

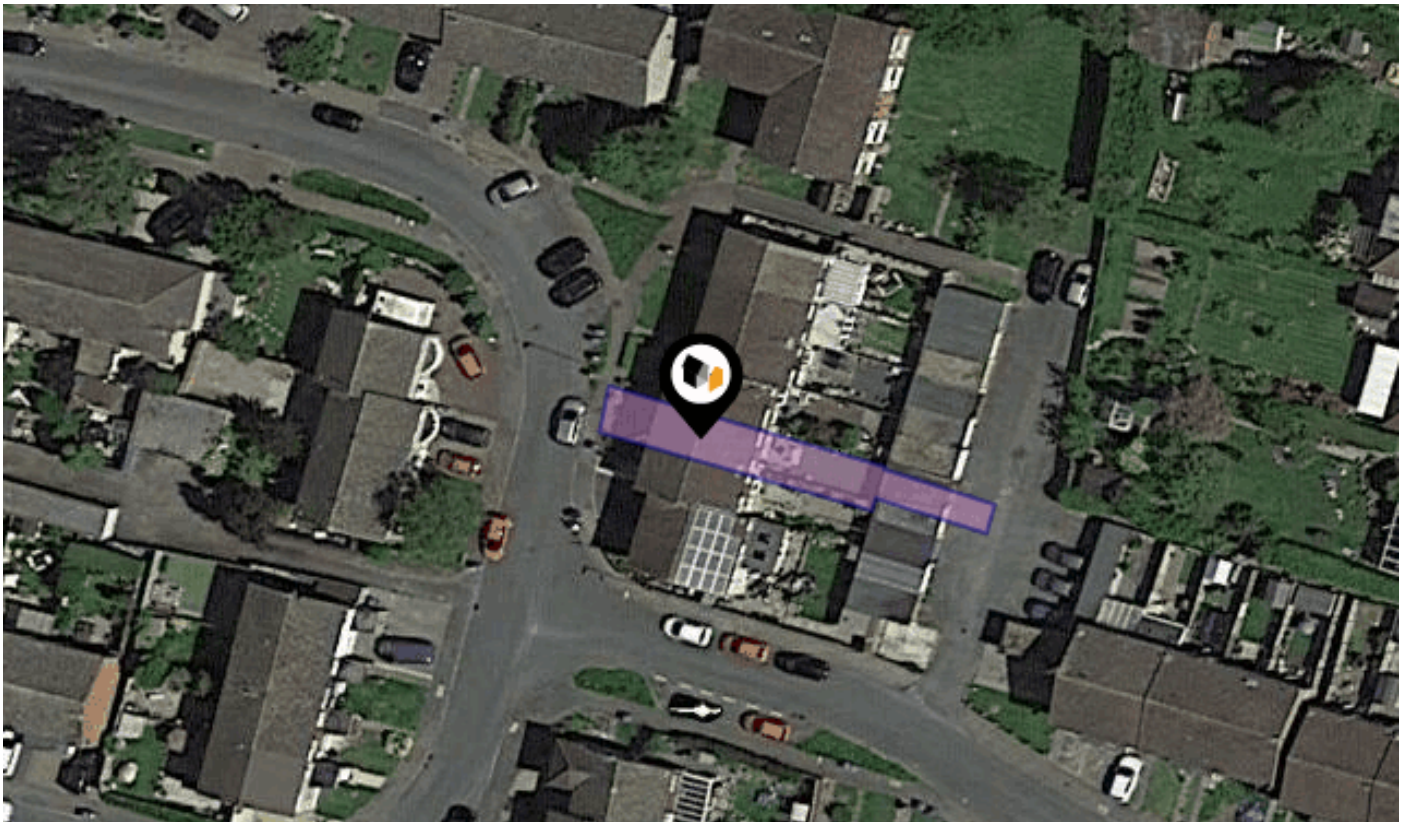


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 30<sup>th</sup> March 2024**



