

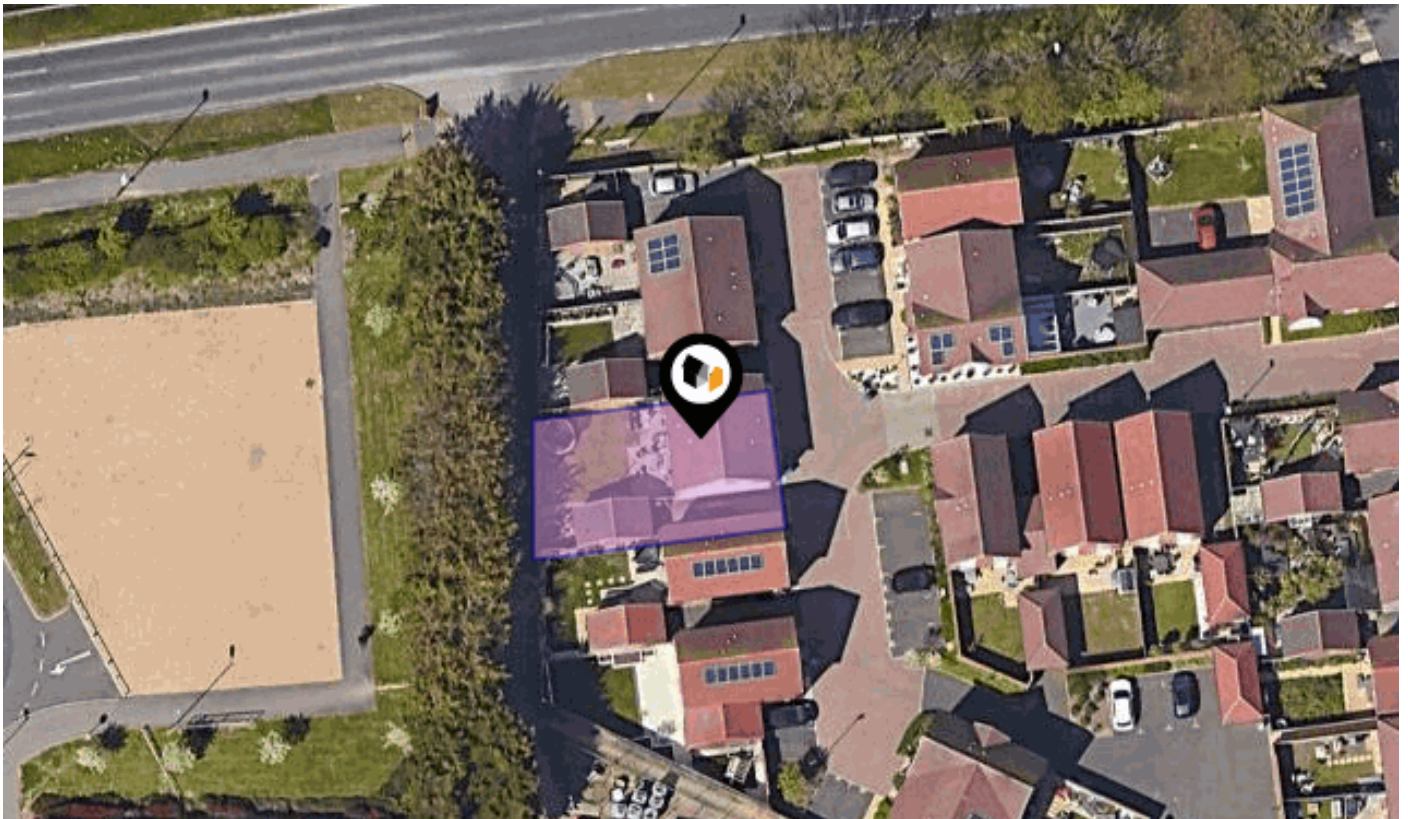


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th June 2024



12, BENNETT GARDENS, FERRING, WORTHING, BN12 6FL

At Home Estate And Lettings Agency

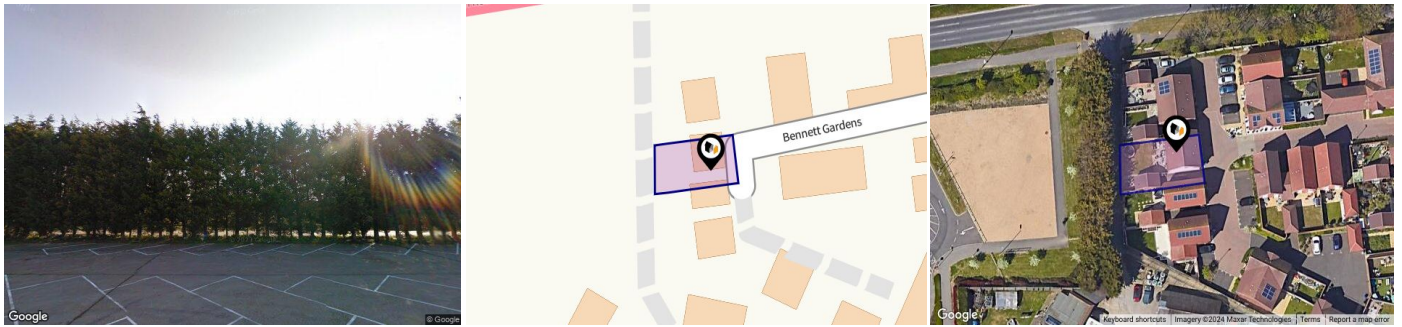
12 Church Street, Storrington, RH20 4LA

01903741212

james@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Detached	Last Sold Date:	16/02/2018
Bedrooms:	3	Last Sold Price:	£430,000
Floor Area:	1,345 ft ² / 125 m ²	Last Sold £/ft²:	£319
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	2018		
Council Tax :	Band E		
Annual Estimate:	£2,765		
Title Number:	WSX398307		
UPRN:	10091567054		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	31 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

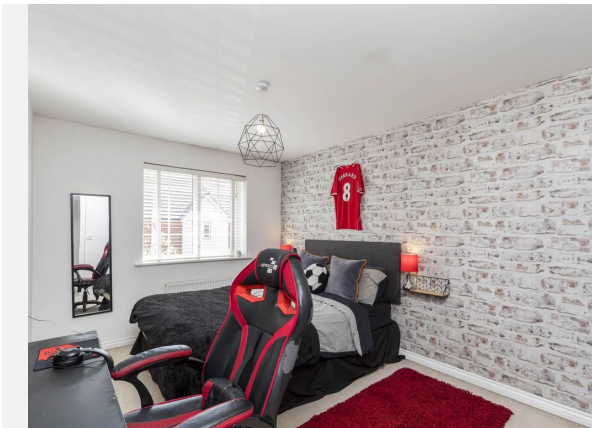


Satellite/Fibre TV Availability:

