

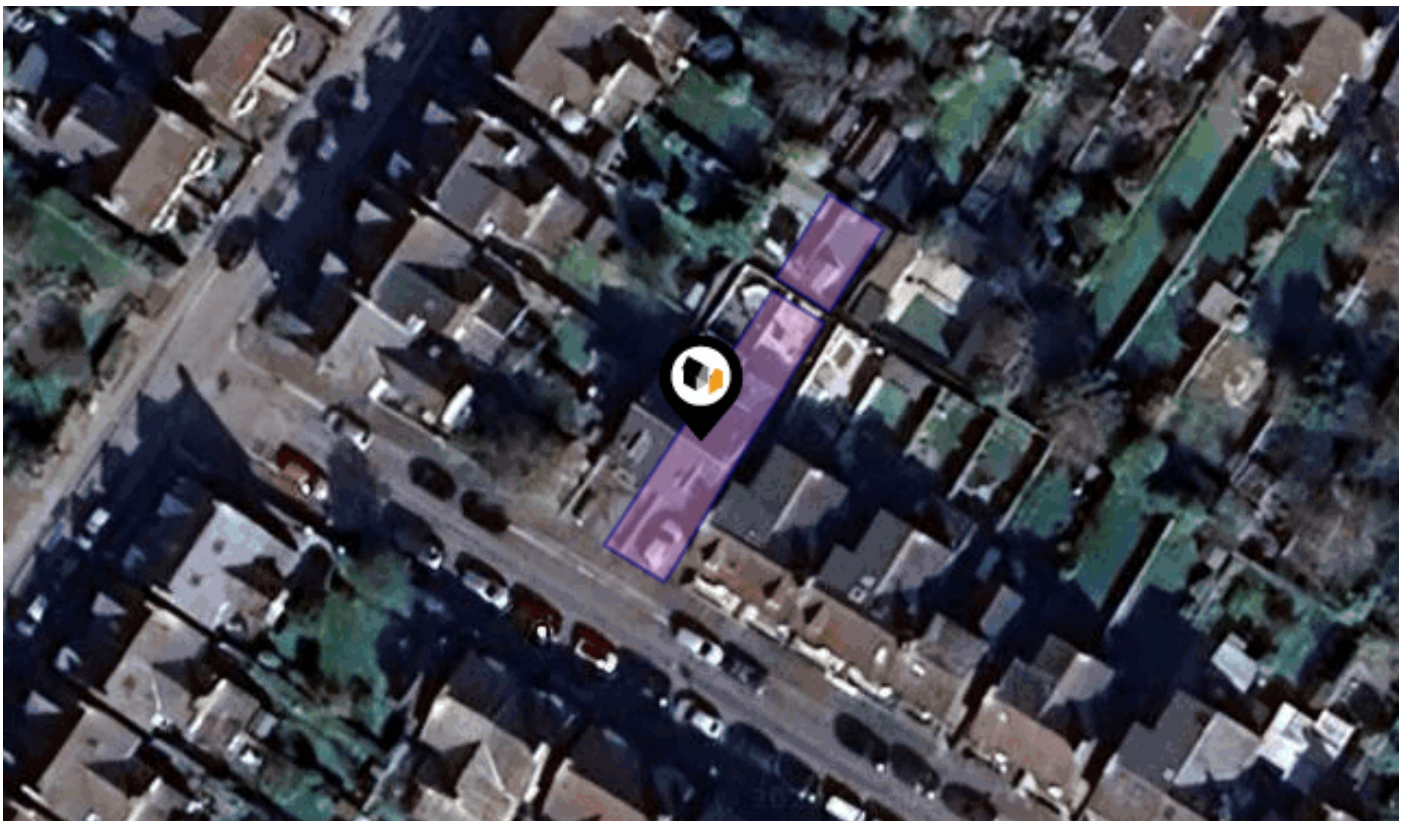


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08<sup>th</sup> July 2024



**2 LUCY VILLAS, DEVONSHIRE ROAD, HORSHAM, RH13 5EF**

## At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

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www.athomeestates.co.uk








## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	30/09/2020
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£425,000
<b>Floor Area:</b>	1,130 ft <sup>2</sup> / 105 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£412
<b>Plot Area:</b>	0.05 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	2002		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,705		
<b>Title Number:</b>	WSX263049		
<b>UPRN:</b>	200002897500		