**41, THELTON AVENUE, BROADBRIDGE HEATH, HORSHAM,  
RH12 3AX**

## At Home Estate And Lettings Agency

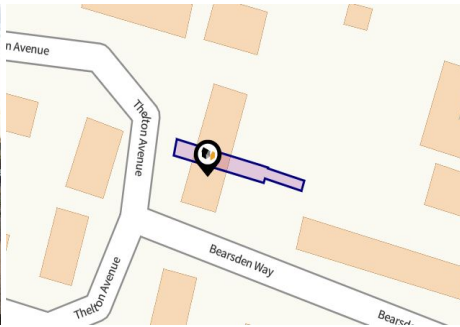
35 Carfax, Horsham, West Sussex, RH12 1EE

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## Property

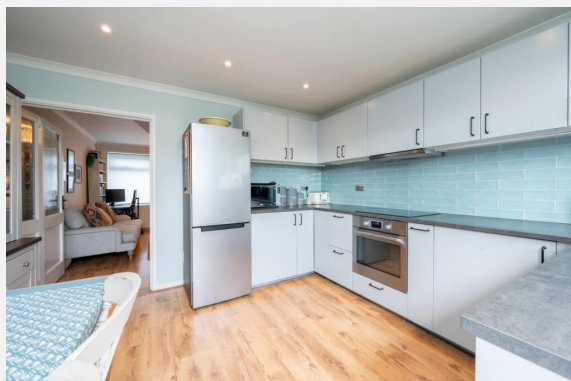
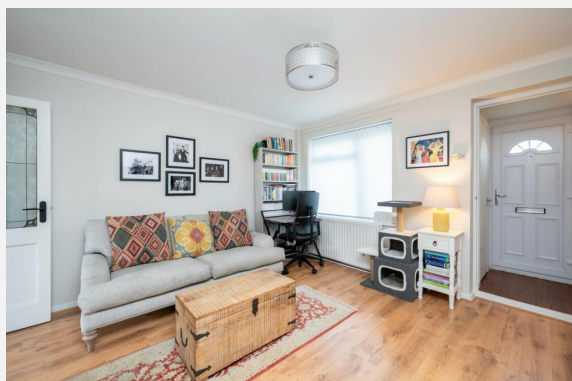
Type:	Terraced	Last Sold Date:	15/10/2018
Bedrooms:	2	Last Sold Price:	£270,000
Floor Area:	624 ft <sup>2</sup> / 58 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£371
Plot Area:	0.03 acres	Tenure:	Freehold
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,786		
Title Number:	WSX4148		
UPRN:	100061824013		

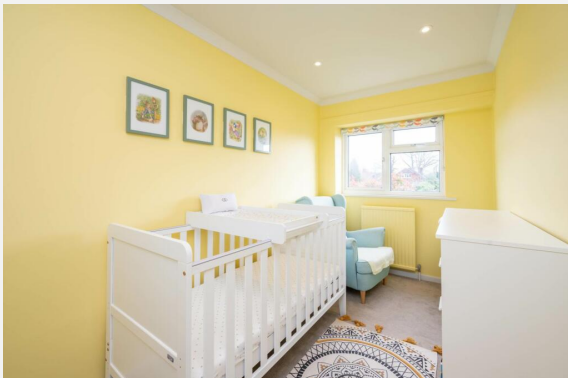
## Local Area

Local Authority:	West sussex	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very Low	1	61	-
● Surface Water	Low	mb/s	mb/s	mb/s

