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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th April 2025



**40 THE PAPERYARD EAST, WORTHING ROAD, HORSHAM,
RH12 1HP**

At Home Estate And Lettings Agency

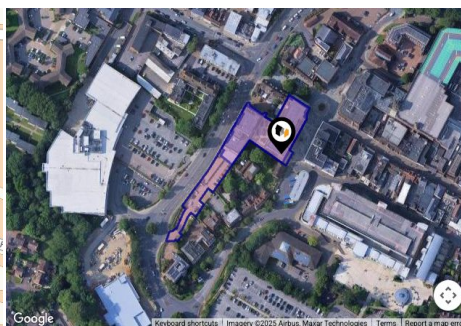
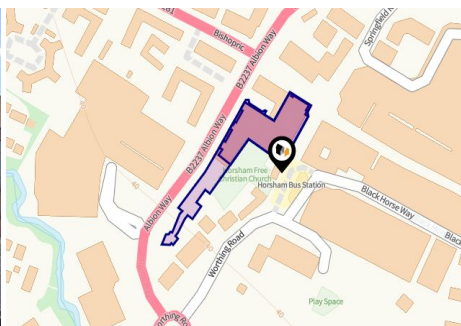
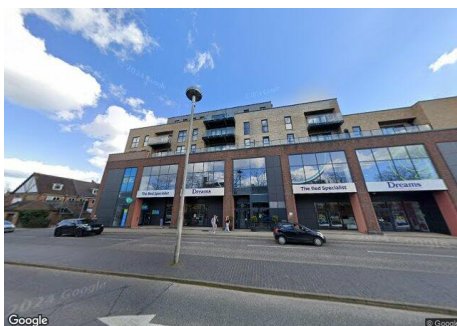
35 Carfax, Horsham, West Sussex, RH12 1EE

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Property

Type:	Flat / Maisonette	Last Sold Date:	17/12/2021
Bedrooms:	0	Last Sold Price:	£199,950
Floor Area:	344 ft ² / 32 m ²	Last Sold £/ft²:	£581
Plot Area:	1.84 acres	Tenure:	Leasehold
Year Built :	2021	Start Date:	16/12/2021
Council Tax :	Band A	End Date:	01/01/2265
Annual Estimate:	£1,548	Lease Term:	245 years from 1 January 2020
Title Number:	WSX430343	Term Remaining:	239 years
UPRN:	10094147152		

Local Area

Local Authority:	West sussex
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



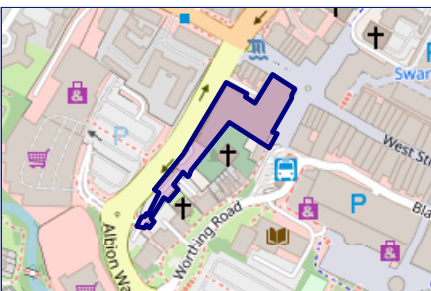
WSX241185

Leasehold Title Plans



WSX430343

Start Date:	27/09/2018
End Date:	28/09/2268
Lease Term:	250 years from and including 28 September 2018
Term Remaining:	243 years



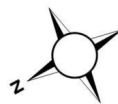
WSX408932

Start Date:	16/12/2021
End Date:	01/01/2265
Lease Term:	245 years from 1 January 2020
Term Remaining:	239 years



40 THE PAPERYARD EAST, WORTHING ROAD, HORSHAM, RH12 1HP

Second Floor
Approx. 33.0 sq. metres (354.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee of their operability or efficiency can be given.
Plan produced using PlanUp.

40, THE PAPERYARD EAST, WORTHING ROAD, RH12
1HP

Energy rating

B

Valid until 05.04.2031

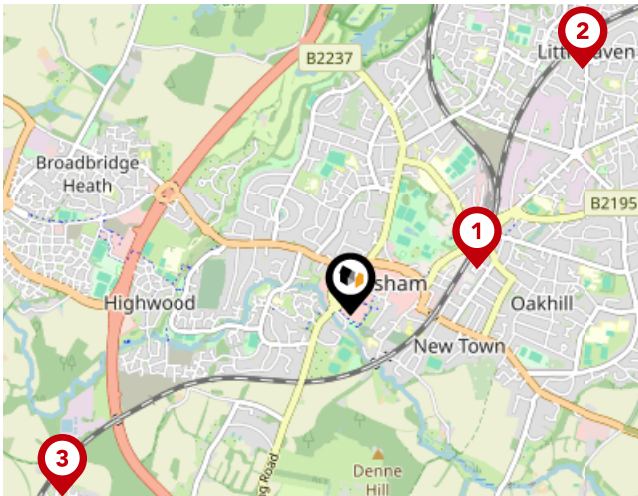
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.17 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	32 m ²

