

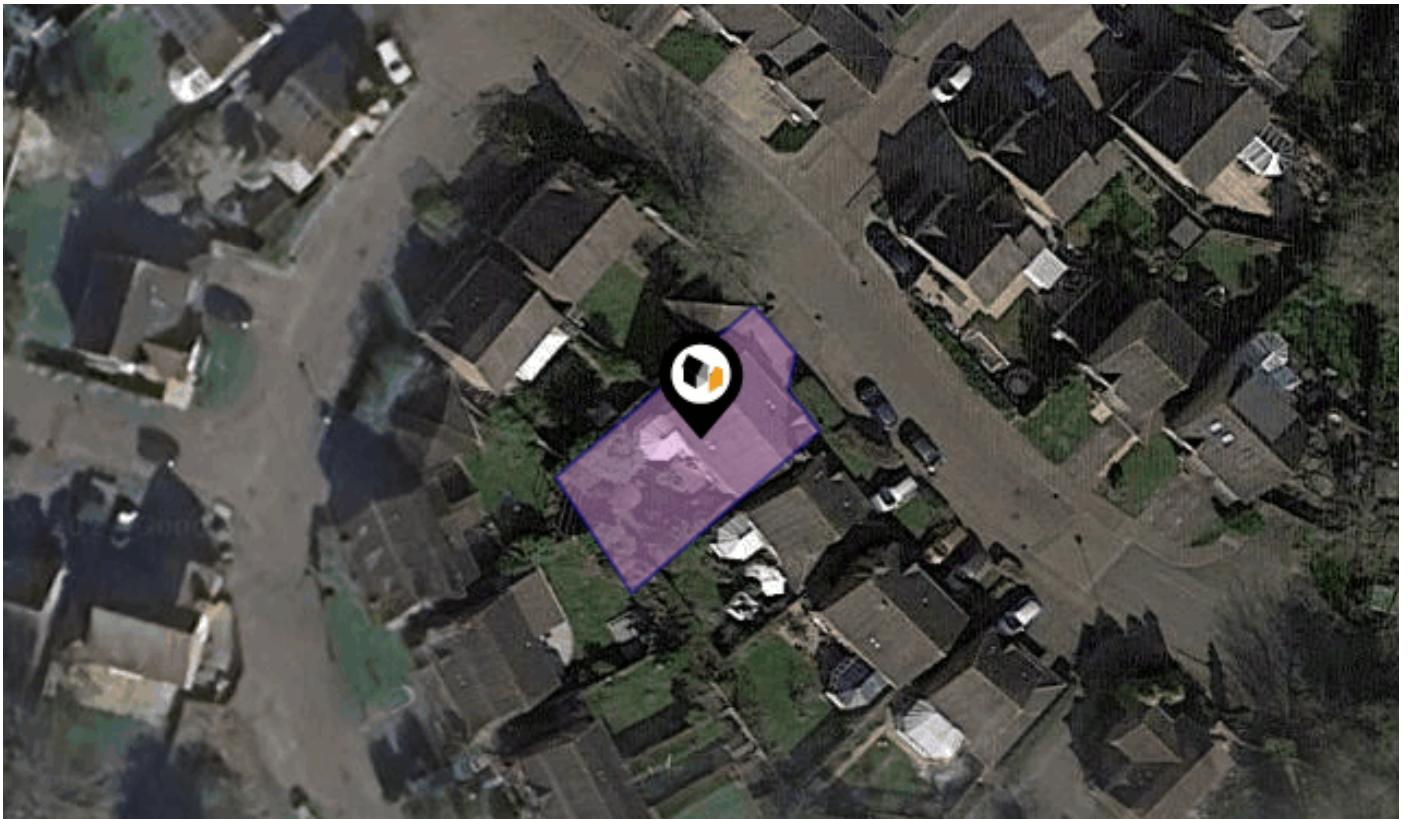


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13<sup>th</sup> June 2024



**16, BLAKES FARM ROAD, SOUTHWATER, HORSHAM, RH13 9GJ**

## At Home Estate And Lettings Agency

12 Church Street, Storrington, RH20 4LA

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www.athomeestates.co.uk





## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	19/07/1996
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£124,000
<b>Floor Area:</b>	1,313 ft <sup>2</sup> / 122 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£94
<b>Plot Area:</b>	0.06 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1996		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,196		
<b>Title Number:</b>	WSX205950		
<b>UPRN:</b>	200004791549		