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











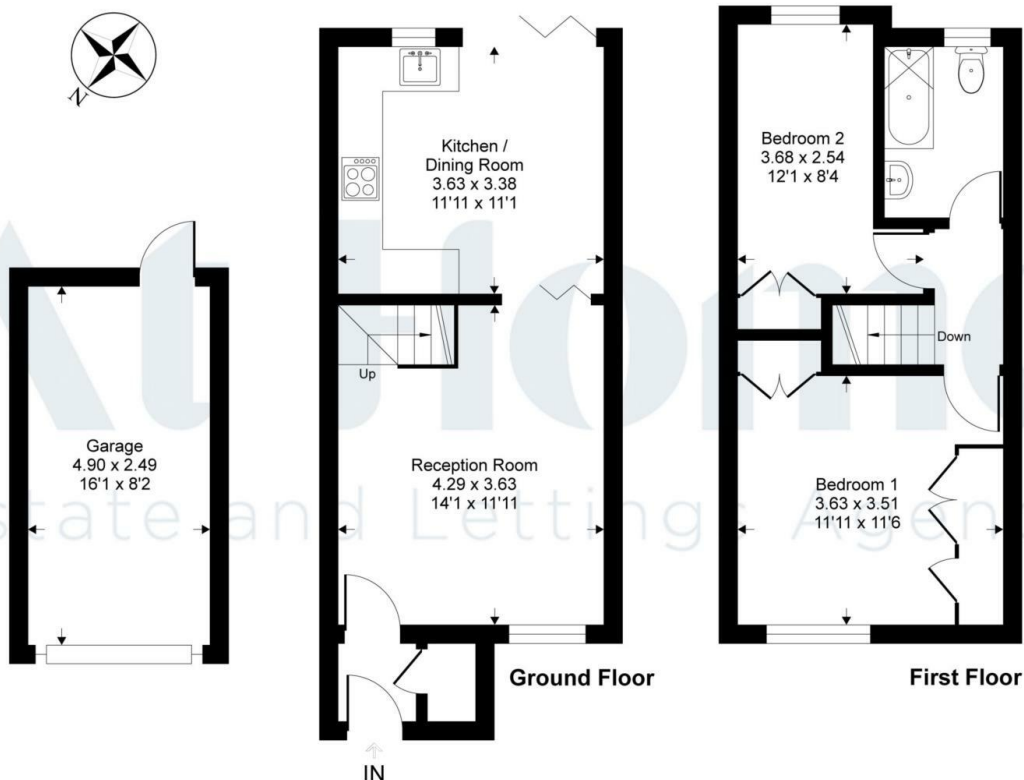
## 41, THELTON AVENUE, BROADBRIDGE HEATH, HORSHAM, RH12 3AX

