

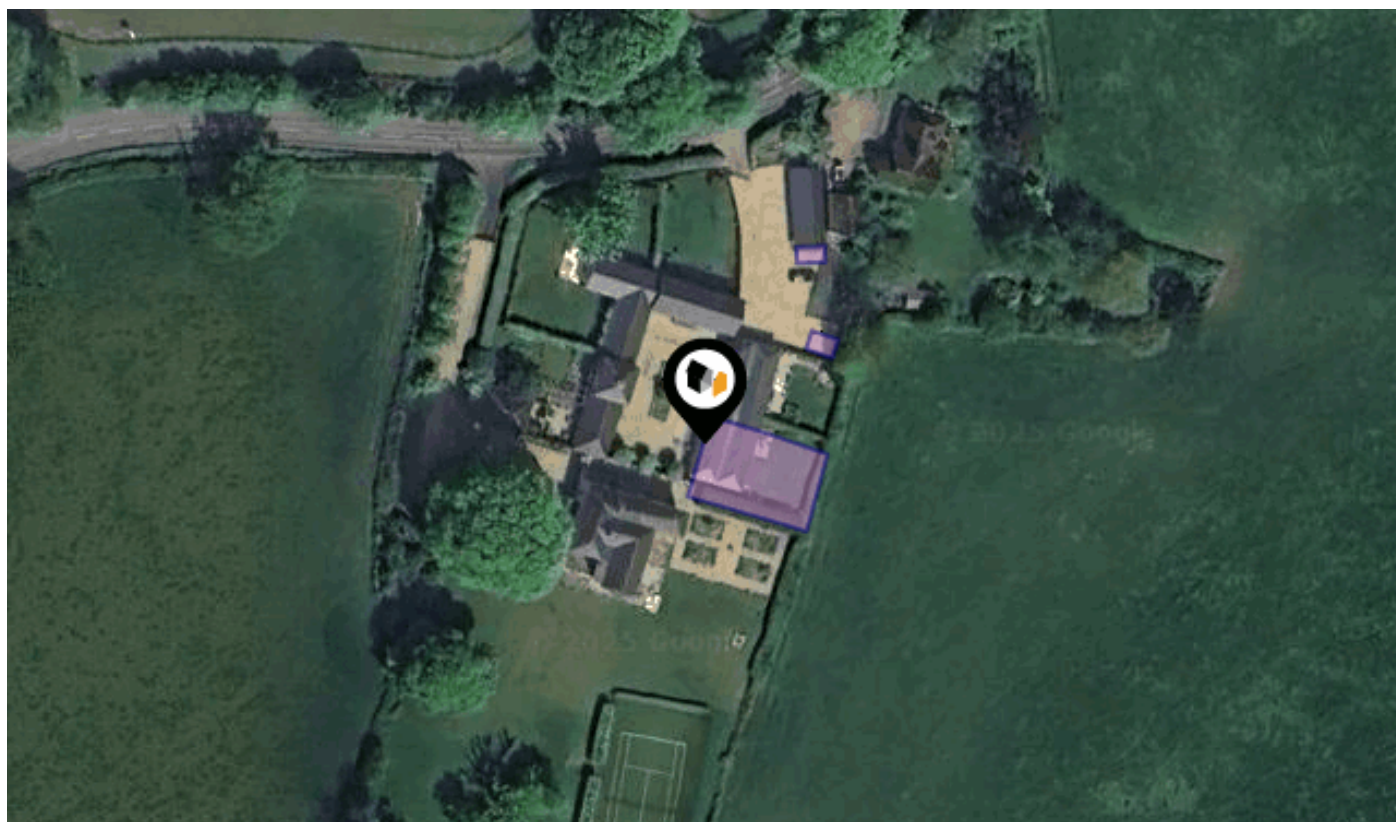


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 25<sup>th</sup> January 2025**



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

## At Home Estate And Lettings Agency

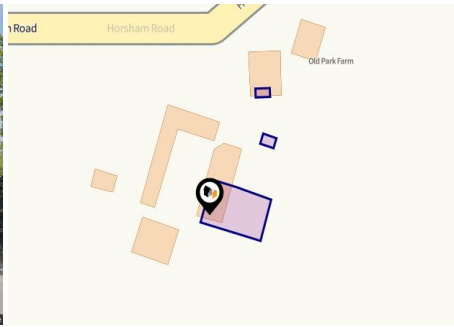
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>
<b>Plot Area:</b>	0.07 acres
<b>Council Tax :</b>	Band F
<b>Annual Estimate:</b>	£3,196
<b>Title Number:</b>	WSX411695
<b>UPRN:</b>	10094146072