## Local Area

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

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

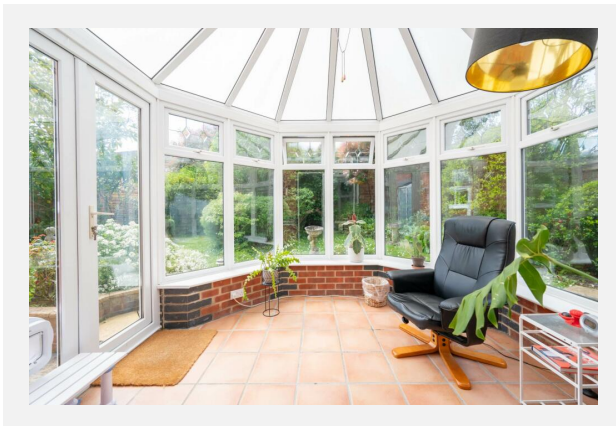
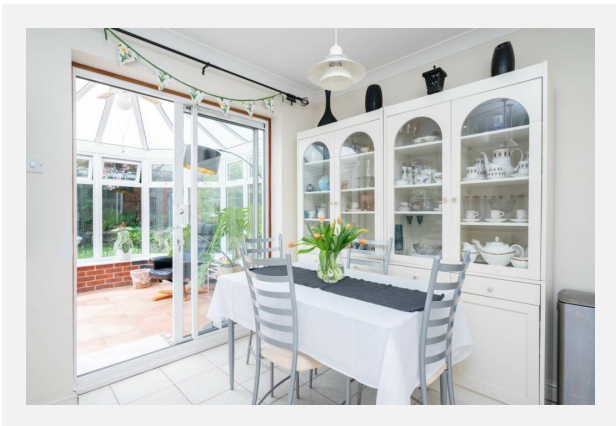
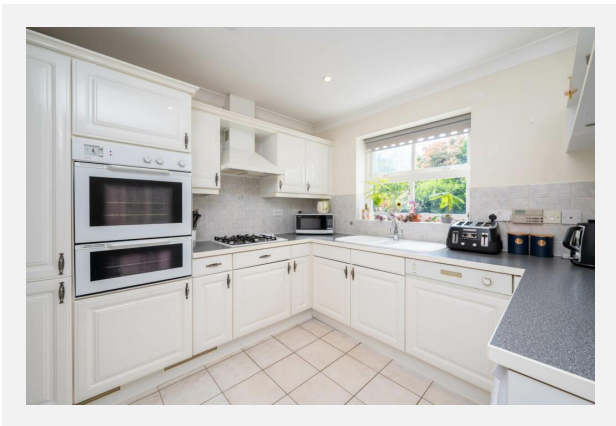
<b>15</b> mb/s	<b>150</b> mb/s	<b>1000</b> mb/s