### Thelton Avenue, RH12

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

Approximate Garage Internal Area = 12 sq m / 131 sq ft

Approximate Total Internal Area = 72 sq m / 781 sq ft

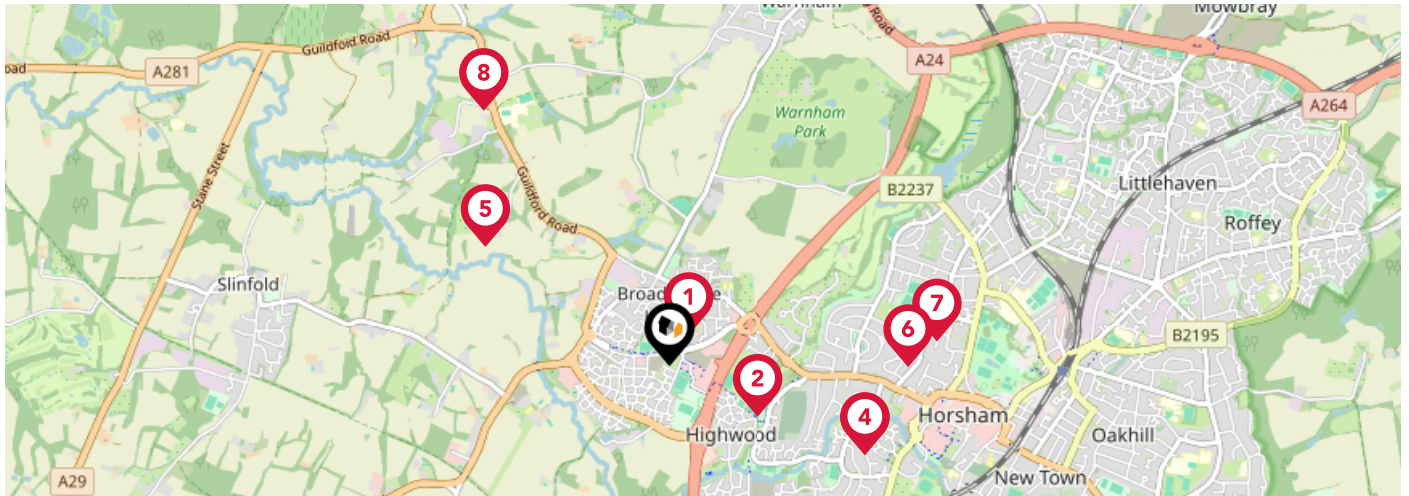


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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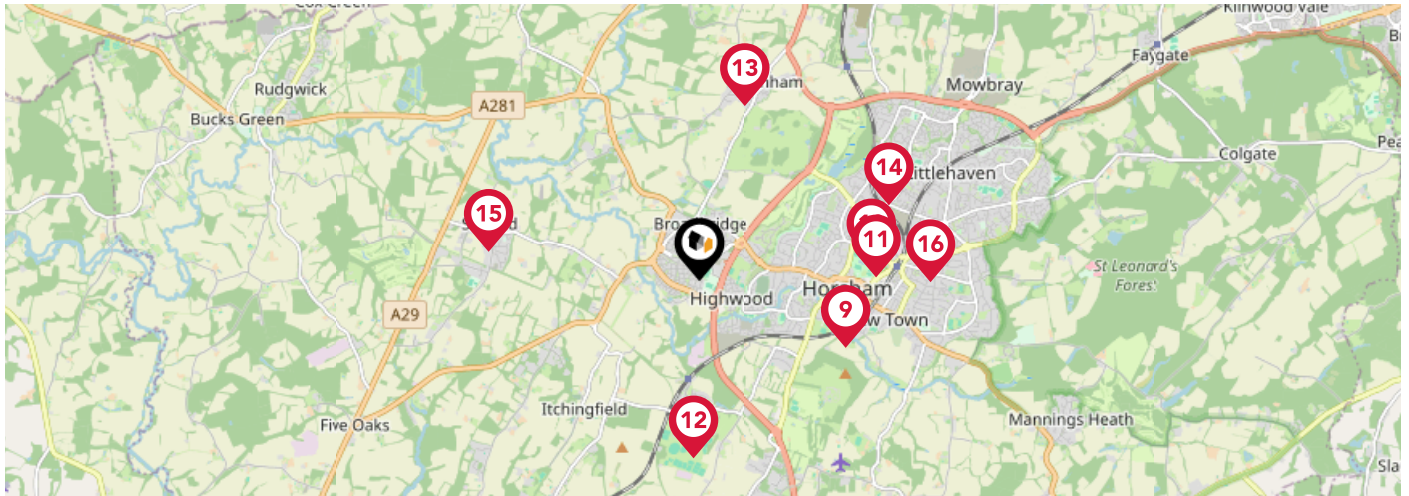
Property  
**EPC - Certificate**









41 Thelton Avenue Broadbridge Heath HORSHAM RH12 3AX		Energy rating <b>C</b>	
Valid until 19.03.2034		Certificate number 2306-3036-7207-5754-1200	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>	73   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Shelley Primary School</b> Ofsted Rating: Good   Pupils: 366   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Tanbridge House School</b> Ofsted Rating: Outstanding   Pupils: 1544   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 360   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>New Barn School</b> Ofsted Rating: Good   Pupils: 42   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Greenway Academy</b> Ofsted Rating: Good   Pupils: 385   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Farlington School</b> Ofsted Rating: Not Rated   Pupils: 267   Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

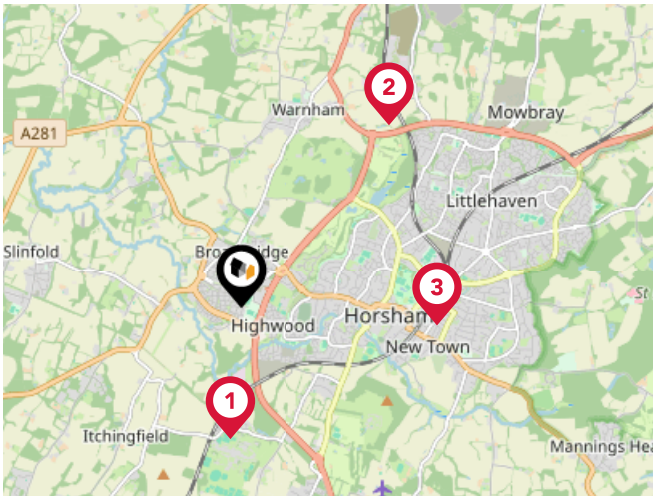




		Nursery	Primary	Secondary	College	Private
	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The College of Richard Collyer In Horsham</b> Ofsted Rating: Outstanding   Pupils: 0   Distance: 1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bohunt Horsham</b> Ofsted Rating: Not Rated   Pupils: 120   Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 874   Distance: 1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Warnham CofE Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance: 1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Slinfold CofE Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 124   Distance: 1.99	<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: 118   Distance: 2.15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

