

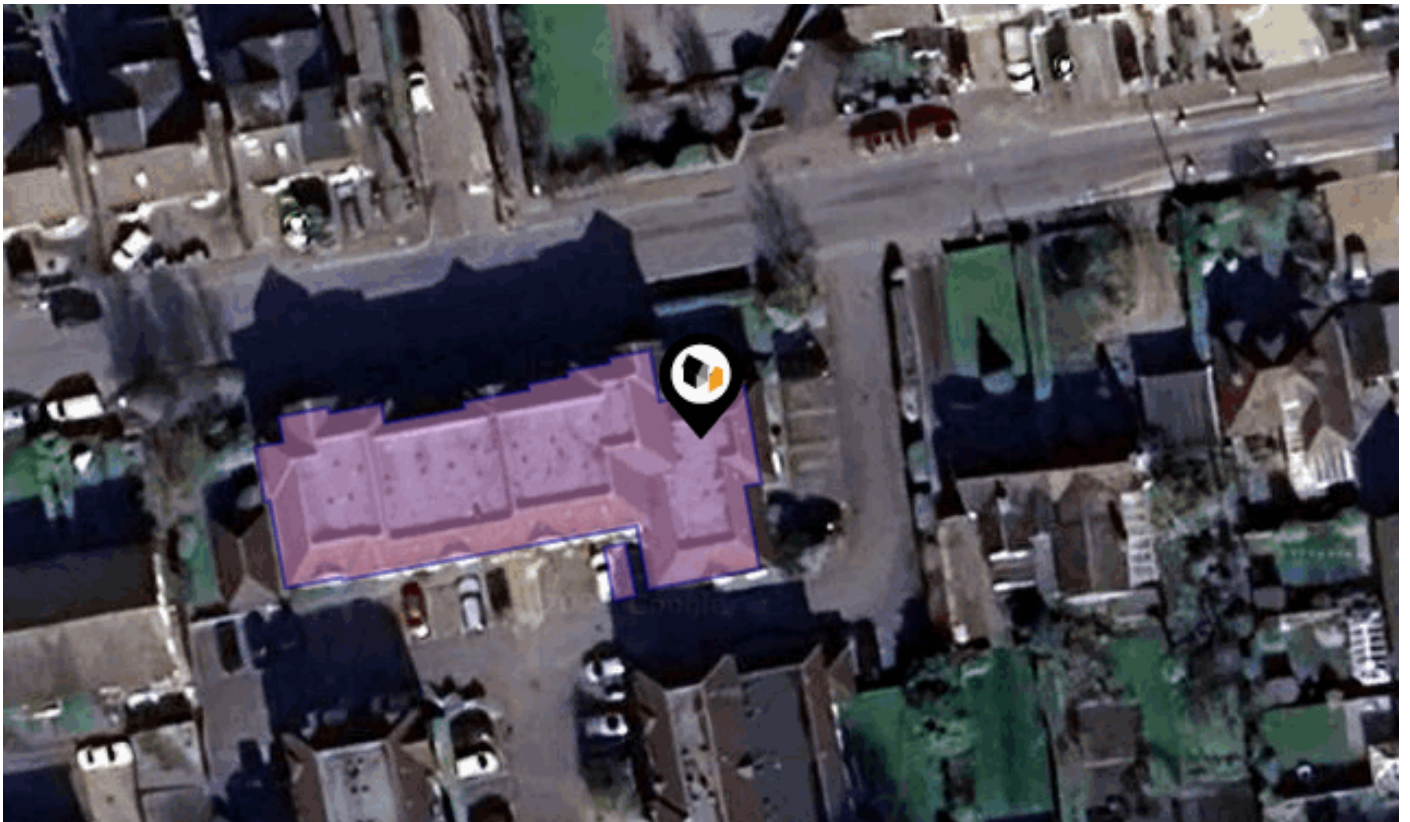


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 06th July 2024



FLAT 6, GRACE COURT, CRAWLEY ROAD, HORSHAM, RH12 4EQ

At Home Estate And Lettings Agency

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Property

Type:	Flat / Maisonette	Last Sold Date:	29/05/2020
Bedrooms:	2	Last Sold Price:	£220,000
Floor Area:	645 ft ² / 60 m ²	Last Sold £/ft²:	£339
Plot Area:	0.15 acres	Tenure:	Leasehold
Year Built :	2003-2006	Start Date:	26/09/2007
Council Tax :	Band C	End Date:	01/01/2207