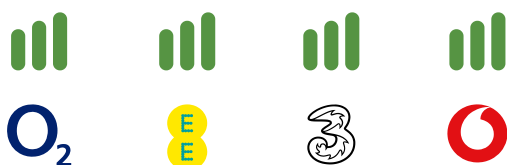
## Local Area

<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>18</b> mb/s	<b>256</b> mb/s	<b>1139</b> mb/s
		

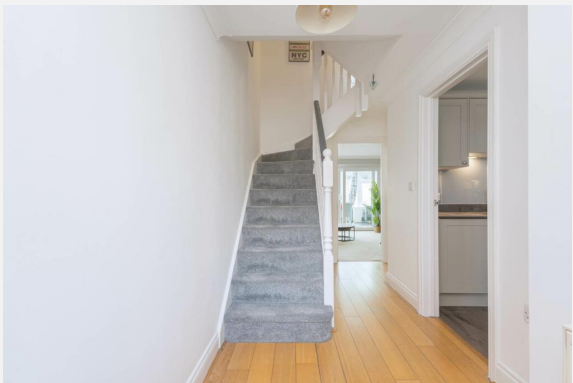
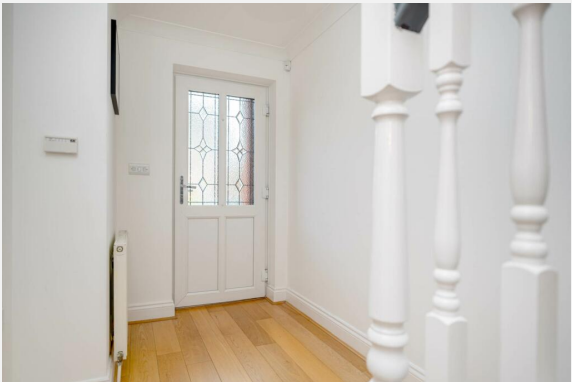
### Mobile Coverage: (based on calls indoors)