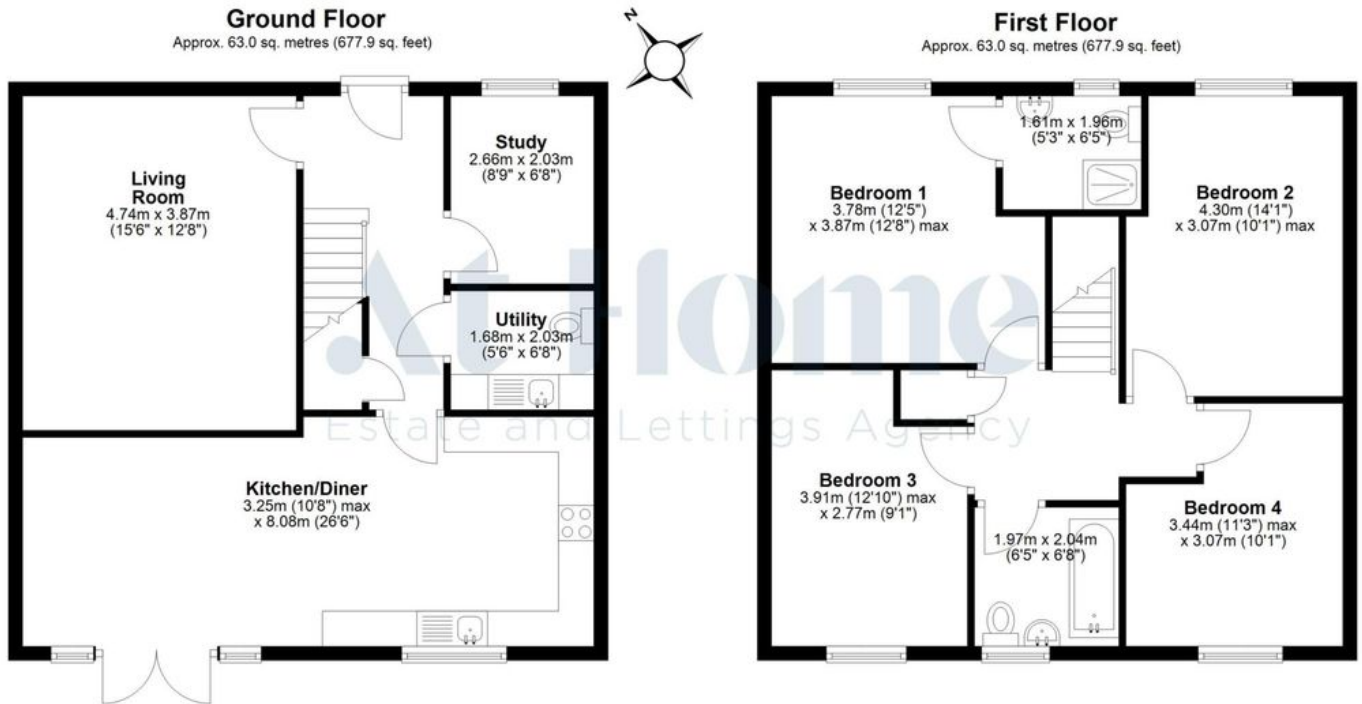








12, BENNETT GARDENS, FERRING, WORTHING, BN12 6FL



12, Bennett Gardens, Ferring, BN12 6FL

Energy rating

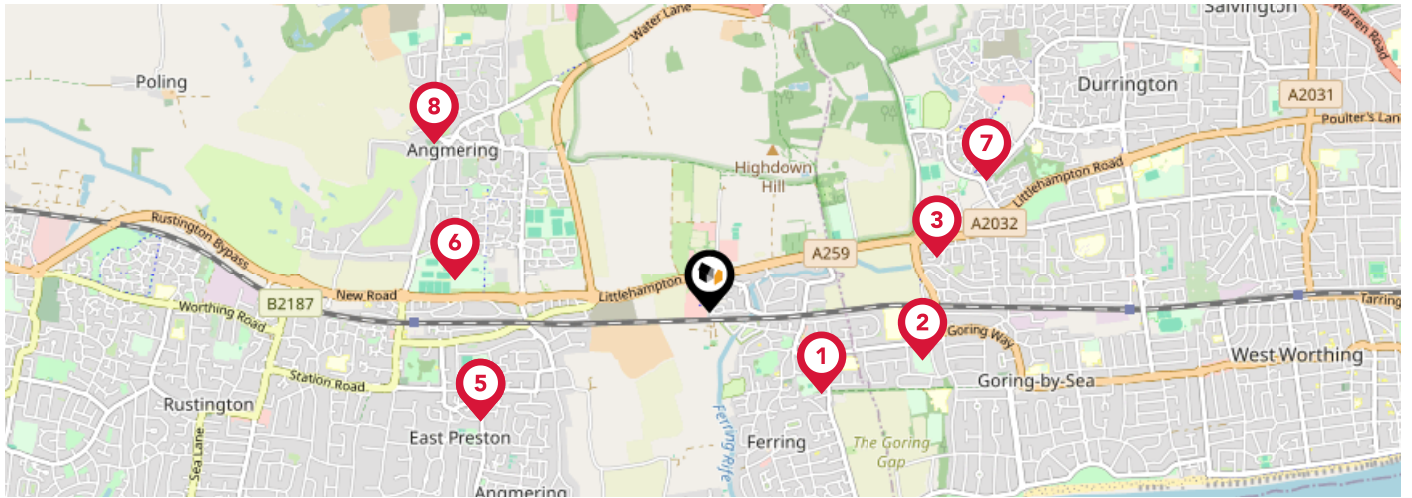
