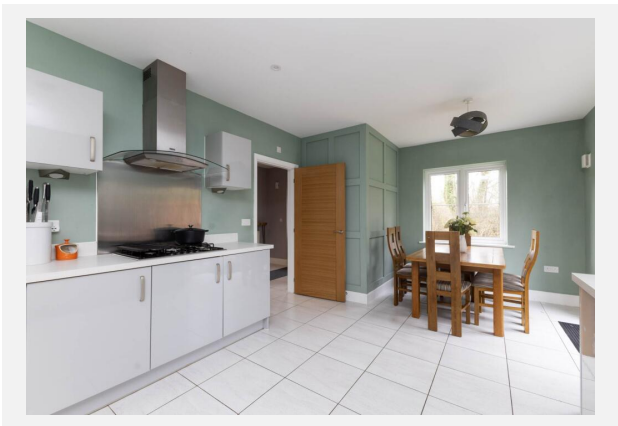
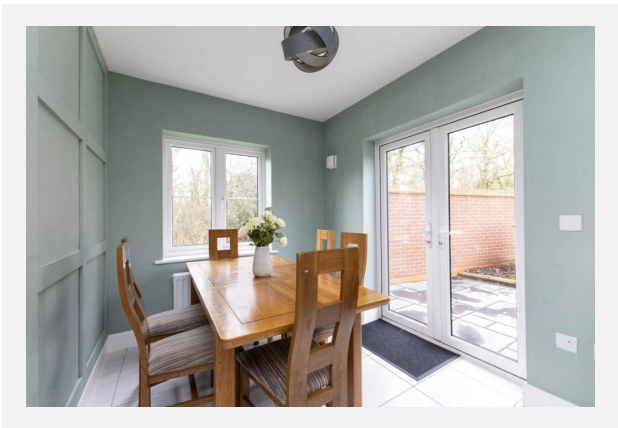


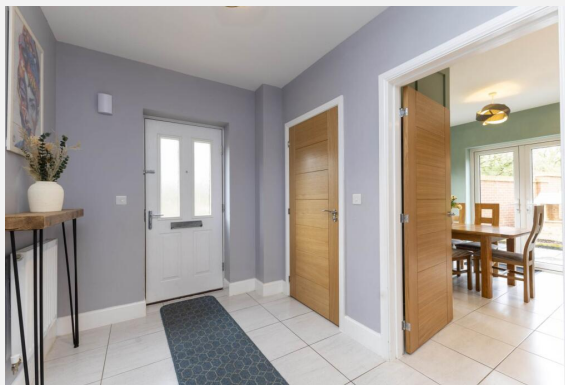












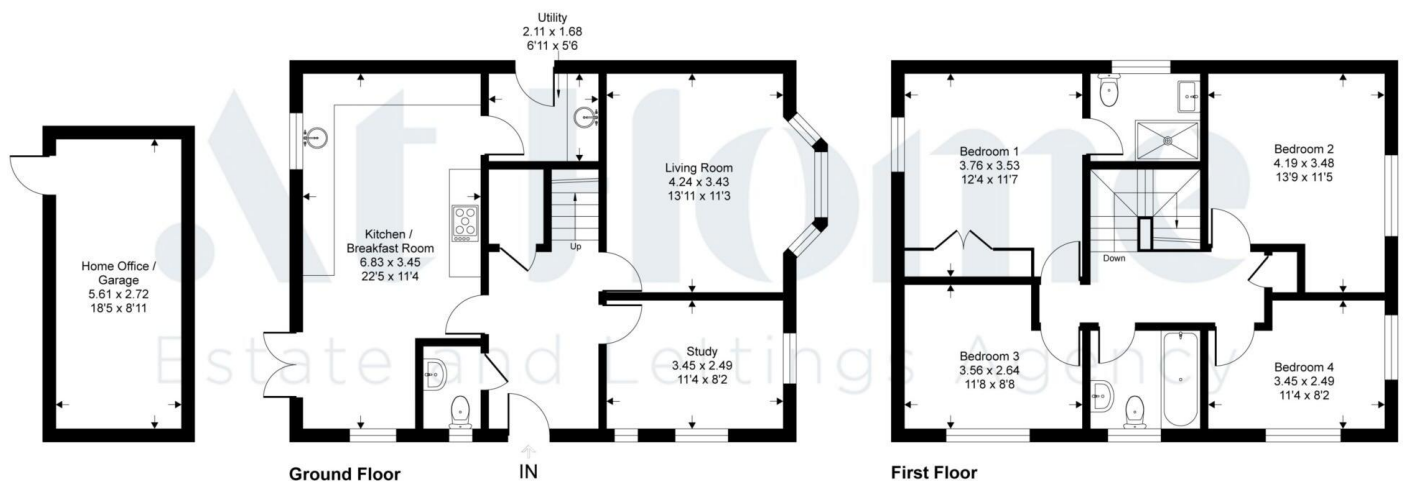
## 54, CENTENARY ROAD, SOUTHWATER, HORSHAM, RH13 9FW