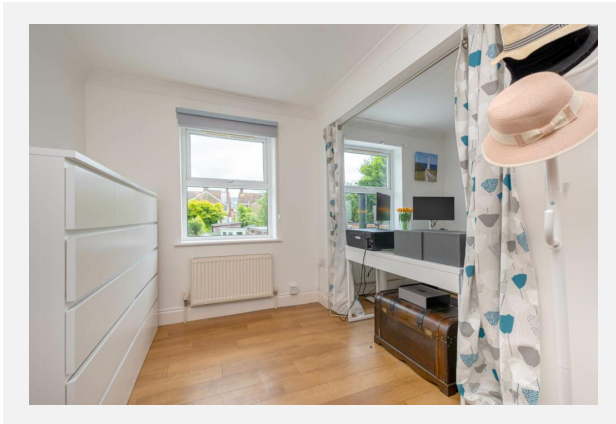
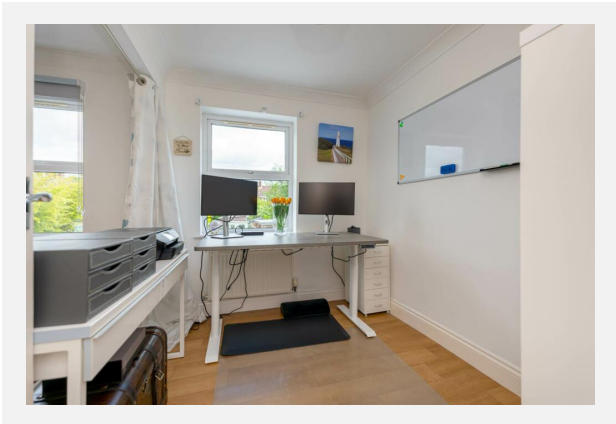
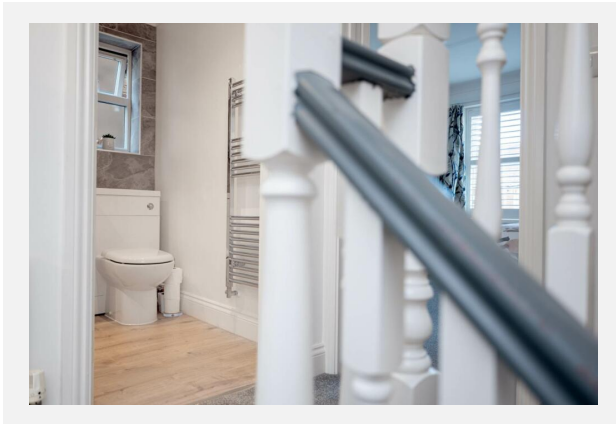
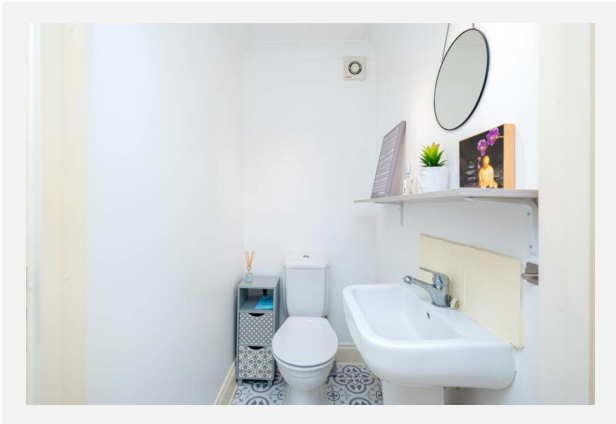
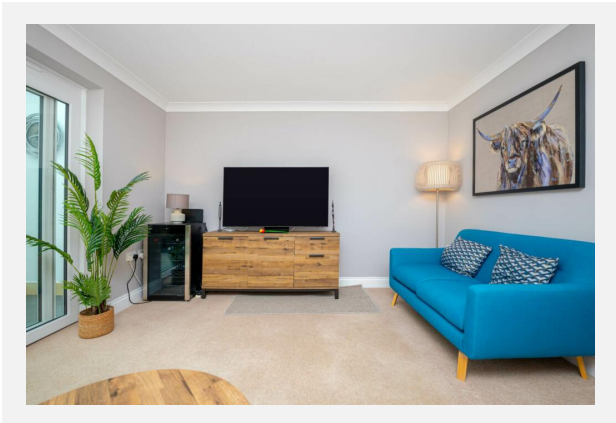