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

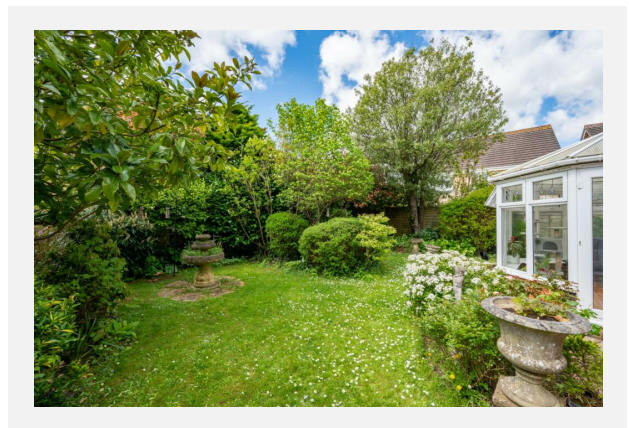
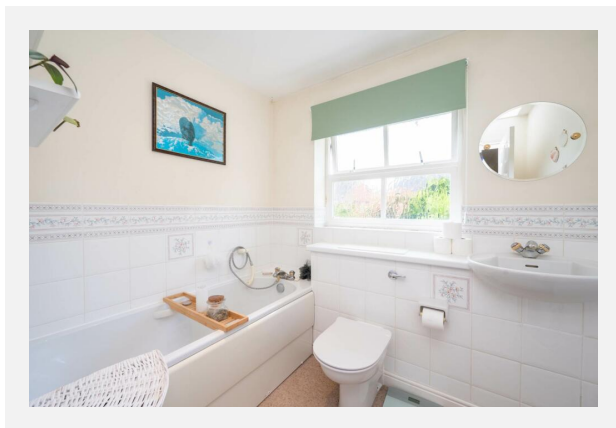
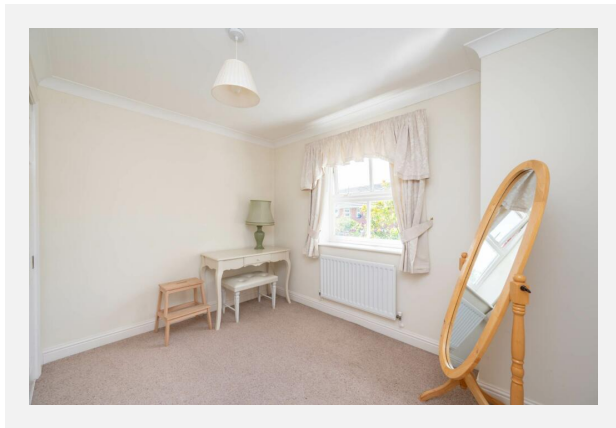


### Satellite/Fibre TV Availability:





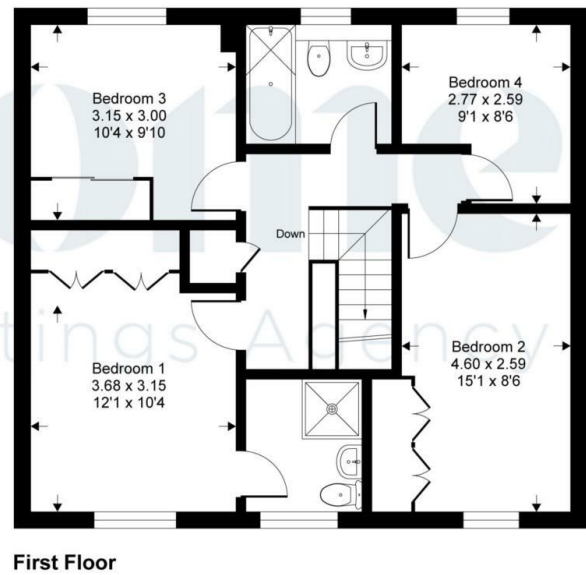
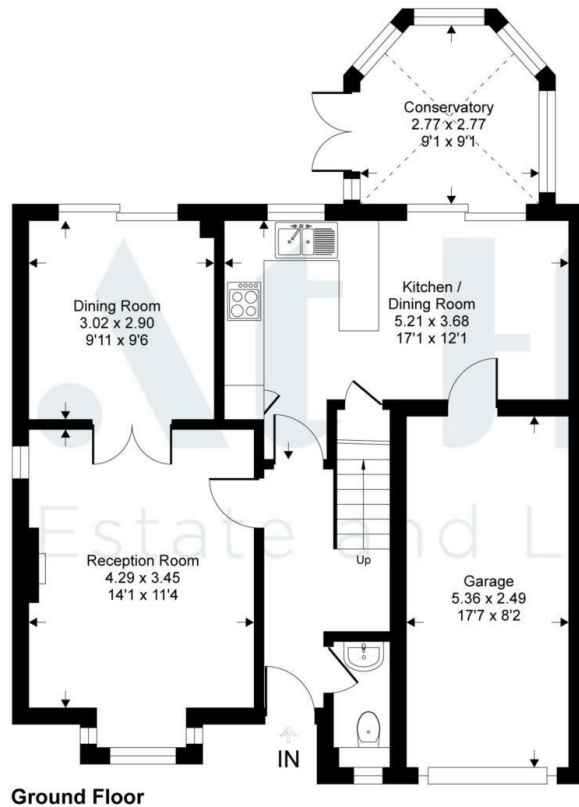
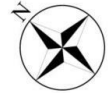