### Centenary Way, RH13

Approximate Gross Internal Area = 129.5 sq m / 1395 sq ft

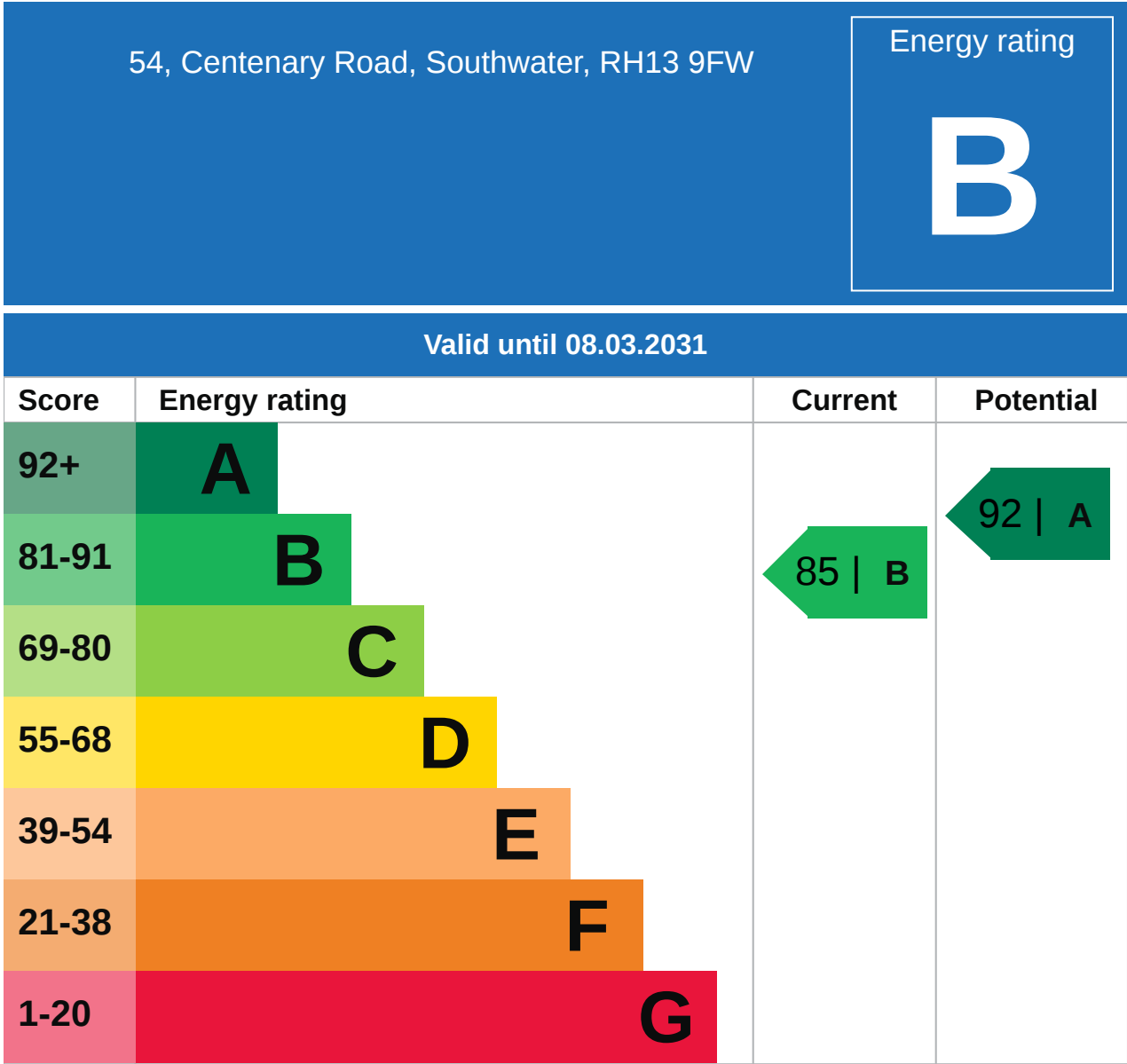
Approximate Garage Internal Area = 13.6 sq m / 147 sq ft

