

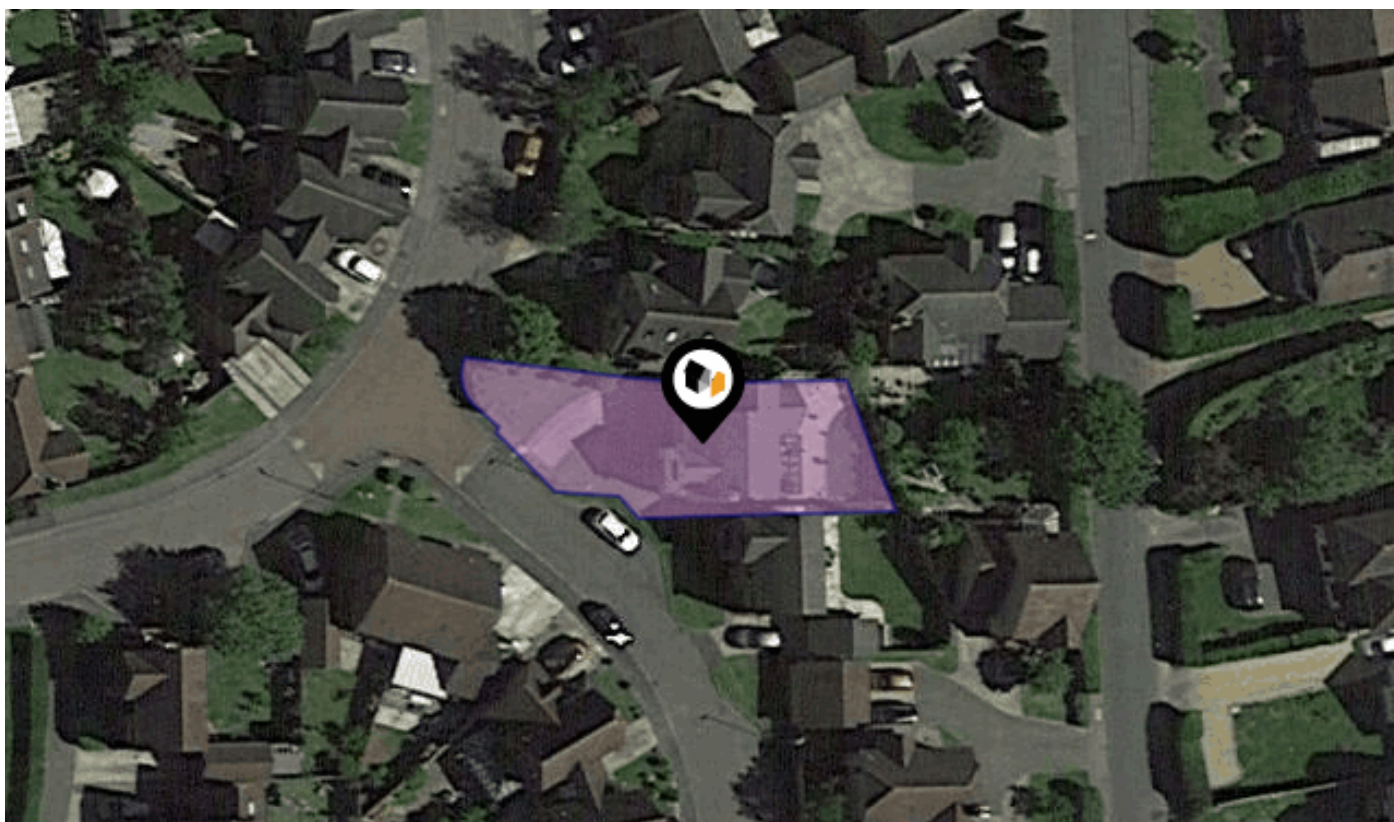


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd March 2024



55, OAK TREE WAY, HORSHAM, RH13 6BF

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

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Property

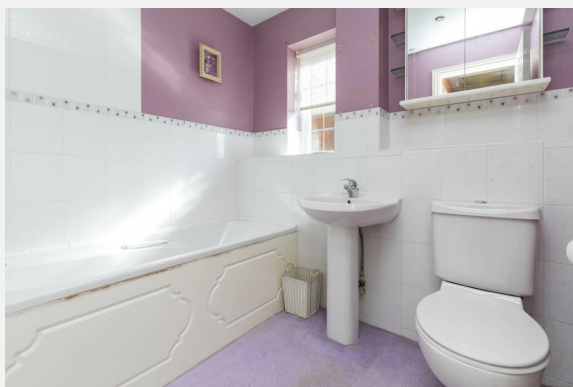
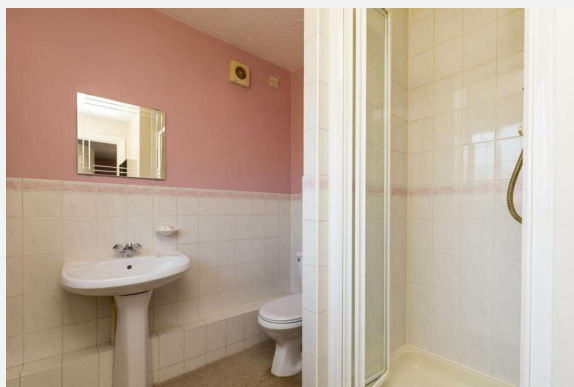
Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band F		
Annual Estimate:	£2,903		
Title Number:	WSX183610		
UPRN:	100061817284		

Local Area