Annual Estimate:	£1,967	Lease Term:	200 years from 01/01/2007
Title Number:	WSX313456	Term Remaining:	182 years
UPRN:	10013787611		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	330 mb/s

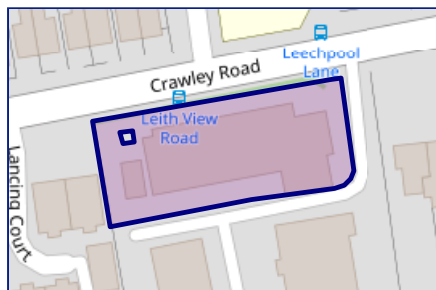
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

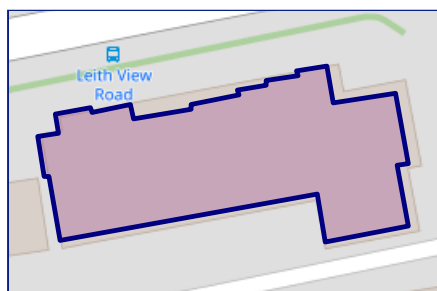


Freehold Title Plan



WSX321612

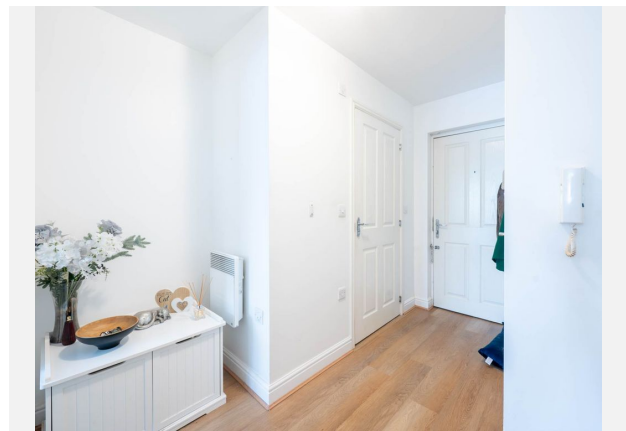
Leasehold Title Plan



WSX313456

Start Date: 26/09/2007
End Date: 01/01/2207
Lease Term: 200 years from 01/01/2007
Term Remaining: 182 years