B

Valid until 10.10.2027

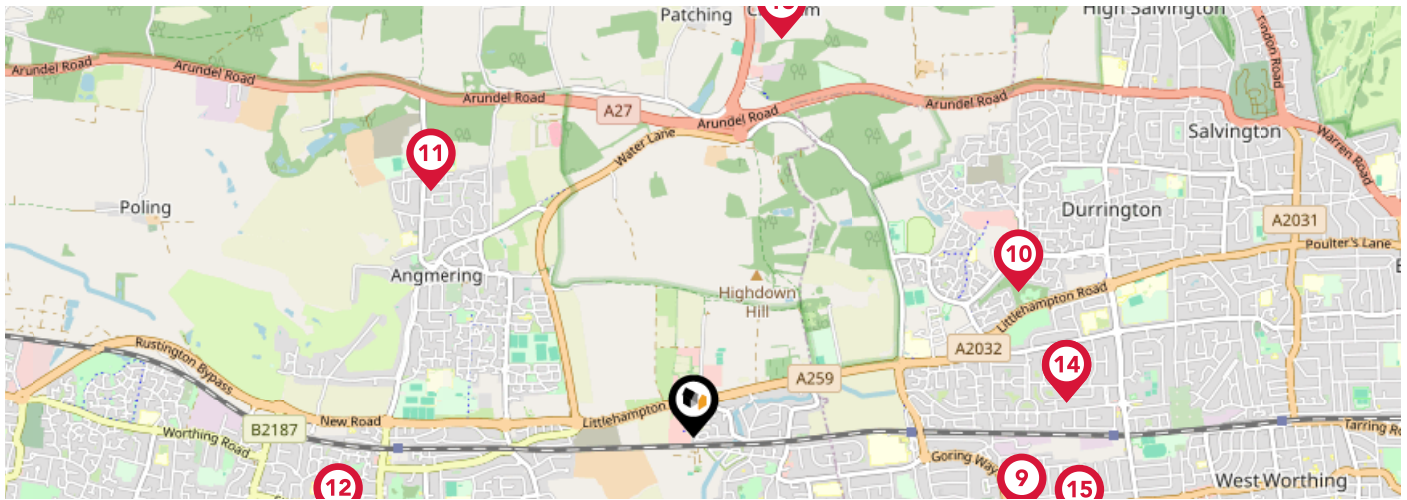
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m ² ·K
Total Floor Area:	125 m ²