<b>Last Sold Date:</b>	22/08/2019
<b>Last Sold Price:</b>	£530,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£478
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	West sussex
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● 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:









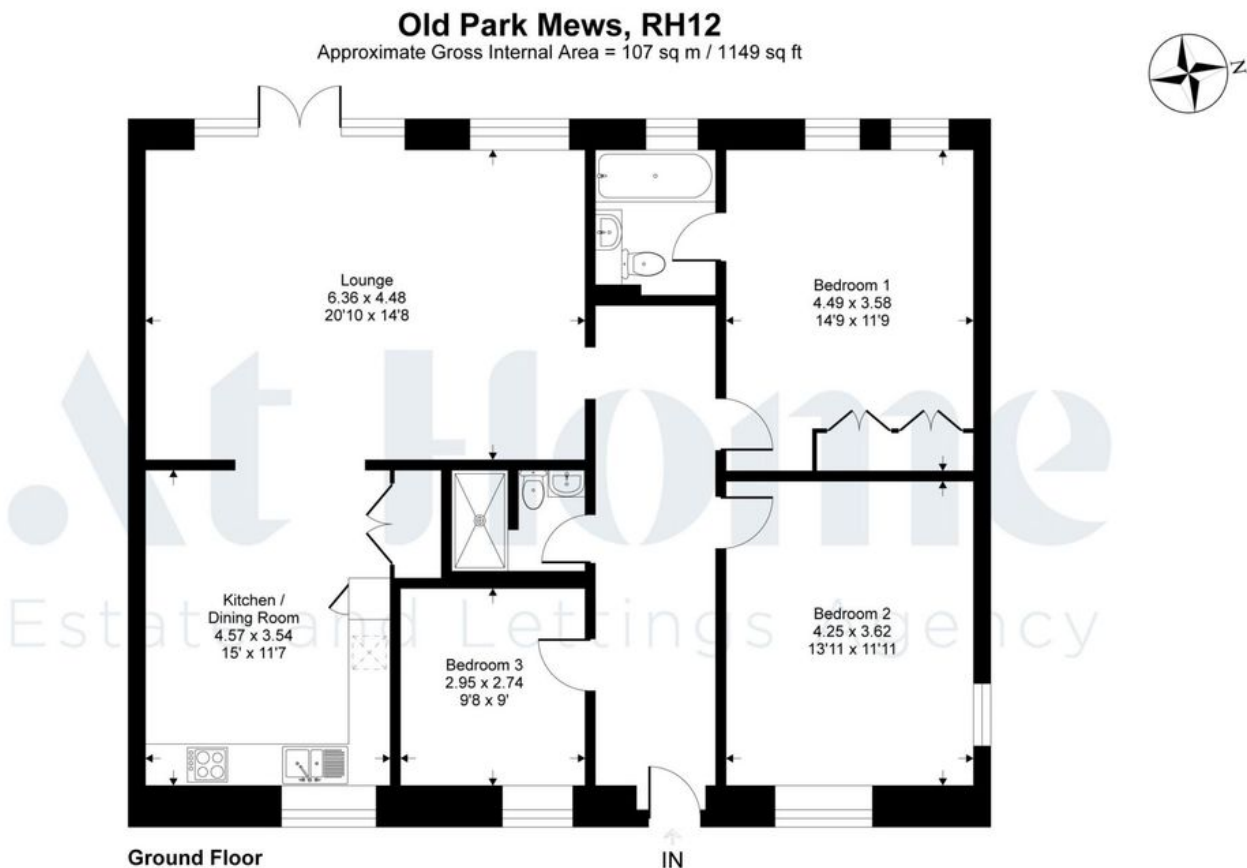








5 OLD PARK MEWS, HORSHAM ROAD, RUSPER,  
HORSHAM, RH12 4UZ



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

Energy rating

**B**

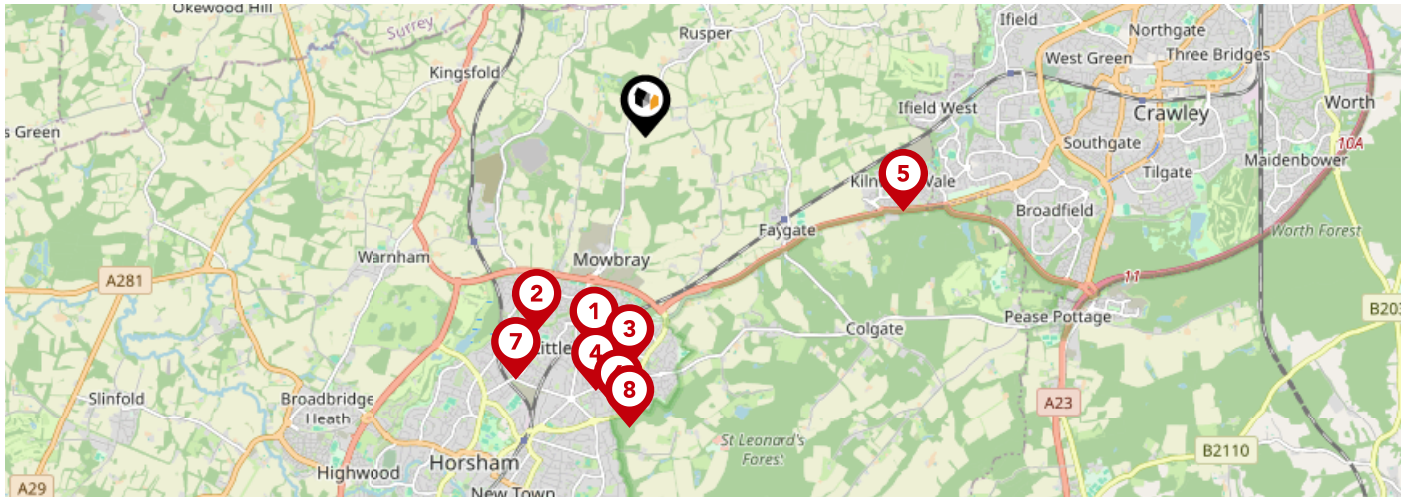