Approximate Total Internal Area = 143.1 sq m / 1542 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.

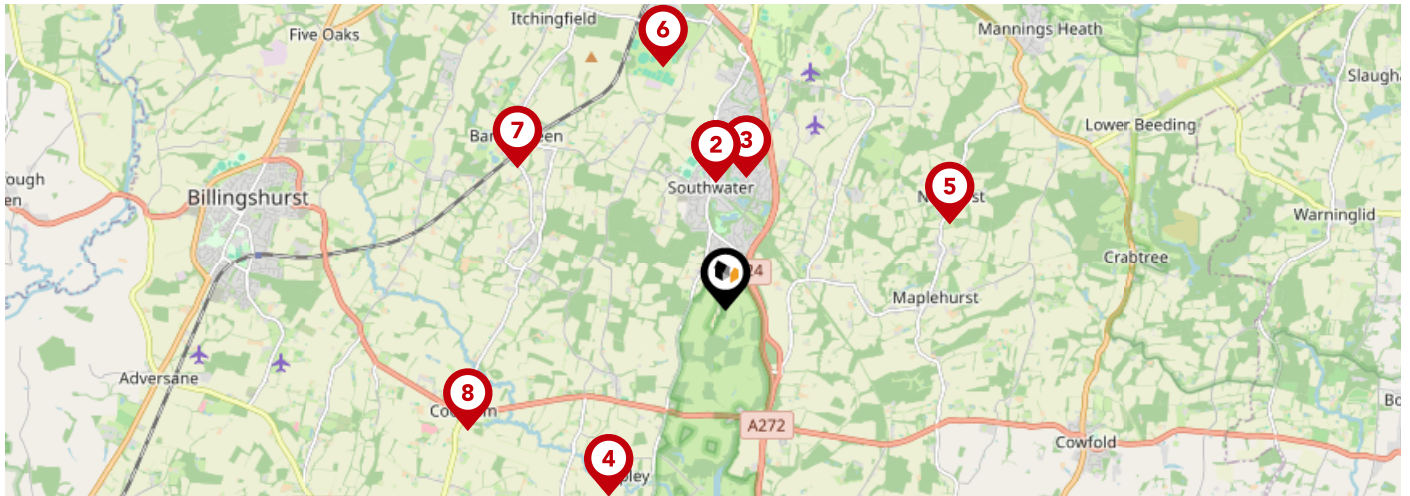
Copyright Within Walls. 2025 - Produced for At Home













## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.27 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.15 W/m-Â°K
<b>Total Floor Area:</b>	130 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Southwater Junior Academy</b> Ofsted Rating: Good   Pupils: 436   Distance: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Southwater Infant Academy</b> Ofsted Rating: Good   Pupils: 281   Distance: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Castlewood Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Shipleigh CofE Primary School</b> Ofsted Rating: Good   Pupils: 80   Distance: 2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 152   Distance: 2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 866   Distance: 2.33	<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: 2.35	<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: 2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