Local Authority:	Horsham	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very Low	10	152	1139
● Surface Water	Low	mb/s	mb/s	mb/s
				

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						







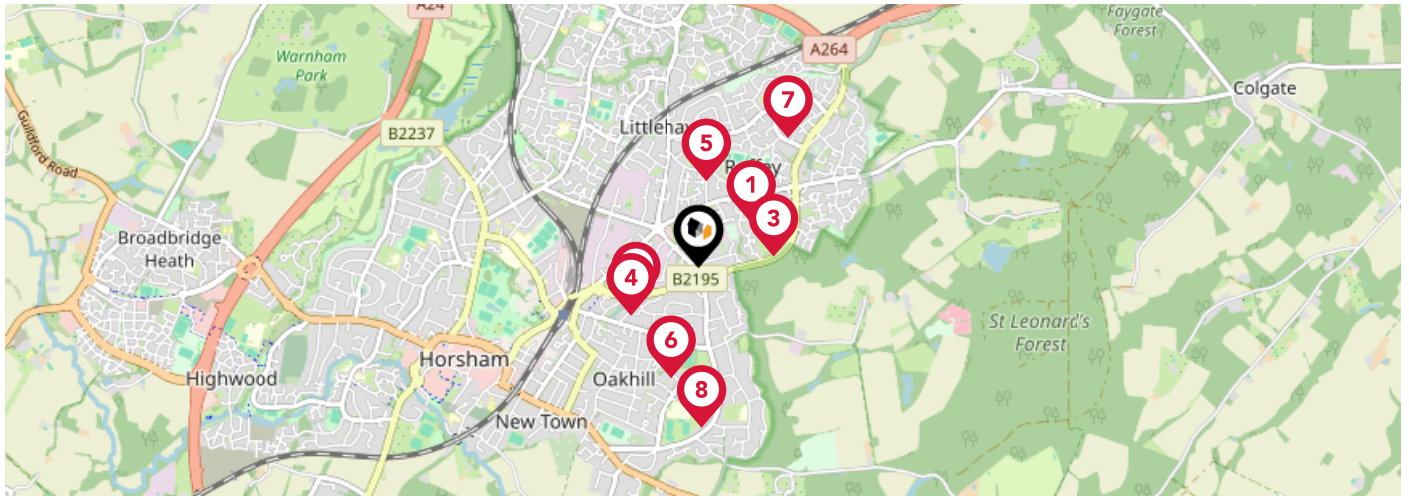
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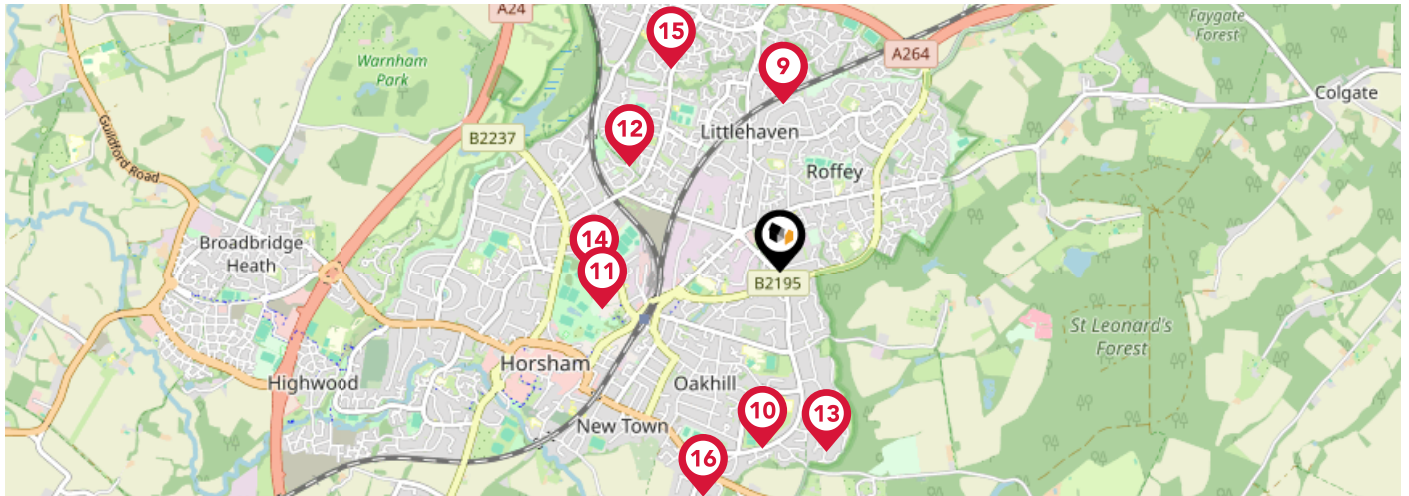
55 Oak Tree Way, HORSHAM, RH13 6BF		Energy rating	
		D	
Valid until 18.03.2034		Certificate number 9600-6083-0622-0395-3743	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 42% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	108 m ²