**16, BLAKES FARM ROAD, SOUTHWATER, HORSHAM,  
RH13 9GJ**

**Blake's Farm Road, RH13**

Approximate Gross Internal Area = 120 sq m / 1291 sq ft  
 Approximate Garage Internal Area = 13 sq m / 144 sq ft  
 Approximate Total Internal Area = 133 sq m / 1435 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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# Property EPC - Certificate

16 Blakes Farm Road, Southwater, HORSHAM, RH13 9GJ

Energy rating

**D**

Valid until 17.04.2034

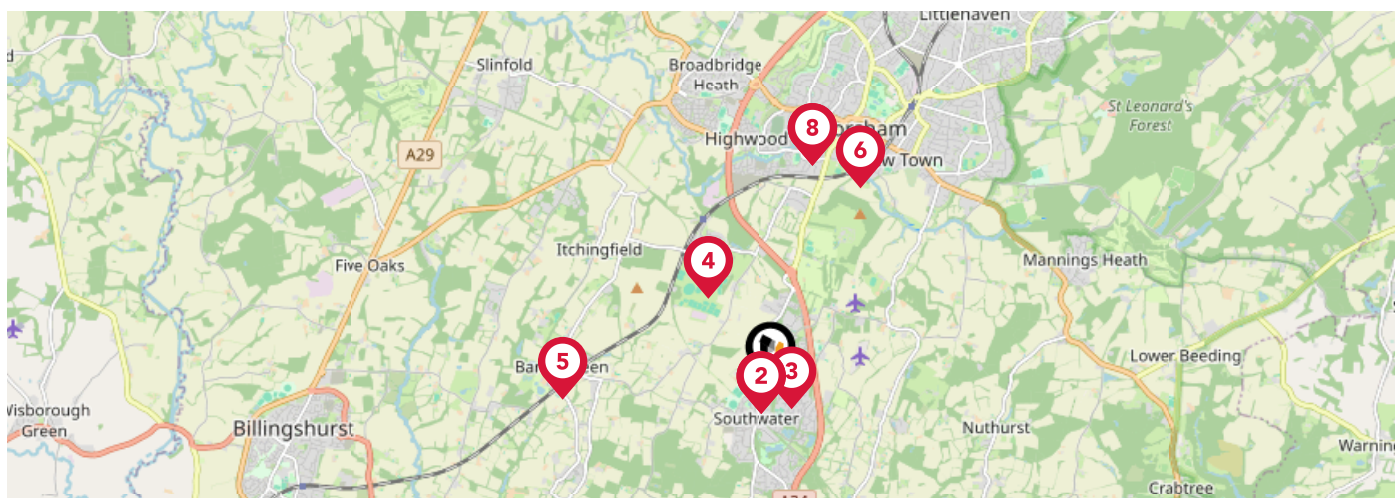
Certificate number  
9434-6124-5300-0148-7292

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   C
55-68	<b>D</b>	66   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

