

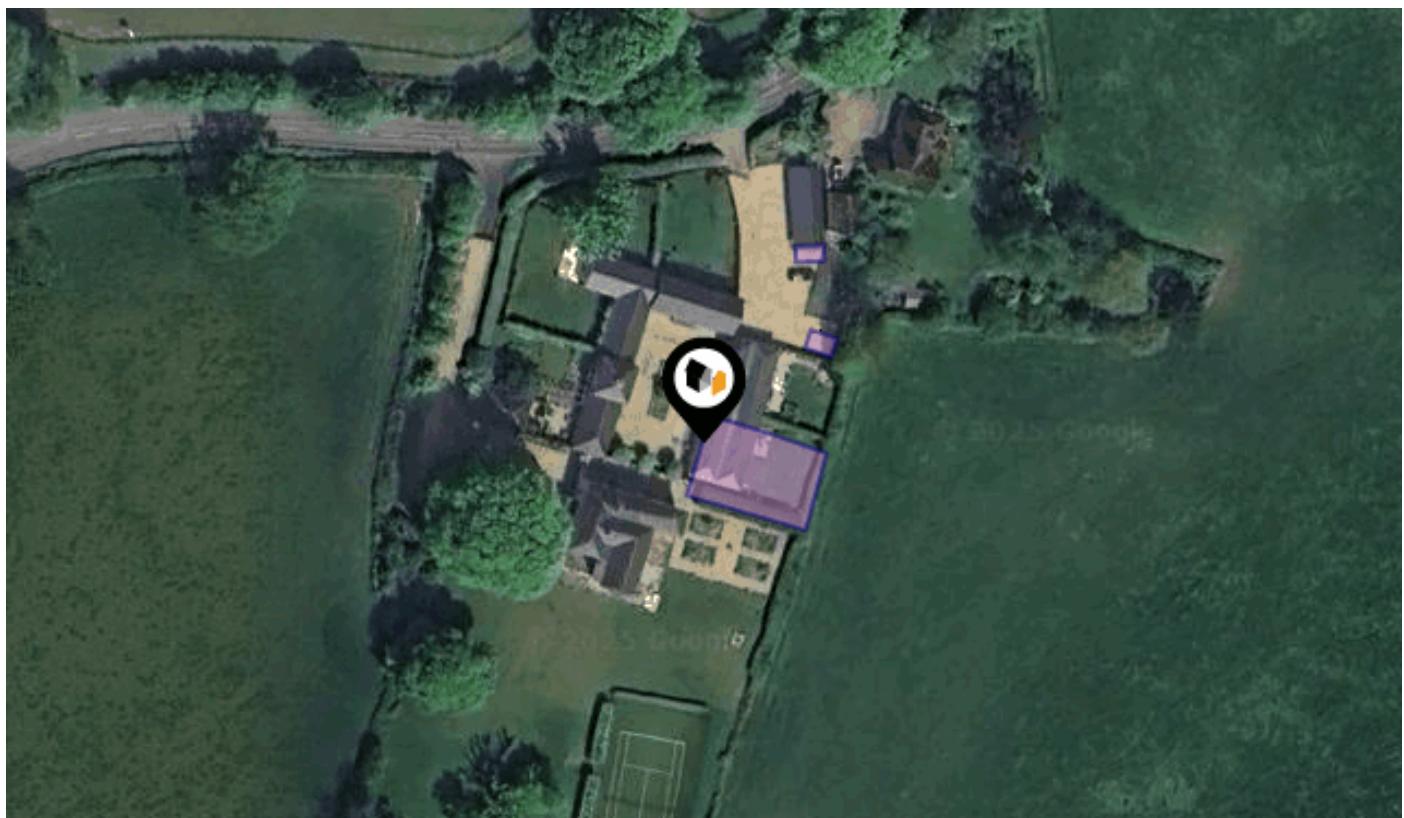


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 25th January 2025



**5 OLD PARK MEWS, HORSHAM ROAD, RUSPER,
HORSHAM, RH12 4UZ**

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

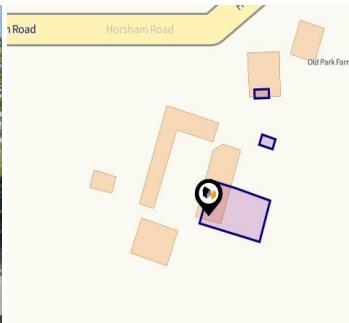
Alex.Bethell@athomeestates.co.uk

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Property

Type:	Semi-Detached	Last Sold Date:	22/08/2019
Bedrooms:	3	Last Sold Price:	£530,000
Floor Area:	1,108 ft ² / 103 m ²	Last Sold £/ft ² :	£478
Plot Area:	0.07 acres	Tenure:	Freehold
Council Tax :	Band F		