### Satellite/Fibre TV Availability:



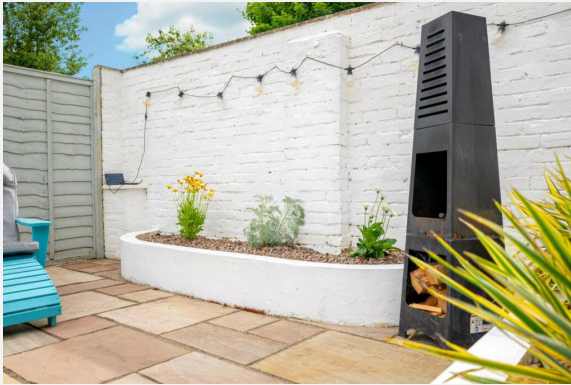








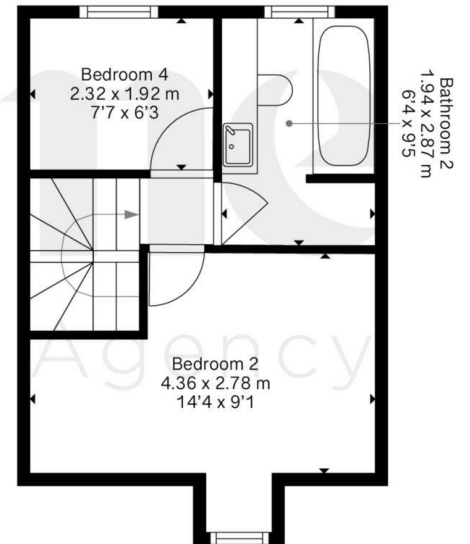
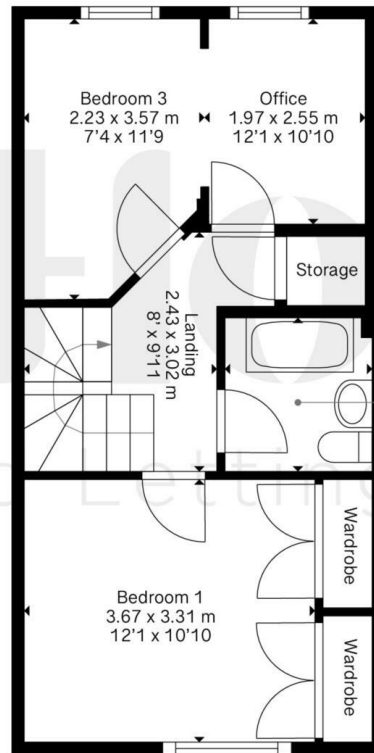
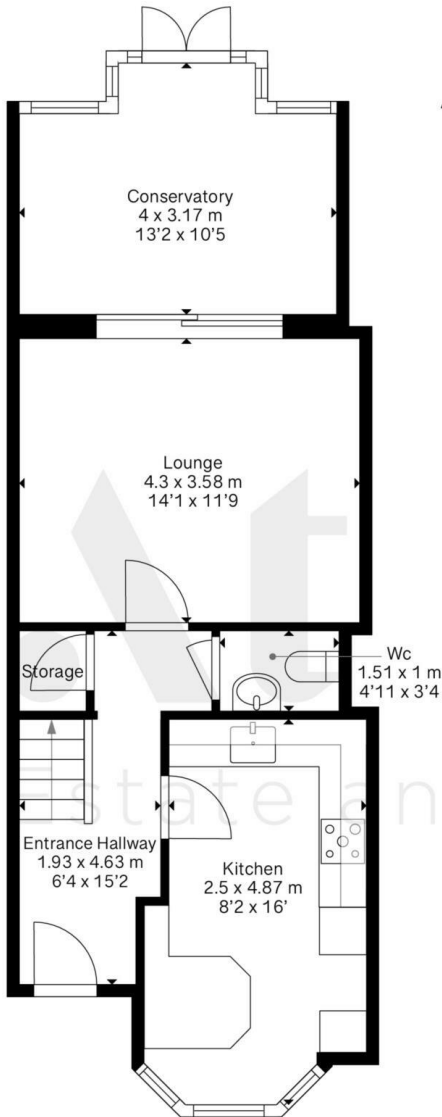




## 2 LUCY VILLAS, DEVONSHIRE ROAD, HORSHAM, RH13 5EF

### Devonshire Road, RH13

Approximate Gross Internal Area = 114 sq m / 1228 sq ft



Ground Floor

First Floor

Second Floor

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

2 LUCY VILLAS, DEVONSHIRE ROAD, HORSHAM,  
RH13 5EF

Energy rating

C

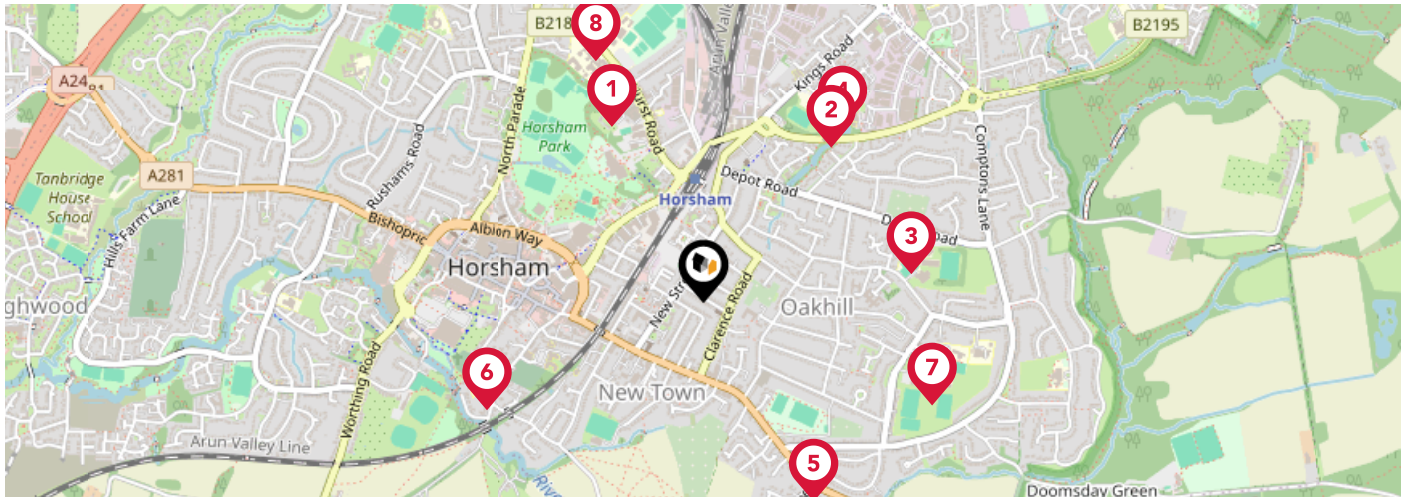
Valid until 25.01.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