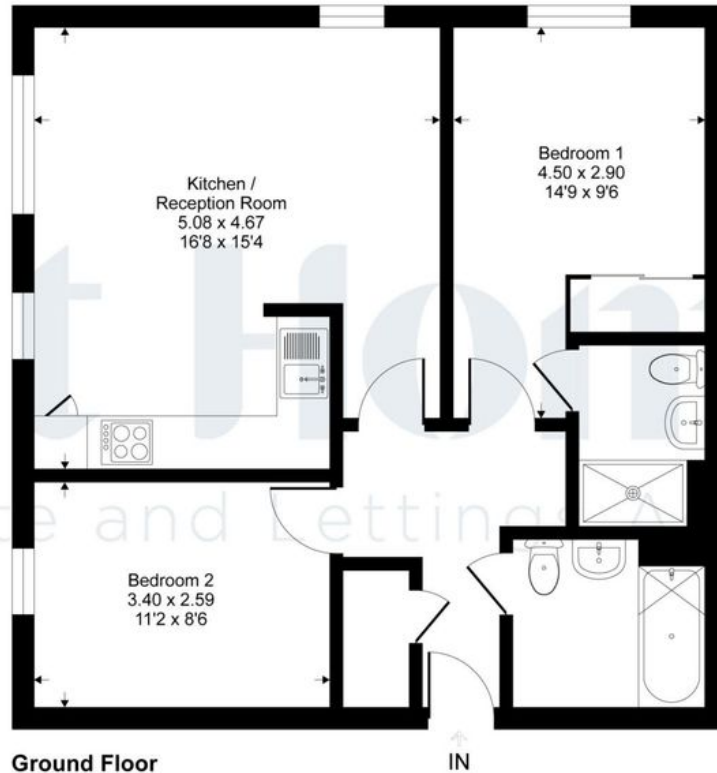




FLAT 6, GRACE COURT, CRAWLEY ROAD, HORSHAM, RH12 4EQ

Grace Court, RH13

Approximate Gross Internal Area = 60 sq m / 650 sq ft



Ground Floor

IN

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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Flat 6, Grace Court, Crawley Road, RH12 4EQ