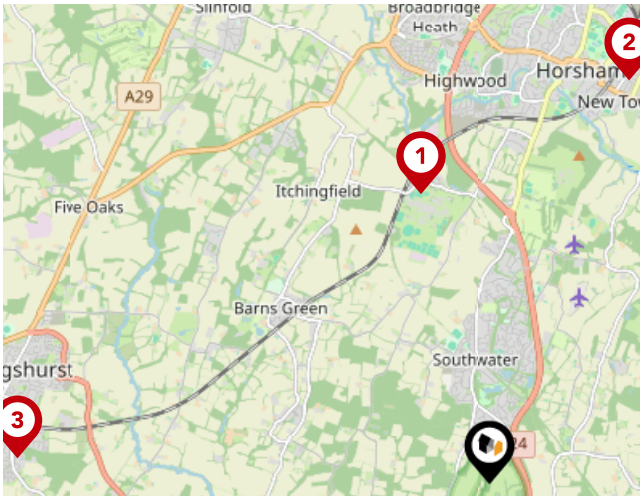


		Nursery	Primary	Secondary	College	Private
	<b>Muntham House School</b> Ofsted Rating: Good   Pupils: 114   Distance:2.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Littlehaven Educational Trust</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 419   Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tanbridge House School</b> Ofsted Rating: Outstanding   Pupils: 1508   Distance:3.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Forest School</b> Ofsted Rating: Good   Pupils: 1039   Distance:3.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



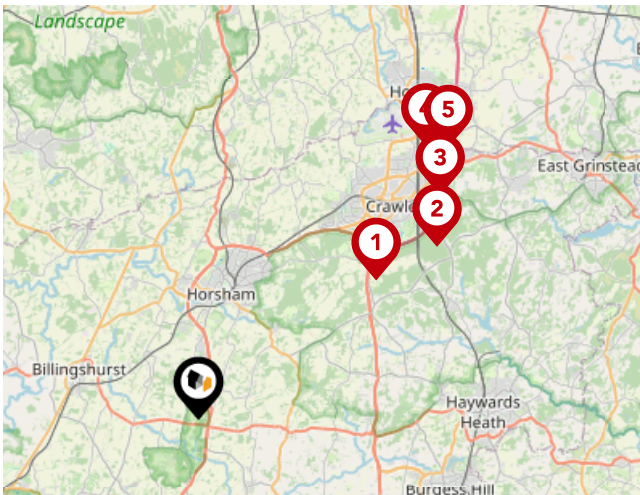
# Area

## Transport (National)



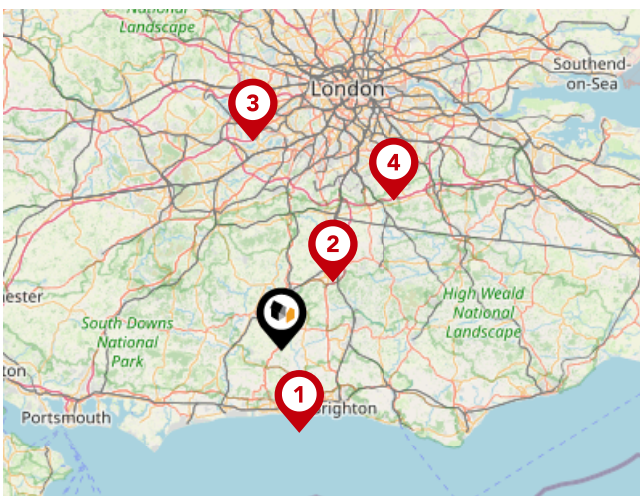
### National Rail Stations

Pin	Name	Distance
1	Christs Hospital Rail Station	2.78 miles
2	Horsham Rail Station	3.98 miles
3	Billingshurst Rail Station	4.41 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	8.44 miles
2	M23 J10A	11.01 miles
3	M23 J10	12.34 miles
4	M23 J9A	13.3 miles
5	M23 J9	13.79 miles

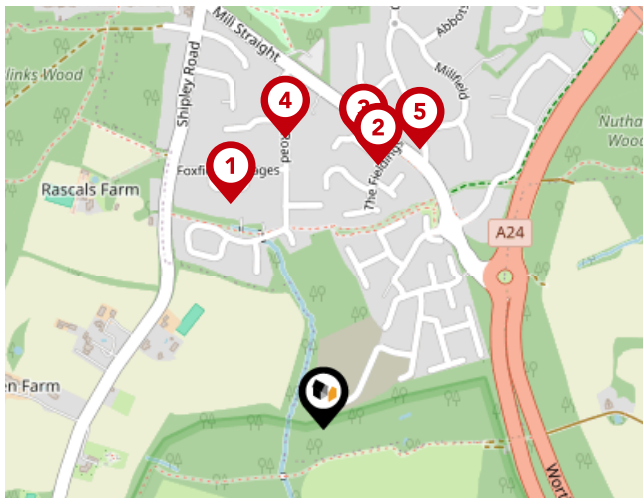


### Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	12.62 miles
2	Gatwick Airport	12.73 miles
3	Heathrow Airport Terminal 4	31.3 miles
4	Leaves Green	27.72 miles