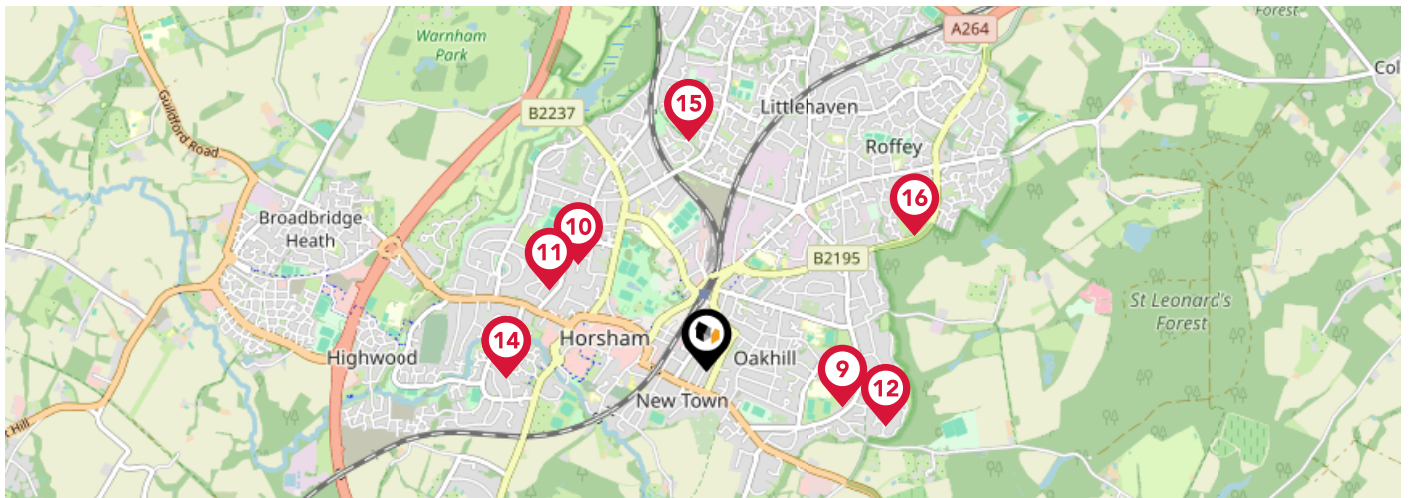


## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<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 all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, limited insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	95 m <sup>2</sup>

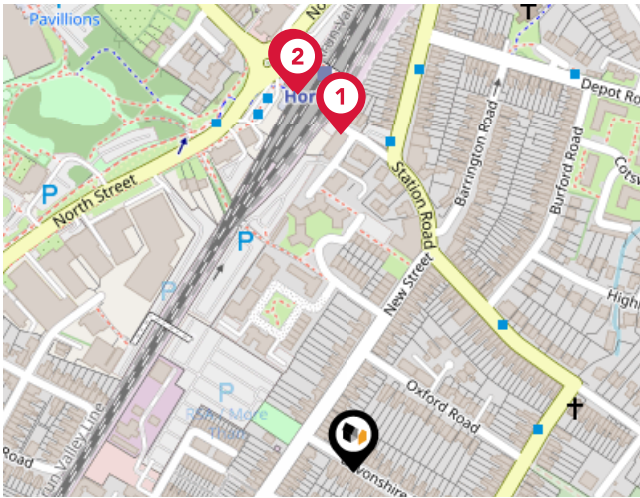


	Nursery	Primary	Secondary	College	Private
<p><b>1 Bohunt Horsham</b> Ofsted Rating: Not Rated   Pupils: 120   Distance:0.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2 Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 118   Distance:0.47</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3 Millais School</b> Ofsted Rating: Outstanding   Pupils: 1522   Distance:0.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4 Kingslea Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5 Littlehaven Educational Trust</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6 St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7 The Forest School</b> Ofsted Rating: Good   Pupils: 1072   Distance:0.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8 The College of Richard Collyer In Horsham</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