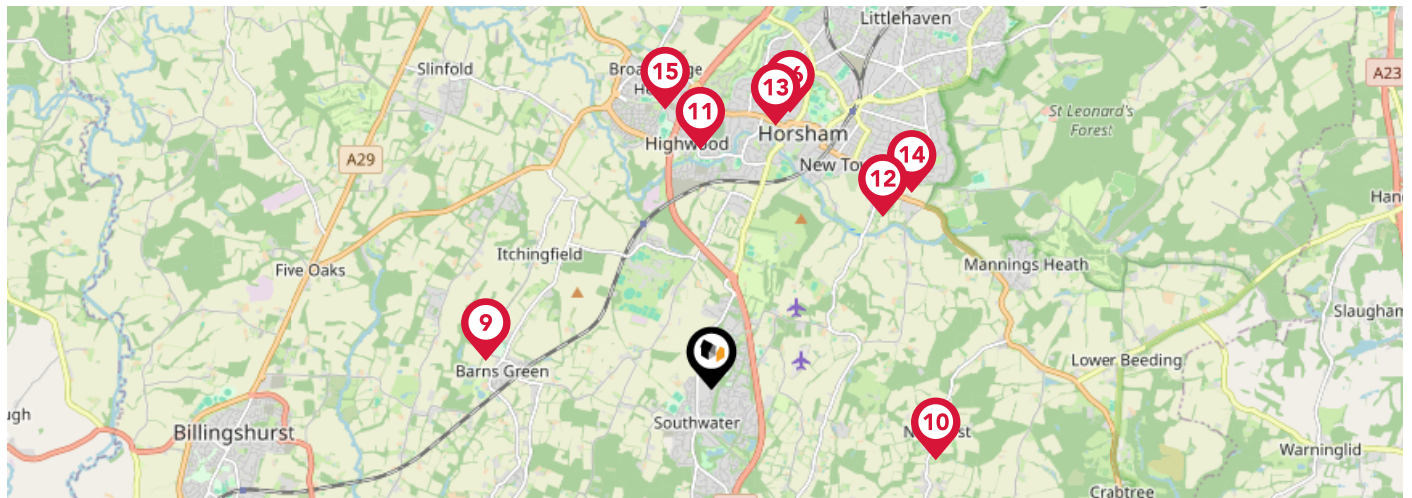
### Additional EPC Data









<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 93% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	122 m <sup>2</sup>





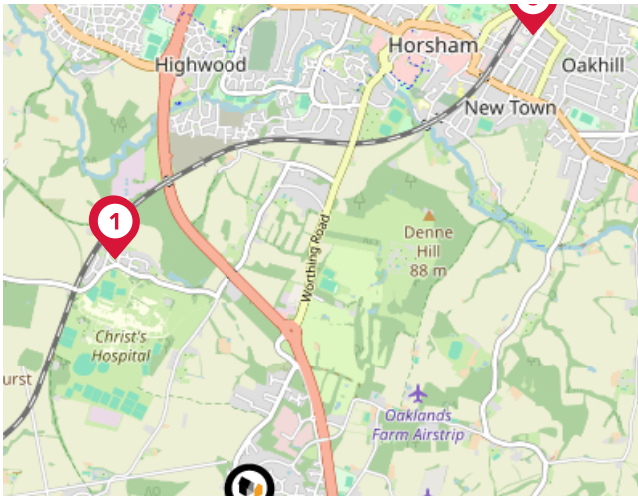
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Southwater Infant Academy</b> Ofsted Rating: Outstanding   Pupils: 290   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Southwater Junior Academy</b> Ofsted Rating: Good   Pupils: 455   Distance:0.28	<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: 193   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 874   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Barns Green Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 125   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 360   Distance:2.1	<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: 77   Distance:2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 129   Distance:2.19	<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: 1544   Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Littlehaven Educational Trust</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Greenway Academy</b> Ofsted Rating: Good   Pupils: 385   Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Forest School</b> Ofsted Rating: Good   Pupils: 1072   Distance:2.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Shelley Primary School</b> Ofsted Rating: Good   Pupils: 366   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 239   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