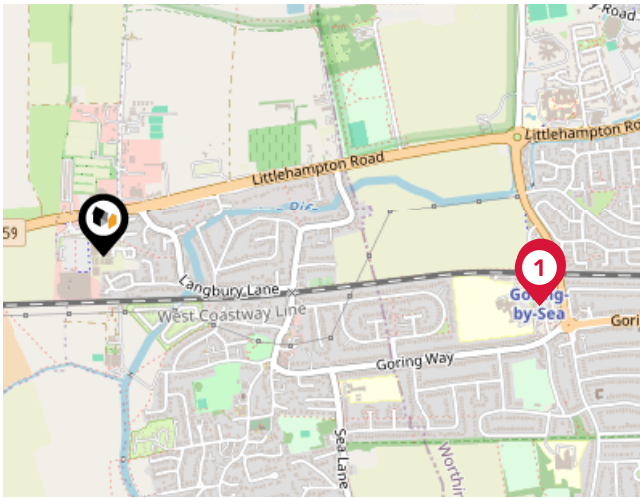
		Nursery	Primary	Secondary	College	Private
1	Ferring C of E Primary School Ofsted Rating: Requires Improvement Pupils: 204 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Oscar Romero Catholic School Ofsted Rating: Good Pupils: 739 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Greater Brighton Metropolitan College Ofsted Rating: Requires improvement Pupils:0 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	East Preston Infant School Ofsted Rating: Good Pupils: 245 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	East Preston Junior School Ofsted Rating: Good Pupils: 284 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Angmering School Ofsted Rating: Requires Improvement Pupils: 1292 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Laurels Primary School, Worthing Ofsted Rating: Requires Improvement Pupils: 175 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Wilfrids Catholic Primary School Ofsted Rating: Good Pupils: 193 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Goring-By-Sea CofE (Aided) Primary School Ofsted Rating: Good Pupils: 427 Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hawthorns Primary School, Durrington Ofsted Rating: Requires Improvement Pupils: 136 Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Margaret's CofE Primary School Ofsted Rating: Good Pupils: 423 Distance: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Georgian Gardens Community Primary School Ofsted Rating: Good Pupils: 405 Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Field Place Infant School Ofsted Rating: Requires Improvement Pupils: 304 Distance: 1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Orchards Junior School Ofsted Rating: Good Pupils: 564 Distance: 1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 West Park CofE Primary (Controlled) School Ofsted Rating: Good Pupils: 760 Distance: 1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Clapham and Patching CofE Primary School Ofsted Rating: Good Pupils: 0 Distance: 1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

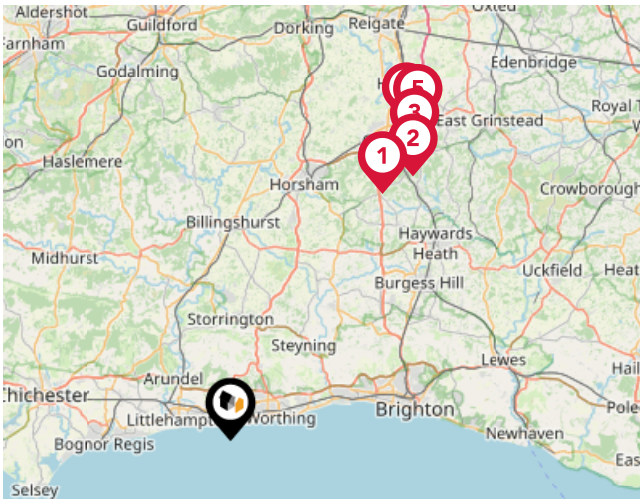
Area

Transport (National)



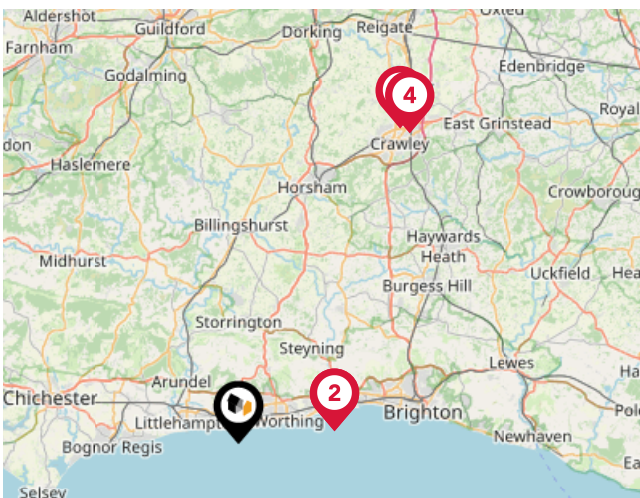
National Rail Stations

Pin	Name	Distance
1	Goring-by-Sea Rail Station	1.02 miles
2	Goring-by-Sea Rail Station	1.03 miles
3	Goring-by-Sea Rail Station	1.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	21.7 miles
2	M23 J10A	23.99 miles
3	M23 J10	25.68 miles
4	M23 J9A	26.98 miles
5	M23 J9	27.33 miles