Valid until 13.05.2029

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		



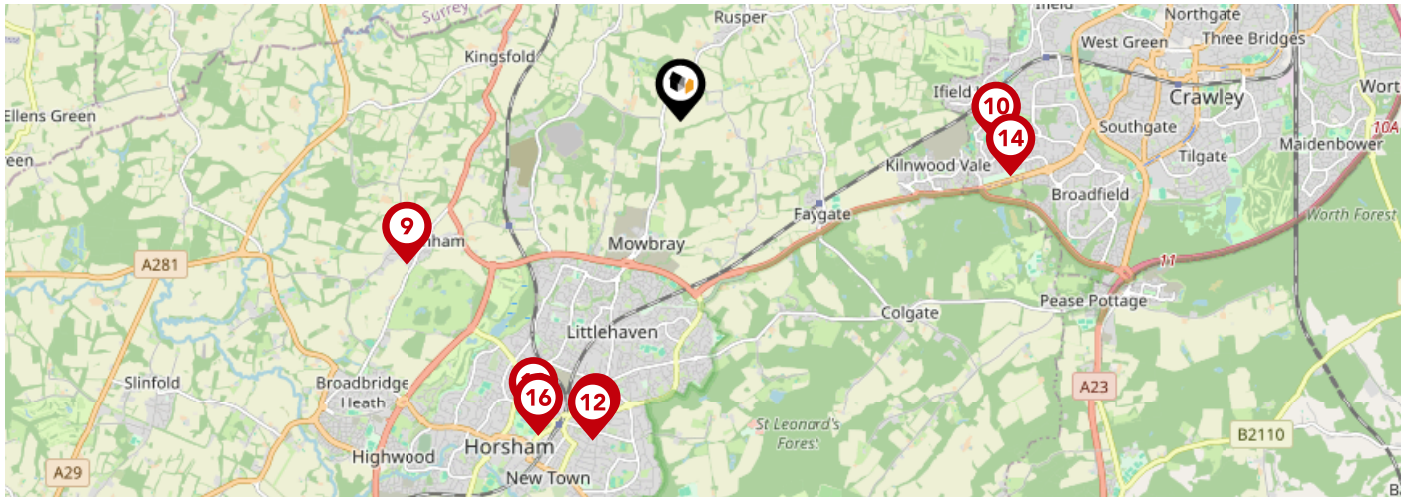
## Additional EPC Data









<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.13 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and underfloor heating, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<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>Floors:</b>	Average thermal transmittance 0.15 W/m-Â°K
<b>Total Floor Area:</b>	103 m <sup>2</sup>