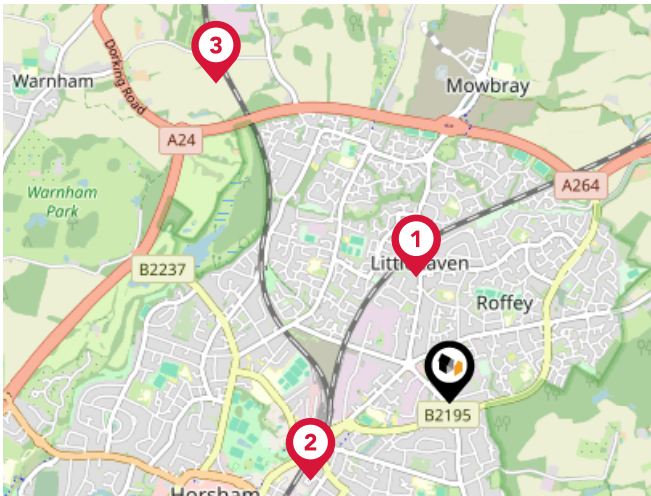
		Nursery	Primary	Secondary	College	Private
1	Northolmes Junior School, Horsham Ofsted Rating: Good Pupils: 179 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kingslea Primary School Ofsted Rating: Good Pupils: 426 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Leechpool Primary School Ofsted Rating: Good Pupils: 417 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Horsham Nursery School Ofsted Rating: Good Pupils: 118 Distance:0.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Littlehaven Infant School Ofsted Rating: Good Pupils: 110 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Millais School Ofsted Rating: Outstanding Pupils: 1522 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good Pupils: 198 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 102 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	All Saints CofE Primary School, Horsham Ofsted Rating: Good Pupils: 206 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Forest School Ofsted Rating: Good Pupils: 1072 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bohunt Horsham Ofsted Rating: Not Rated Pupils: 120 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Heath Community Primary School Ofsted Rating: Good Pupils: 396 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The College of Richard Collyer In Horsham Ofsted Rating: Outstanding Pupils:0 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holbrook Primary School Ofsted Rating: Good Pupils: 416 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