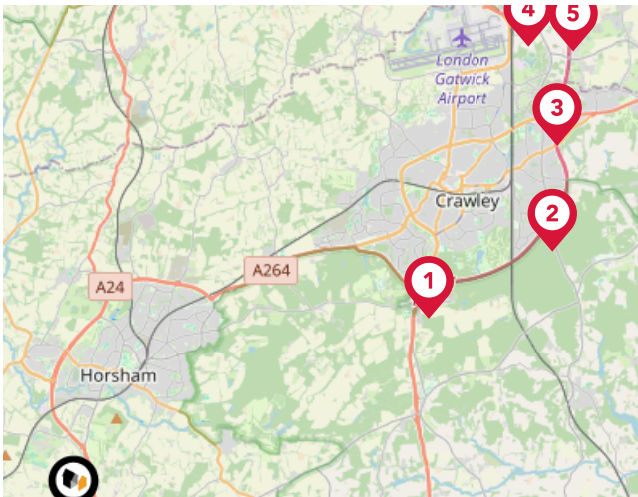
# Area

## Transport (National)



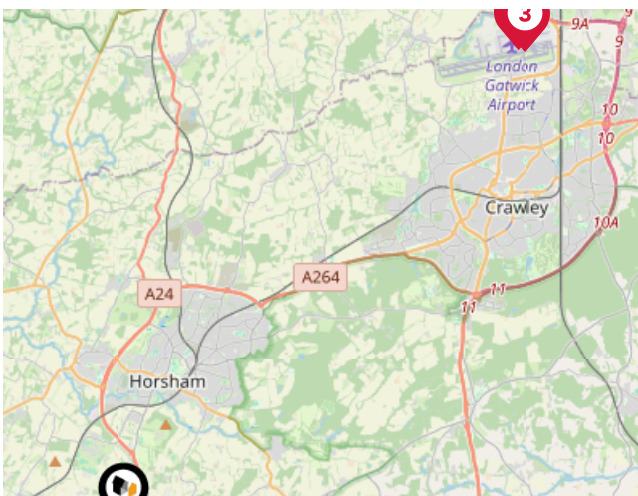
### National Rail Stations

Pin	Name	Distance
1	Christ's Hospital Rail Station	1.39 miles
2	Christ's Hospital Rail Station	1.4 miles
3	Horsham Rail Station	2.64 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.63 miles
2	M23 J10A	10.23 miles
3	M23 J10	11.4 miles
4	M23 J9A	12.21 miles
5	M23 J9	12.76 miles

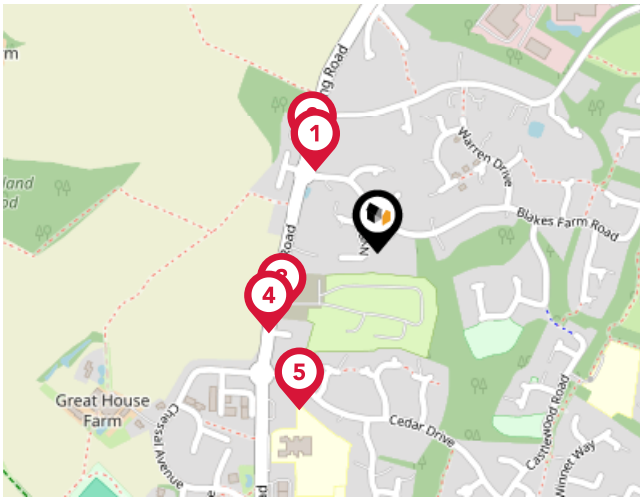


### Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport North Terminal	11.52 miles
2	London Gatwick Airport North Terminal	11.59 miles
3	London Gatwick Airport North Terminal	11.59 miles
4	London Gatwick Airport North Terminal	11.64 miles