Annual Estimate:	£3,196		
Title Number:	WSX411695		
UPRN:	10094146072		

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)

20
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery Photos



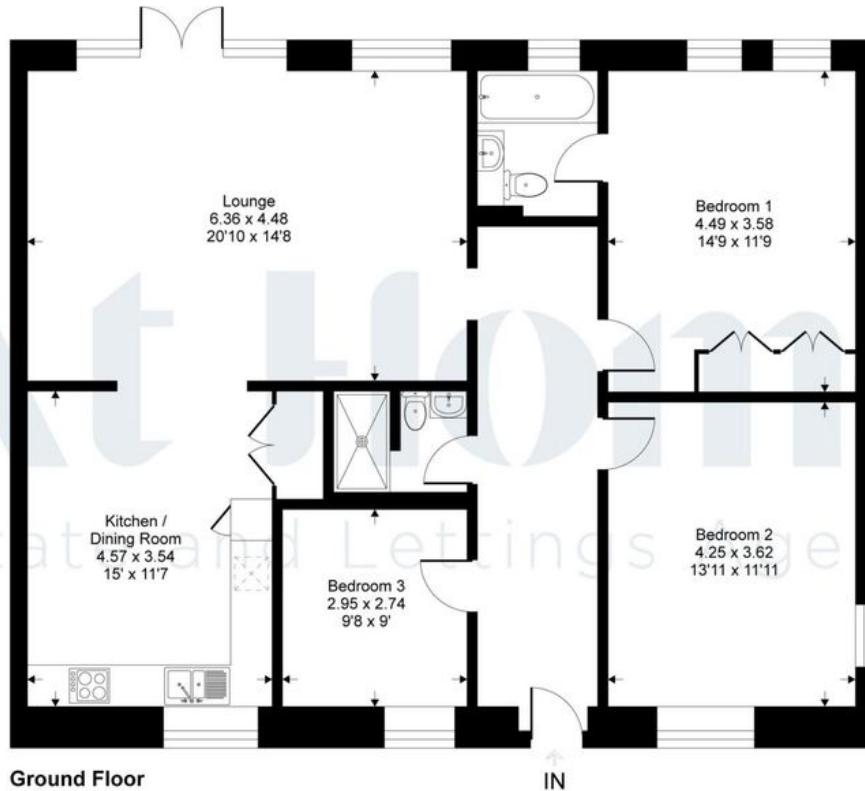
Gallery Photos

At Home
Estate and Lettings Agency



5 OLD PARK MEWS, HORSHAM ROAD, RUSPER, HORSHAM, RH12 4UZ

Old Park Mews, RH12
Approximate Gross Internal Area = 107 sq m / 1149 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

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5 Old Park Mews, Horsham Road, Ruster, RH12 4QT