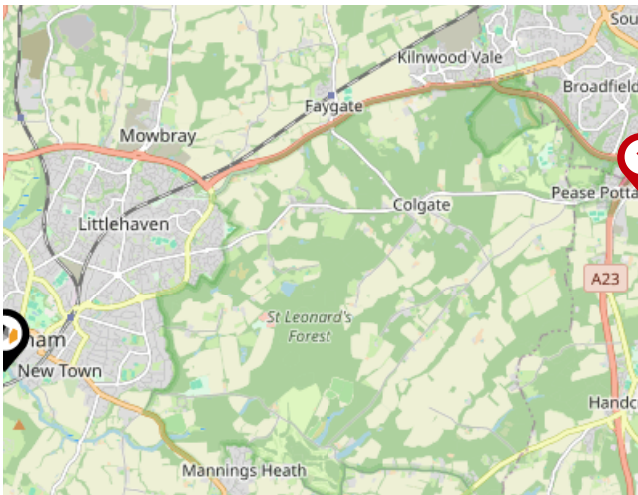
Area

Transport (National)



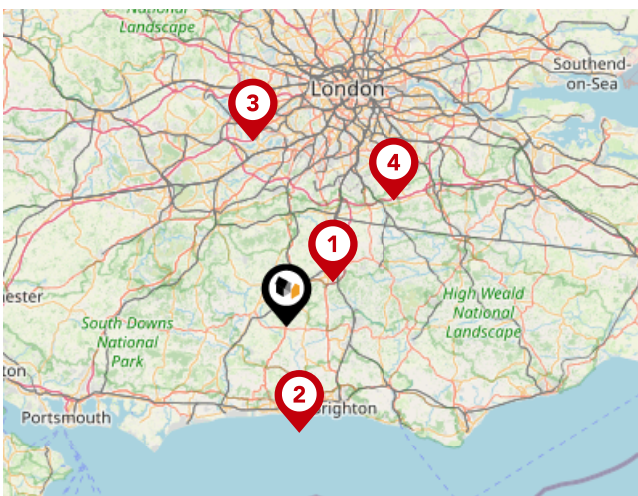
National Rail Stations

Pin	Name	Distance
	Horsham Rail Station	0.63 miles
	Littlehaven Rail Station	1.58 miles
	Christs Hospital Rail Station	1.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M23 J11	6.16 miles
	M23 J10A	8.71 miles
	M23 J9A	10.25 miles
	M23 J10	9.63 miles
	M23 J9	10.86 miles

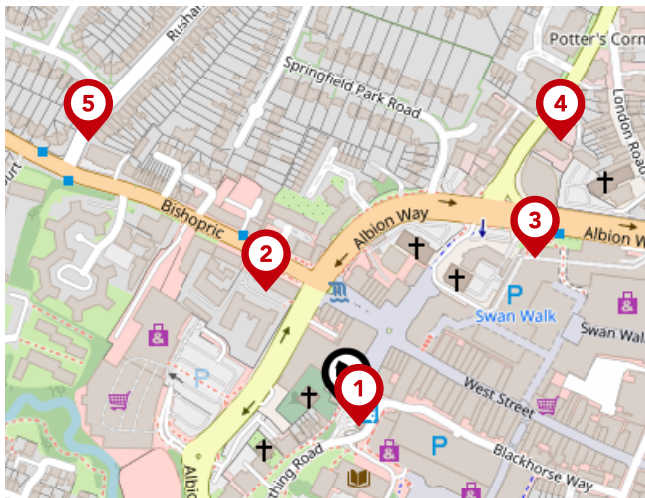


Airports/Helipads

Pin	Name	Distance
	Gatwick Airport	9.56 miles
	Shoreham-by-Sea	16.02 miles
	Heathrow Airport Terminal 4	27.9 miles
	Leaves Green	24.49 miles

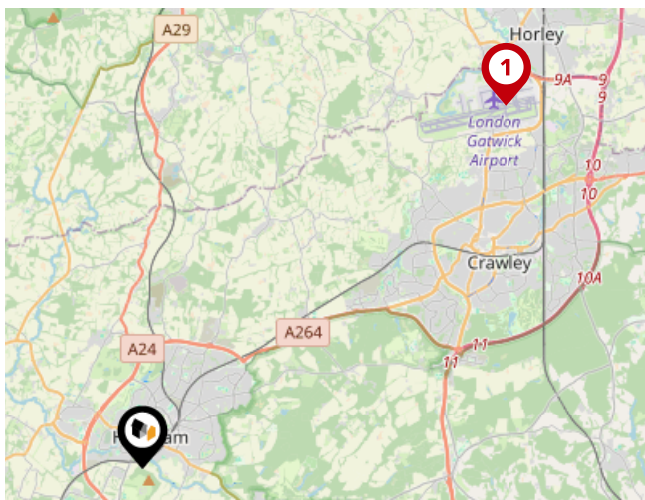
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bus Station	0.01 miles
2	Bishopric	0.08 miles
3	Albion Way	0.14 miles
4	Springfield Road	0.2 miles
5	Curzon Avenue	0.22 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	9.58 miles



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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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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