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

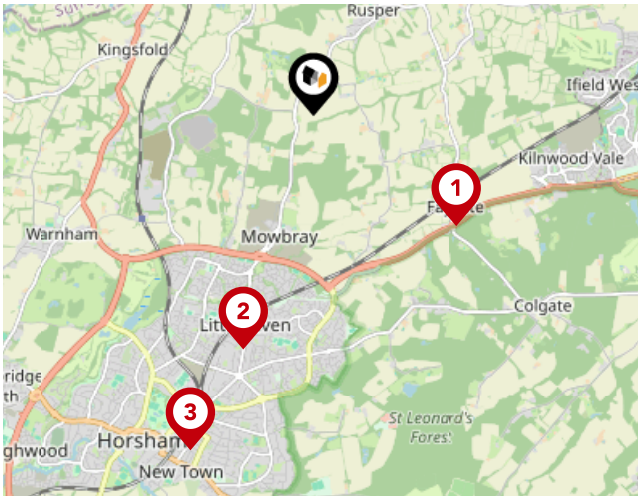




		Nursery	Primary	Secondary	College	Private
	<b>Warnham CofE Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waterfield Primary School</b> Ofsted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

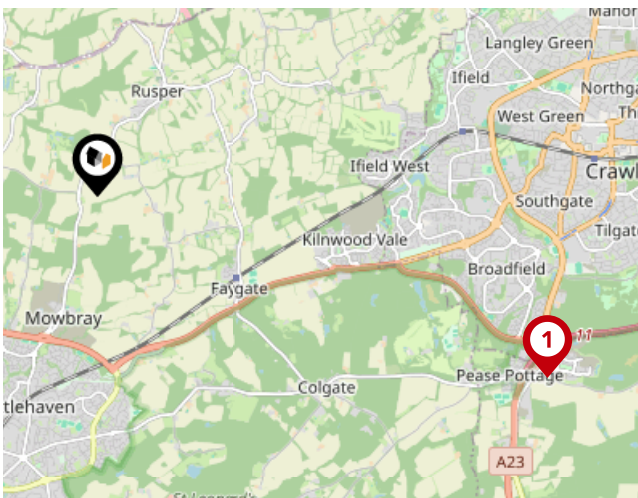
# Area

## Transport (National)



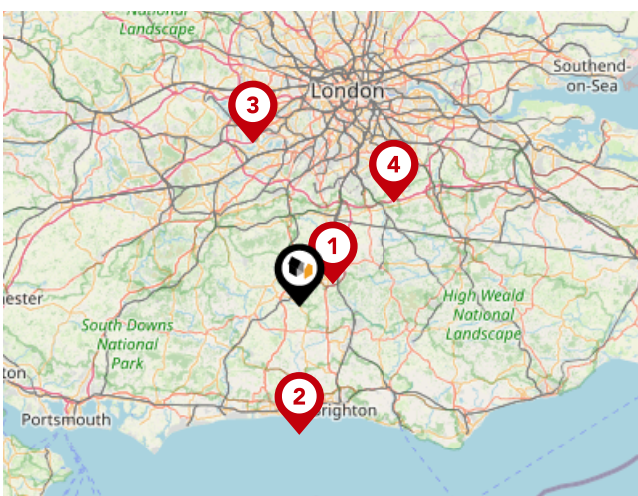
### National Rail Stations

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



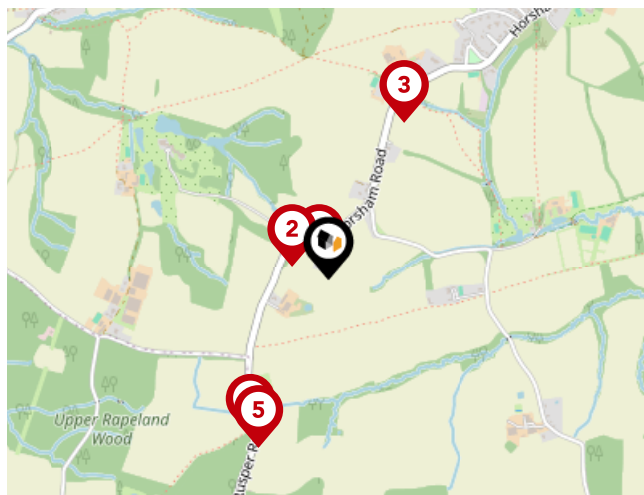