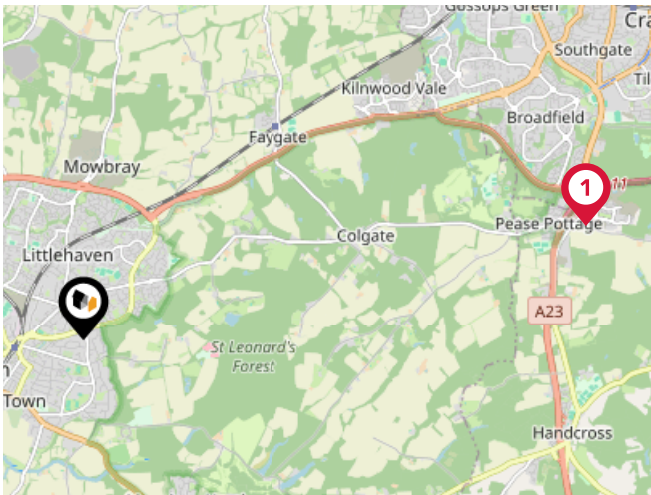
Area

Transport (National)



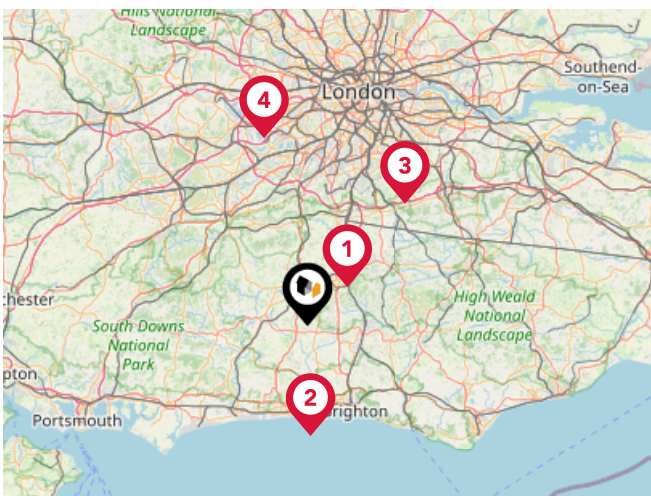
National Rail Stations

Pin	Name	Distance
	Littlehaven Rail Station	0.6 miles
	Horsham Rail Station	0.74 miles
	Warnham Rail Station	1.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M23 J11	4.82 miles
	M23 J10A	7.35 miles
	M23 J10	8.27 miles
	M23 J9A	8.95 miles
	M23 J9	9.53 miles

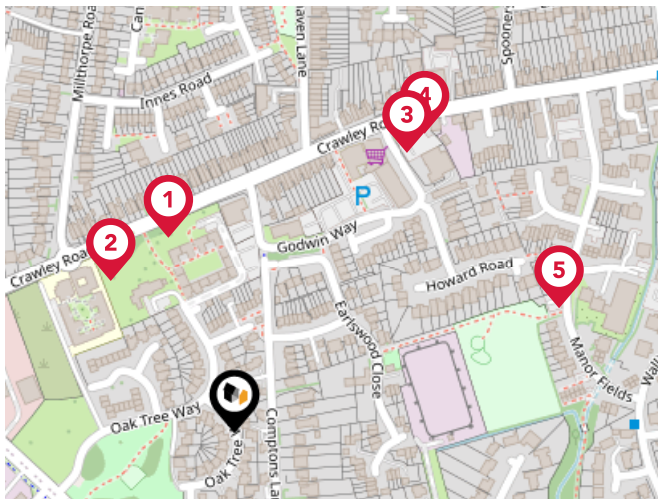


Airports/Helipads






Pin	Name	Distance
	London Gatwick Airport	8.52 miles
	Shoreham Brighton City Airport	16.5 miles
	Biggin Hill Airport	23.26 miles
	London Heathrow Airport	28.61 miles