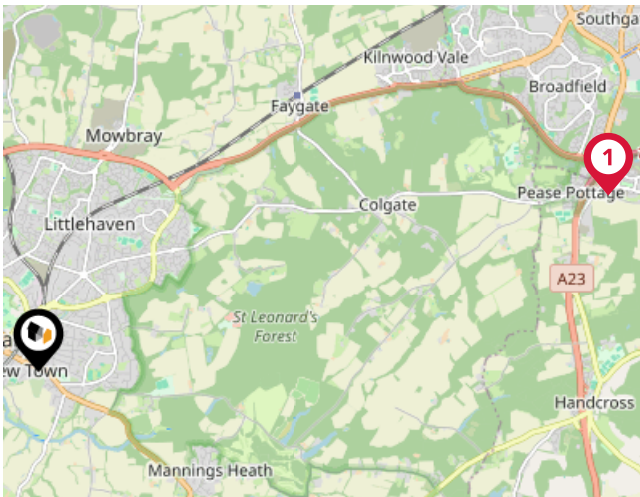
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Queen Elizabeth II Silver Jubilee School, Horsham</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:0.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Greenway Academy</b> Ofsted Rating: Good   Pupils: 385   Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Heron Way Primary School</b> Ofsted Rating: Outstanding   Pupils: 418   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 360   Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Leechpool Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





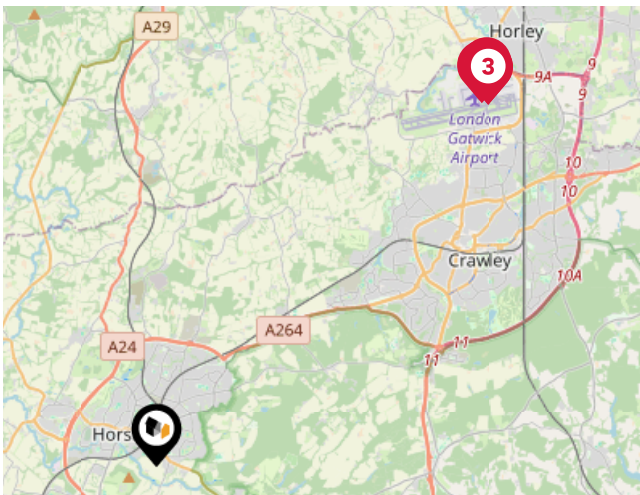
## National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	0.2 miles
2	Horsham Rail Station	0.22 miles
3	Horsham Rail Station	0.22 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	5.57 miles
2	M23 J10A	8.13 miles
3	M23 J10	9.1 miles
4	M23 J9A	9.79 miles
5	M23 J9	10.38 miles

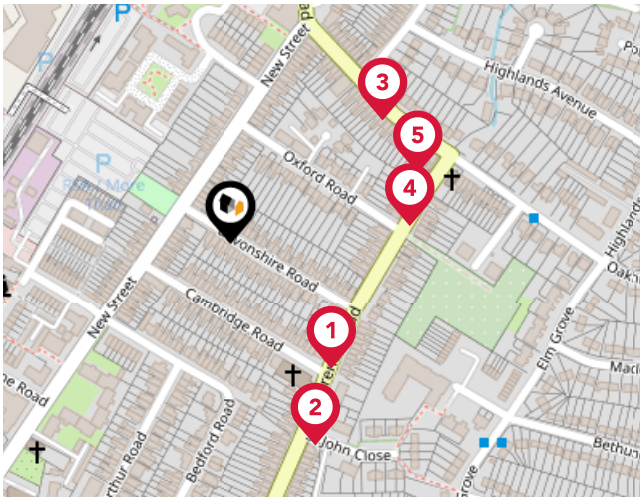


## Airports/HELIPADS

Pin	Name	Distance
1	London Gatwick Airport North Terminal	9.07 miles
2	London Gatwick Airport North Terminal	9.14 miles
3	London Gatwick Airport North Terminal	9.14 miles
4	London Gatwick Airport North Terminal	9.19 miles