Energy rating

B

Valid until 13.05.2029

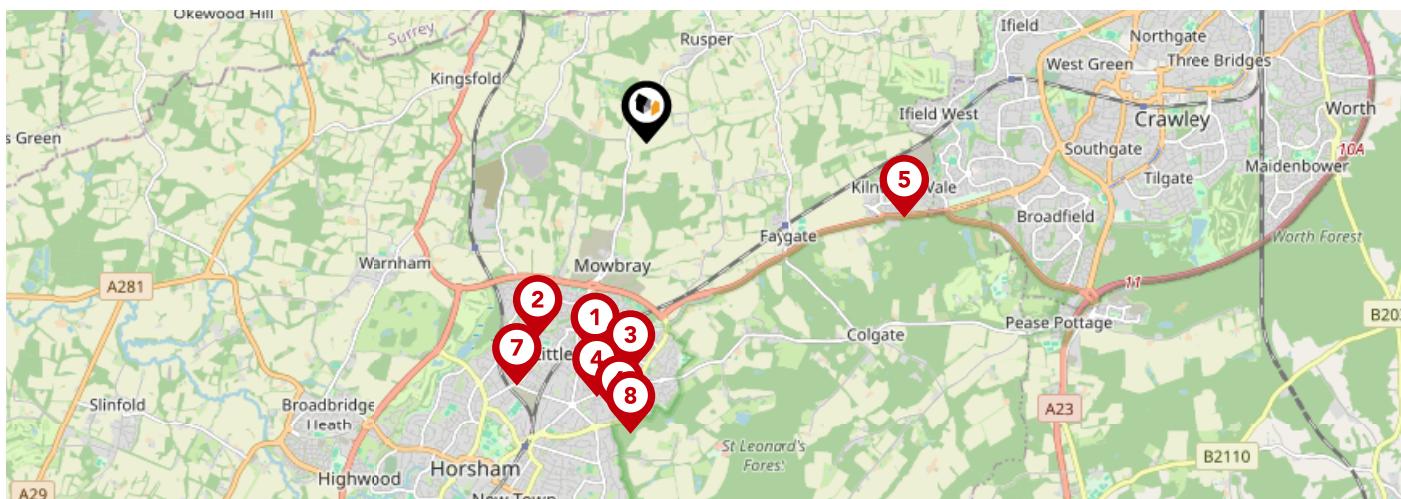
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

At Home
Estate and Lettings Agency

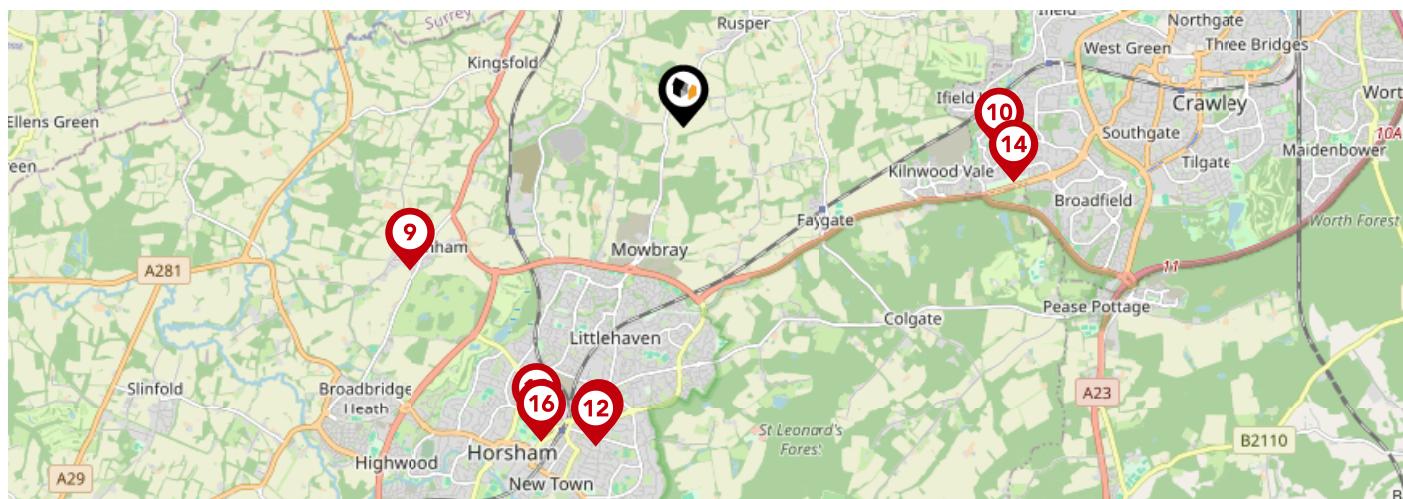
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-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 0.13 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-°K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, 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 0.15 W/m-°K
Total Floor Area:	103 m ²