Energy rating

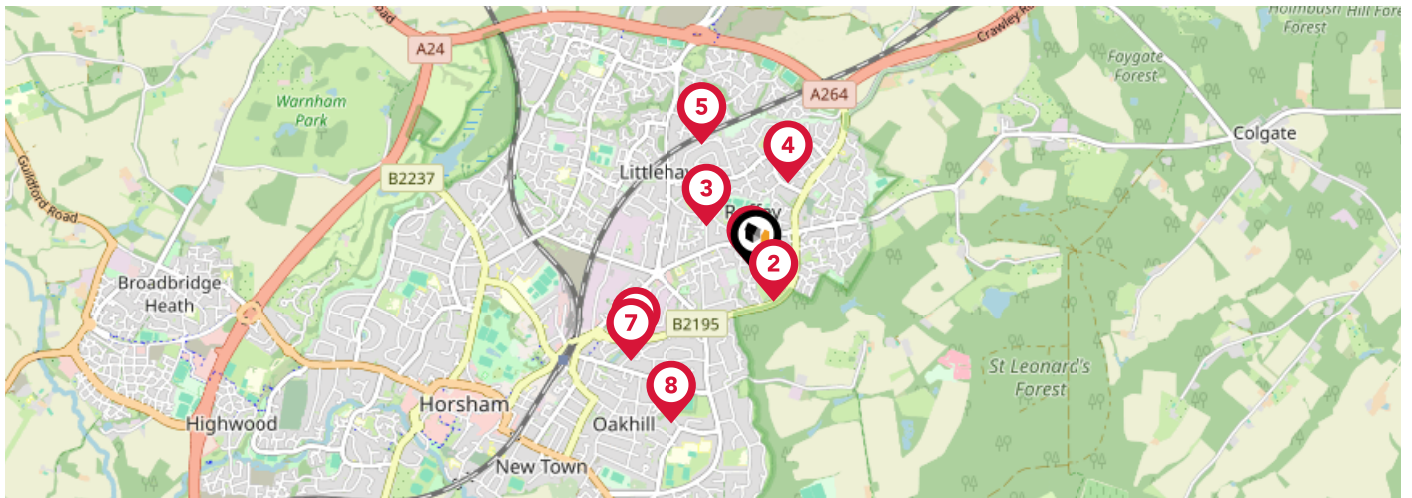
C

Valid until 15.11.2033

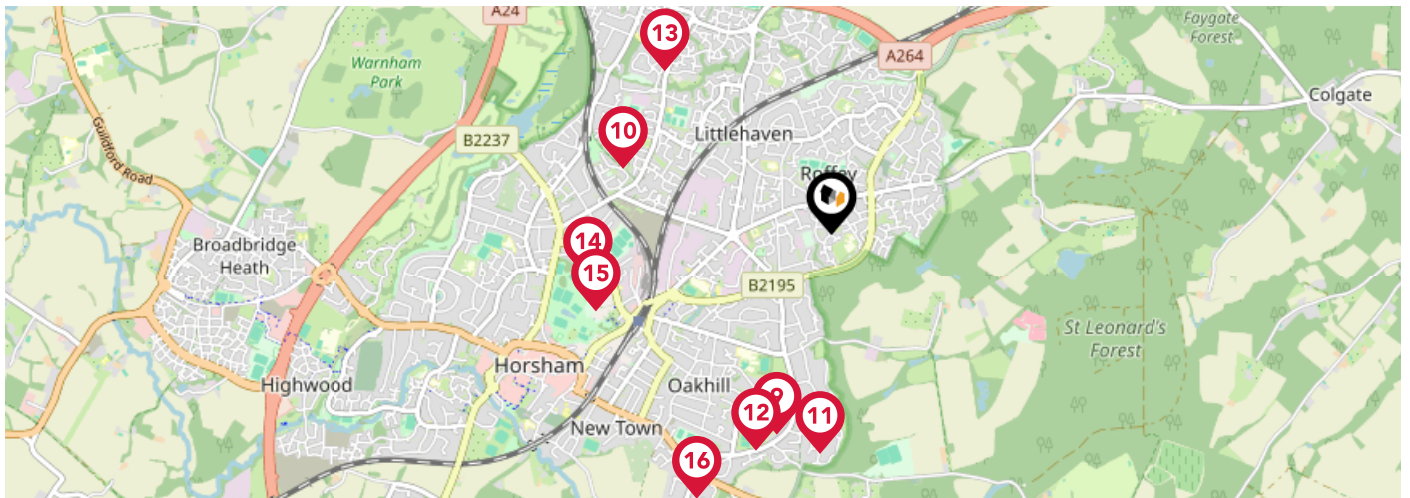
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	60 m ²

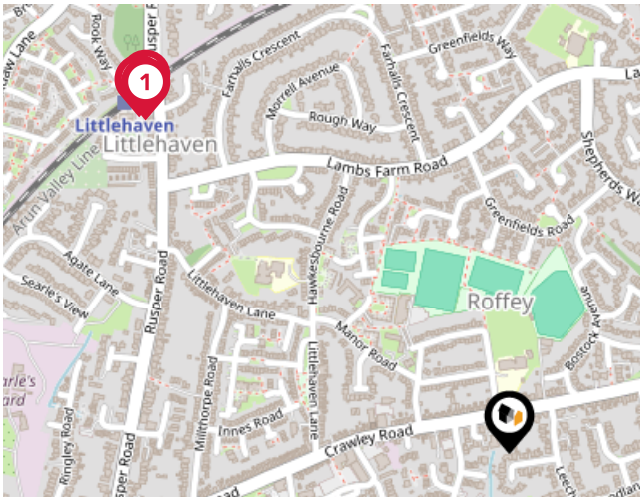


	Nursery	Primary	Secondary	College	Private
<p>1 Northolmes Junior School, Horsham Ofsted Rating: Good Pupils: 179 Distance:0.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Leechpool Primary School Ofsted Rating: Good Pupils: 417 Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Littlehaven Infant School Ofsted Rating: Good Pupils: 110 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good Pupils: 198 Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 All Saints CofE Primary School, Horsham Ofsted Rating: Good Pupils: 206 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Kingslea Primary School Ofsted Rating: Good Pupils: 426 Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Horsham Nursery School Ofsted Rating: Good Pupils: 118 Distance:0.71</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Millais School Ofsted Rating: Outstanding Pupils: 1522 Distance:0.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