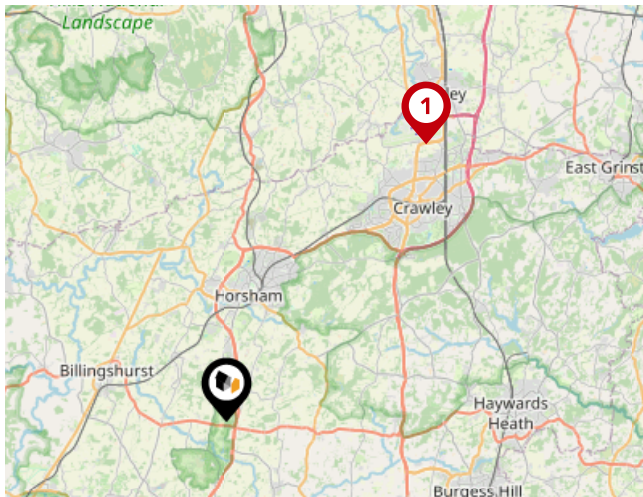
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Foxfield Cottages	0.28 miles
2	Cripplegate Corner	0.32 miles
3	Cripplegate Corner	0.33 miles
4	Treetops	0.34 miles
5	Millfield South	0.35 miles



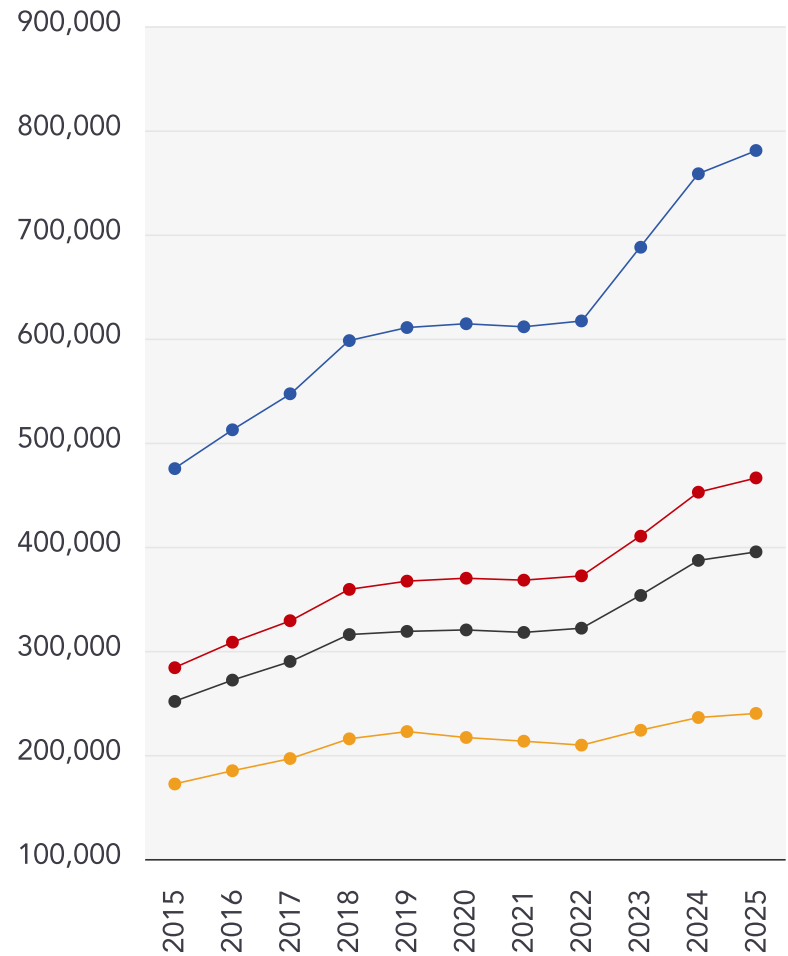
### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	12.75 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.

35 Carfax, Horsham, RH12 1EE

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

---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of At Home Estate And Lettings Agency or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by At Home Estate And Lettings Agency and therefore no warranties can be given as to their good working order.



# 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.

Powered by



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



## At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12

1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk