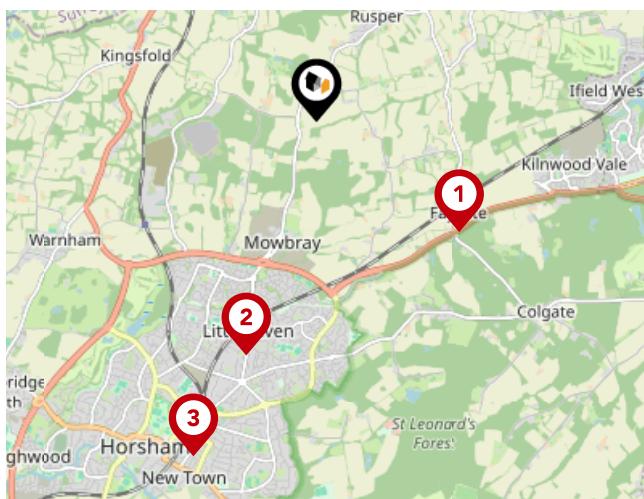
Nursery Primary Secondary College Private

1	All Saints CofE Primary School, Horsham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 201 Distance:2.03						
2	Holbrook Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 415 Distance:2.07						
3	St Robert Southwell Catholic Primary School, Horsham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 0 Distance:2.14						
4	Littlehaven Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 93 Distance:2.4						
5	Kilnwood Vale Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 284 Distance:2.5						
6	Northholmes Junior School, Horsham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 168 Distance:2.56						
7	North Heath Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 398 Distance:2.56						
8	Leechpool Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 417 Distance:2.7						



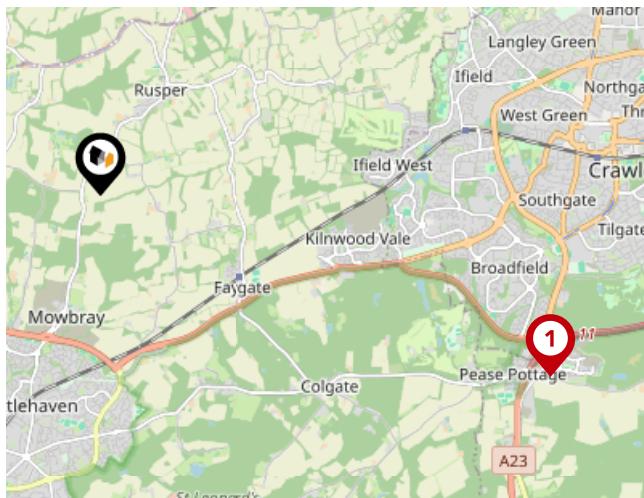
		Nursery	Primary	Secondary	College	Private
9	Warnham CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 205 Distance:2.88					
10	Waterfield Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 375 Distance:2.94					
11	Kingslea Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 429 Distance:3.03					
12	Horsham Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 142 Distance:3.09					
13	The College of Richard Collyer In Horsham	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 0 Distance:3.09					
14	The Bewbush Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 523 Distance:3.11					
15	Scott-Broadwood CofE Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 67 Distance:3.14					
16	Bohun Horsham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 966 Distance:3.21					

Area Transport (National)



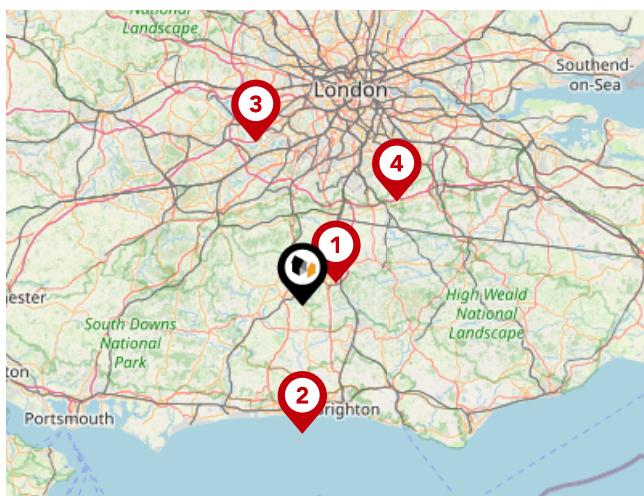
National Rail Stations

Pin	Name	Distance
1	Faygate Rail Station	1.67 miles
2	Littlehaven Rail Station	2.27 miles
3	Horsham Rail Station	3.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	4.52 miles
2	M23 J9A	6.9 miles
3	M23 J10A	6.49 miles
4	M23 J10	6.75 miles
5	M23 J9	7.62 miles



Airports/Helpads

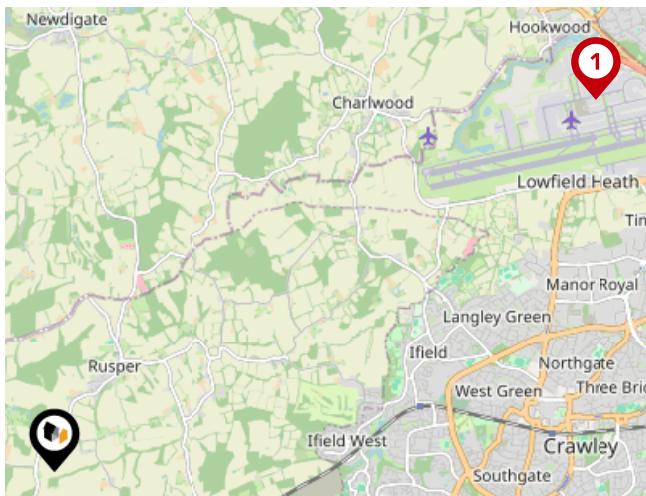
Pin	Name	Distance
1	Gatwick Airport	6.09 miles
2	Shoreham-by-Sea	19.23 miles
3	Heathrow Airport Terminal 4	25.05 miles
4	Leaves Green	20.84 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Horsham Road	0.04 miles
2	Horsham Road	0.09 miles
3	Ashfolds	0.4 miles
4	The Oaks	0.41 miles
5	The Oaks	0.43 miles



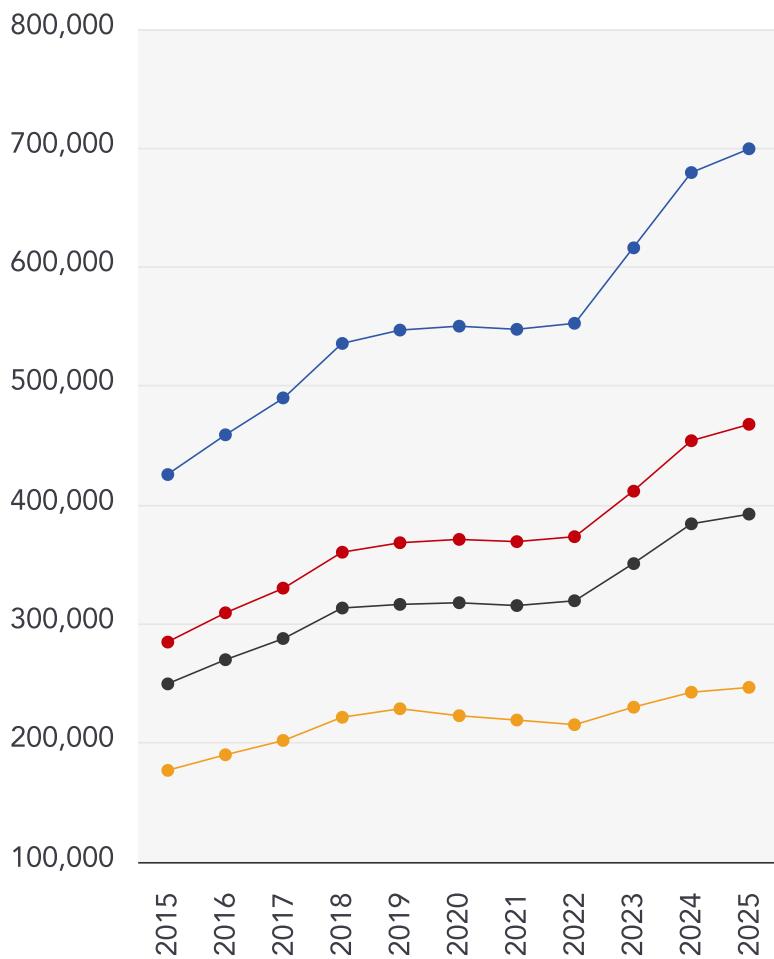
Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	6.1 miles

Market House Price Statistics

At Home
Estate and Lettings Agency

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

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help@athomeestates.co.uk

At Home Estate And Lettings Agency

Testimonials



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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