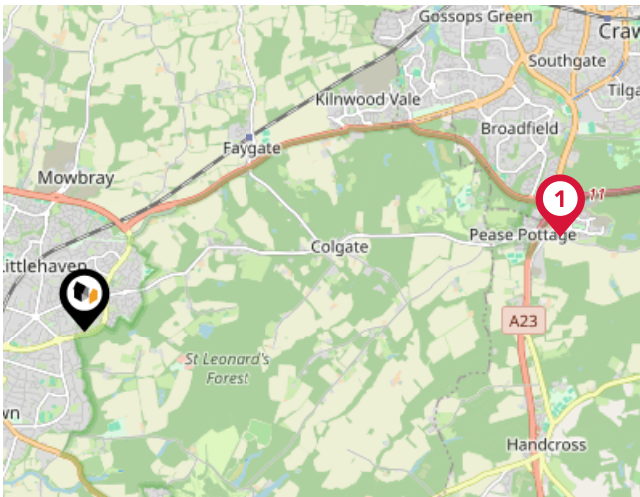
	Nursery	Primary	Secondary	College	Private
<p>9 Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 102 Distance:0.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 North Heath Community Primary School Ofsted Rating: Good Pupils: 396 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Forest School Ofsted Rating: Good Pupils: 1072 Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Holbrook Primary School Ofsted Rating: Good Pupils: 416 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The College of Richard Collyer In Horsham Ofsted Rating: Outstanding Pupils:0 Distance:1.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Bohunt Horsham Ofsted Rating: Not Rated Pupils: 120 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:1.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



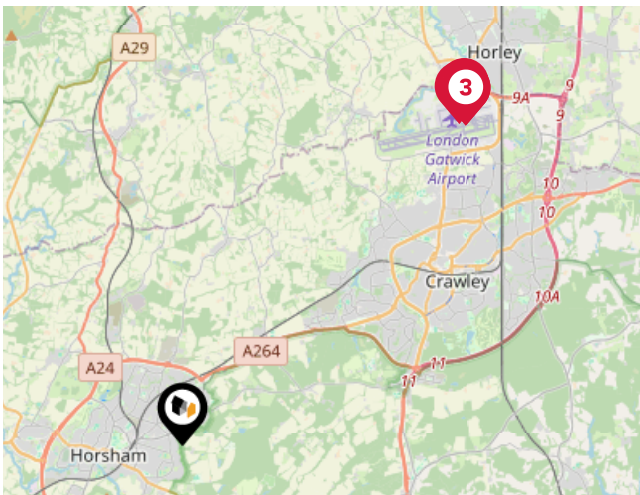
National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.57 miles
2	Littlehaven Rail Station	0.58 miles
3	Littlehaven Rail Station	0.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	4.52 miles
2	M23 J10A	7.04 miles
3	M23 J10	7.95 miles
4	M23 J9A	8.62 miles
5	M23 J9	9.21 miles

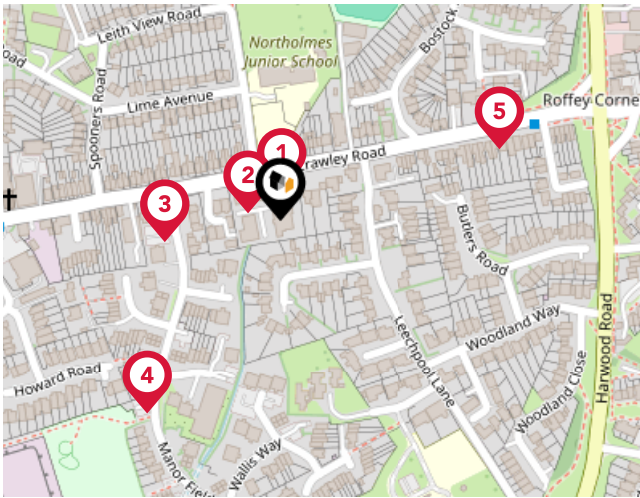


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport North Terminal	7.91 miles
2	London Gatwick Airport North Terminal	7.97 miles
3	London Gatwick Airport North Terminal	7.98 miles
4	London Gatwick Airport North Terminal	8.03 miles