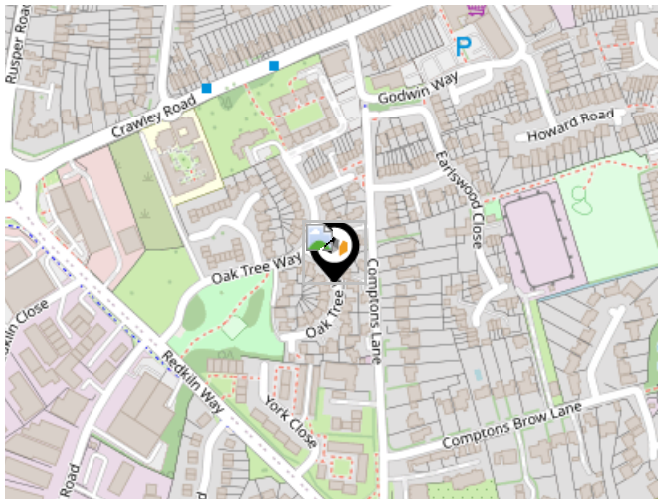
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Forest Hospital	0.12 miles
	Millthorpe Road	0.11 miles
	The Star	0.19 miles
	The Star	0.21 miles
	Chesterton Court	0.2 miles



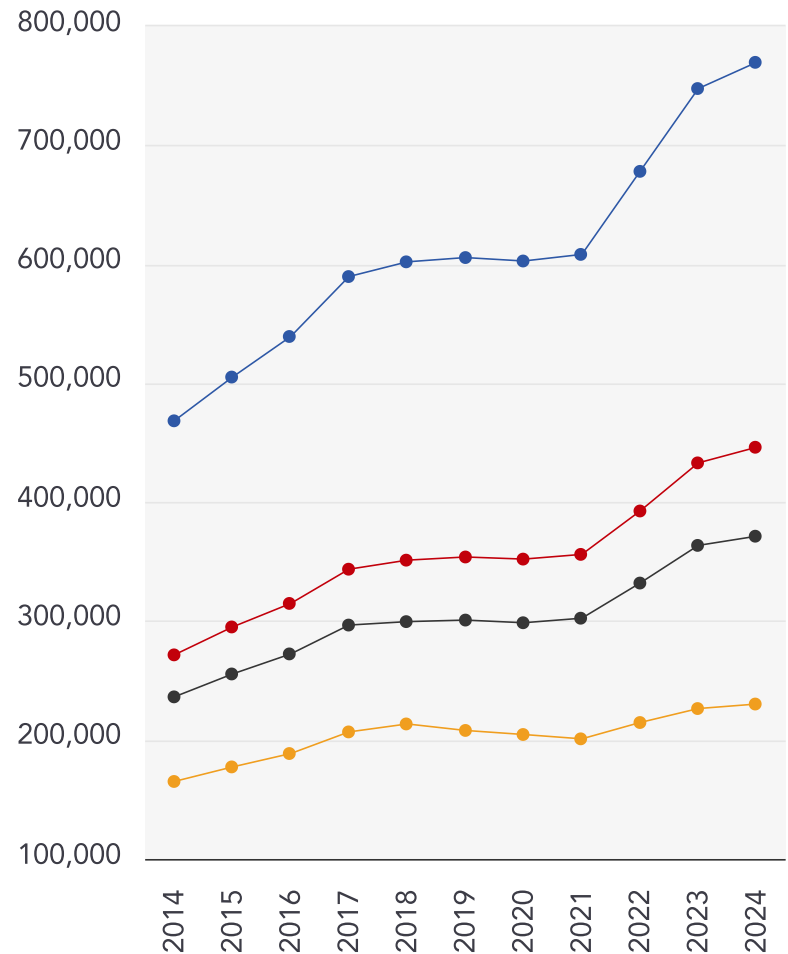
Local Connections

Pin	Name	Distance
	Gatwick North Terminal Shuttle Station	8.33 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

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.

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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

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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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