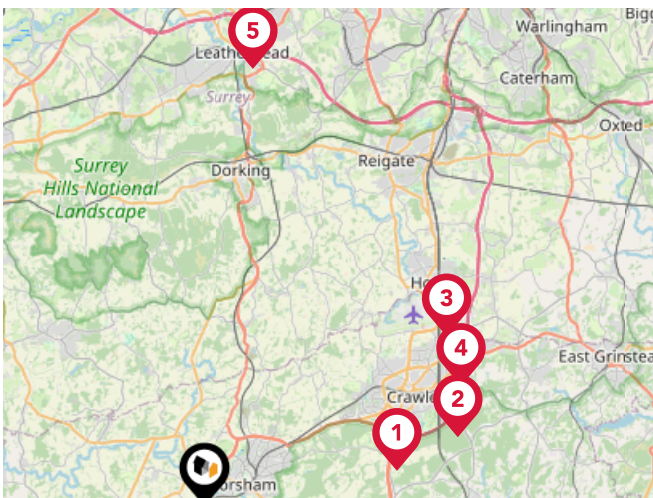
# Area

## Transport (National)



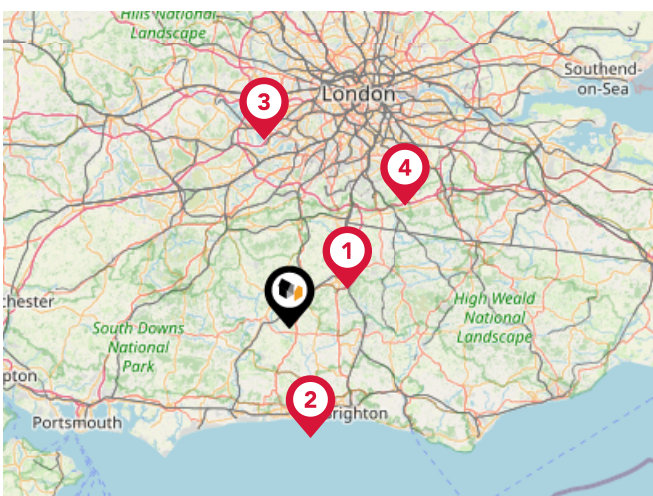
### National Rail Stations

Pin	Name	Distance
	Christ's Hospital Rail Station	1.23 miles
	Warnham Rail Station	2.18 miles
	Horsham Rail Station	1.82 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M23 J11	7.27 miles
	M23 J10A	9.77 miles
	M23 J9A	10.99 miles
	M23 J10	10.54 miles
	M25 J9	16.32 miles

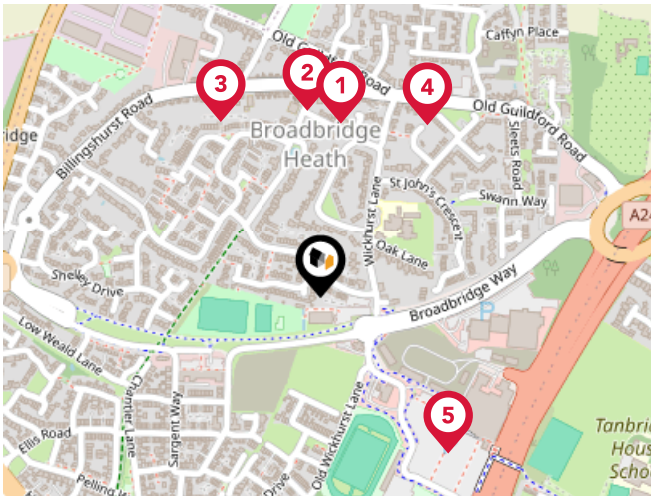


### Airports/Helipads

Pin	Name	Distance
	London Gatwick Airport	10.55 miles
	Shoreham Brighton City Airport	16.57 miles
	London Heathrow Airport	28.36 miles
	Biggin Hill Airport	25.03 miles