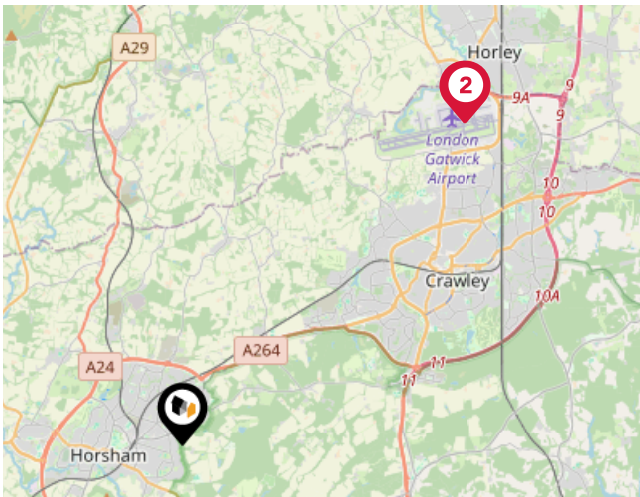
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Leith View Road	0.02 miles
2	Leith View Road	0.02 miles
3	Crawley Road	0.07 miles
4	Chesterton Court	0.14 miles
5	Corner	0.13 miles

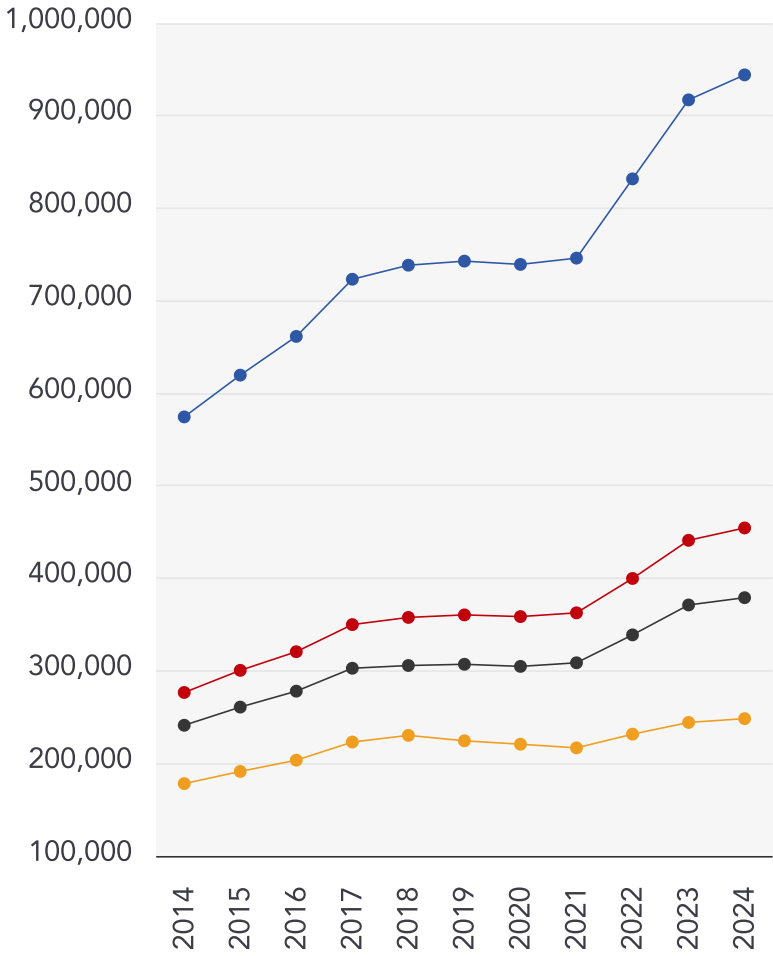


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	8 miles
2	Gatwick North Terminal Shuttle Station	8.01 miles

Market House Price Statistics

10 Year History of Average House Prices by Property Type in RH12



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

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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Estate and Lettings Agency

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