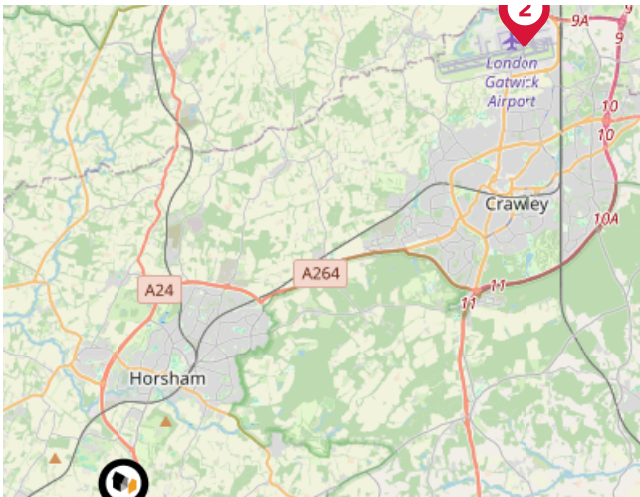
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Southwater Street	0.12 miles
2	Southwater Street	0.14 miles
3	Roundstone Caravan Park	0.13 miles
4	Roundstone Caravan Park	0.16 miles
5	The Copse	0.2 miles



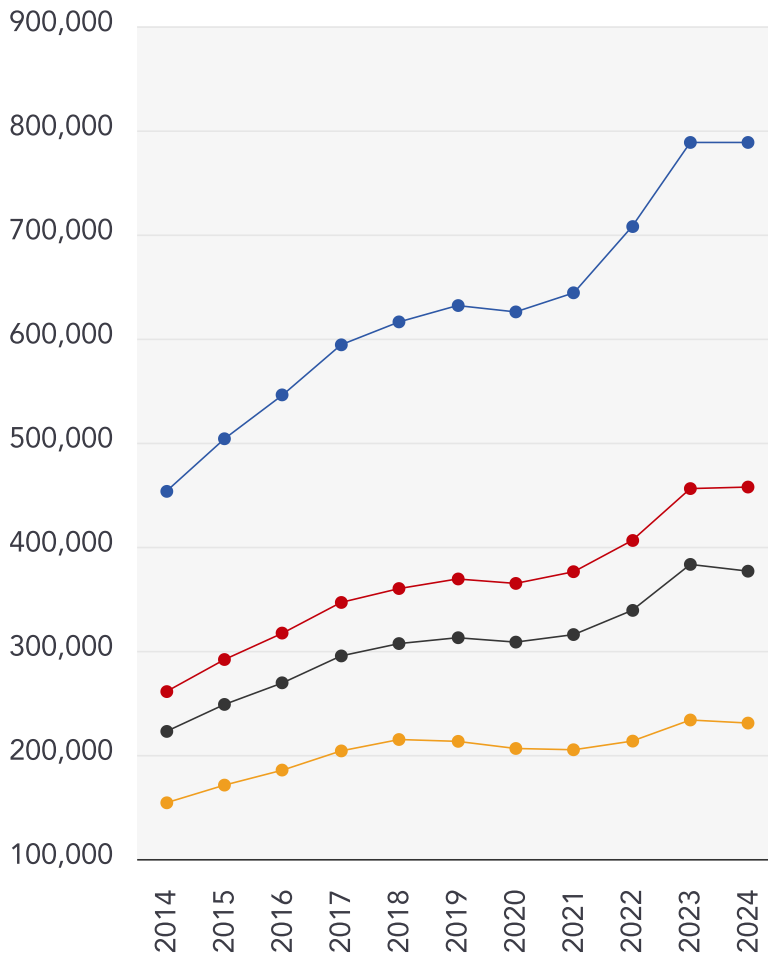
### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	11.61 miles
2	Gatwick North Terminal Shuttle Station	11.62 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in RH13



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

**+49.74%**



### **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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