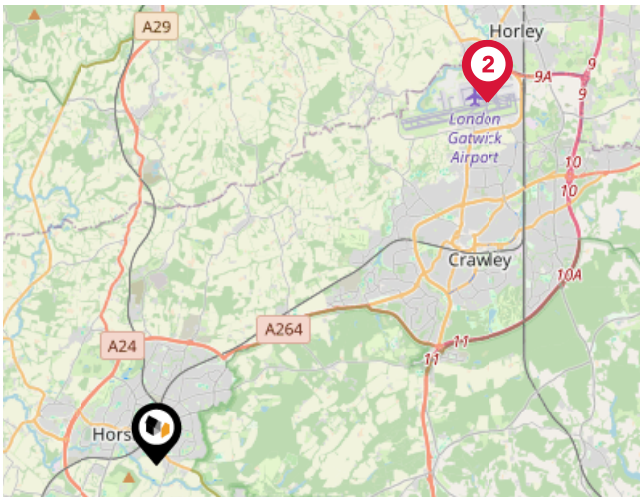
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cambridge Road	0.09 miles
2	Cambridge Road	0.13 miles
3	Burford Road	0.11 miles
4	Oxford Road	0.11 miles
5	Clarence Road	0.12 miles

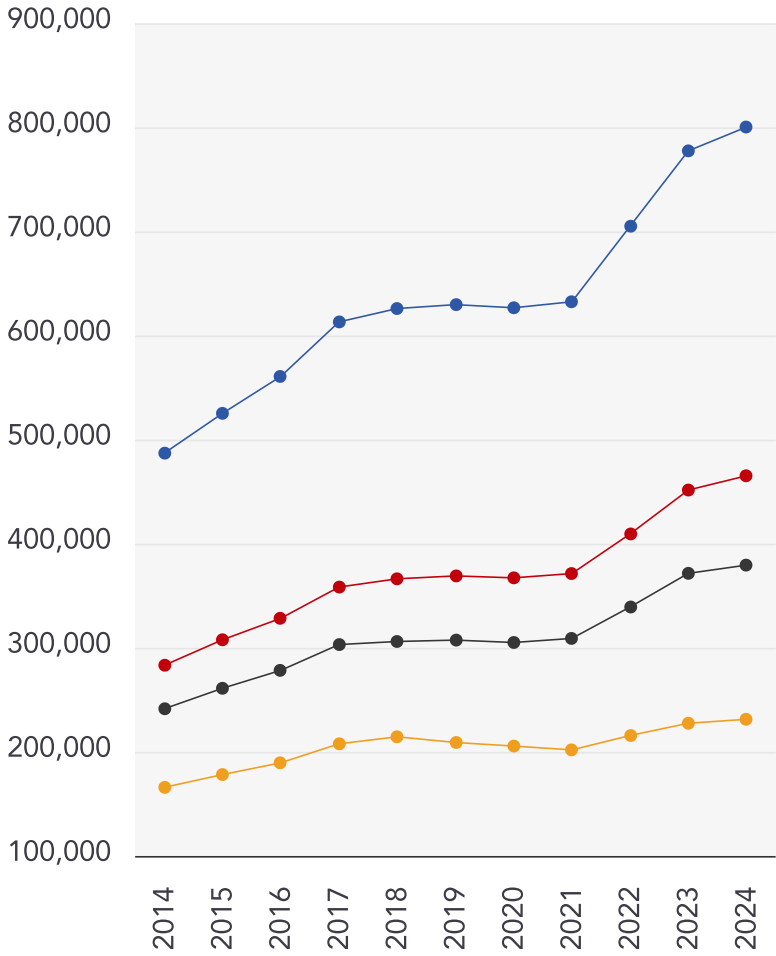


### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	9.16 miles
2	Gatwick North Terminal Shuttle Station	9.17 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

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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.

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



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## Important - Please Read

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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.

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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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Estate and Lettings Agency

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