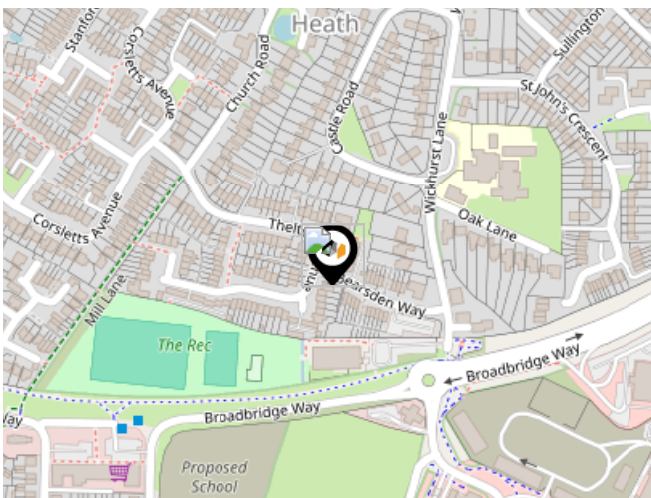
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Church Road	0.21 miles
	Church Road	0.22 miles
	Warnham Road	0.24 miles
	Shelley Arms	0.24 miles
	Tesco	0.23 miles



### Local Connections

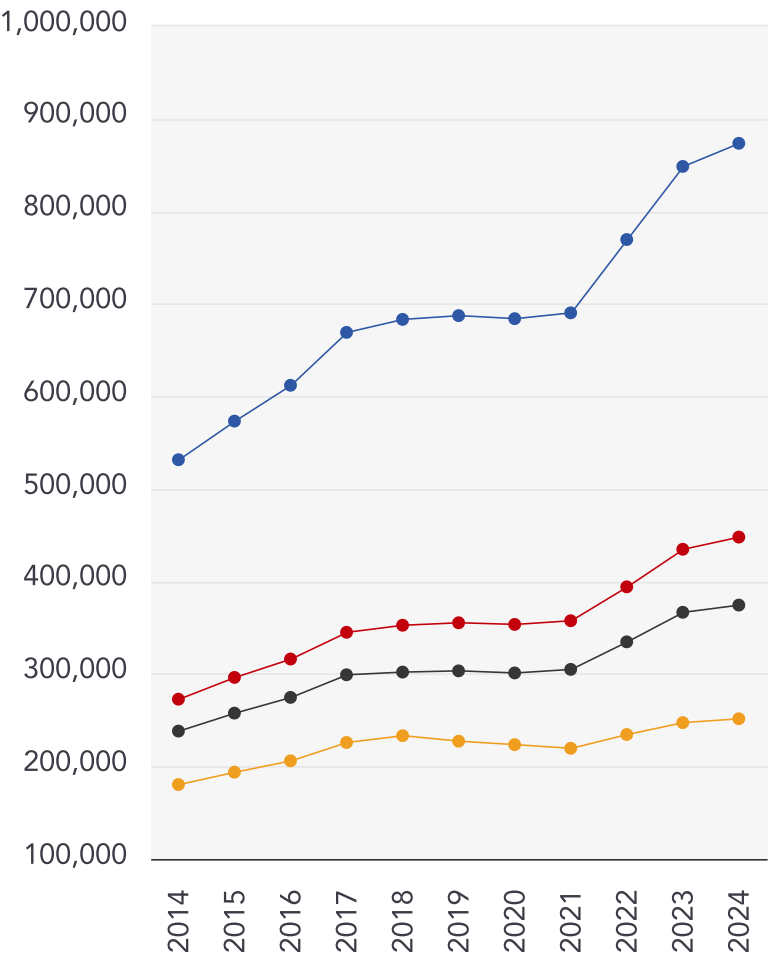
Pin	Name	Distance
	Gatwick North Terminal Shuttle Station	10.26 miles



# 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



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