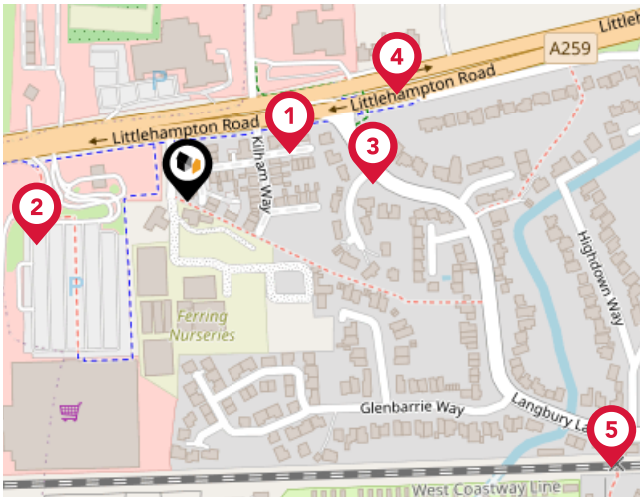


Airports/Helipads

Pin	Name	Distance
1	Shoreham Brighton City Airport	7.31 miles
2	Shoreham Brighton City Airport	7.31 miles
3	London Gatwick Airport North Terminal	26.52 miles
4	London Gatwick Airport South Terminal	26.54 miles

Area

Transport (Local)



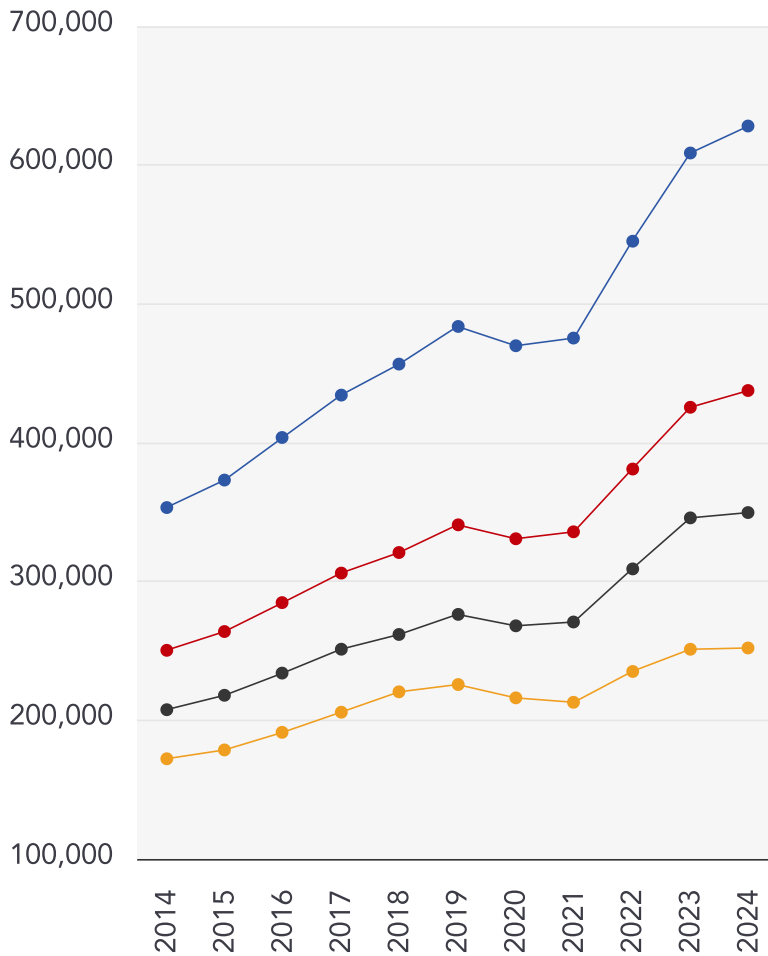
Bus Stops/Stations

Pin	Name	Distance
1	Langbury Lane	0.07 miles
2	Asda	0.09 miles
3	Langbury Close	0.11 miles
4	Langbury Lane	0.14 miles
5	Highdown Way	0.29 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BN12



Detached

+77.83%

Semi-Detached

+74.77%

Terraced

+68.44%

Flat

+46.36%



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.

6 The Parade, Caterways, Horsham, RH12 2AL

01403 886288

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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