### Airports/Helipads

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



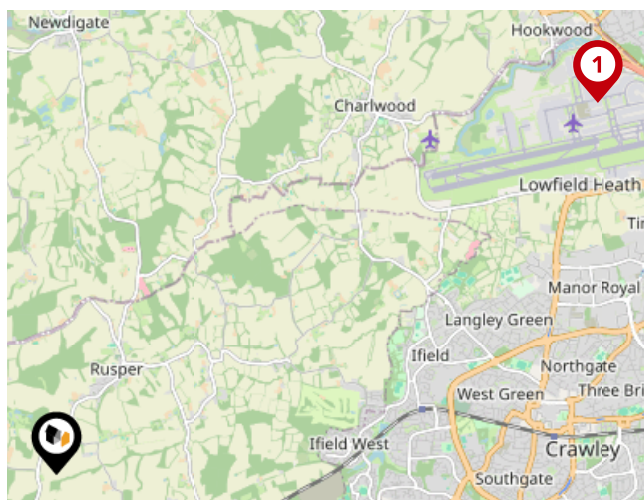
# Area

## 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



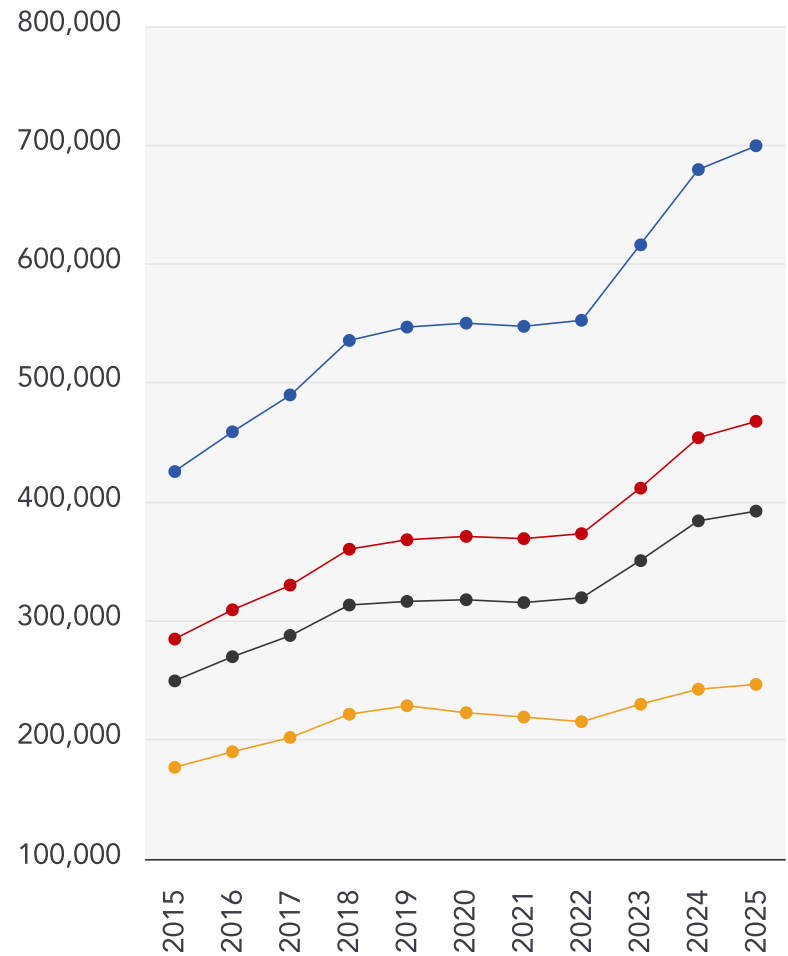
### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	6.1 miles

# Market

## House Price Statistics

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

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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



/-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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