

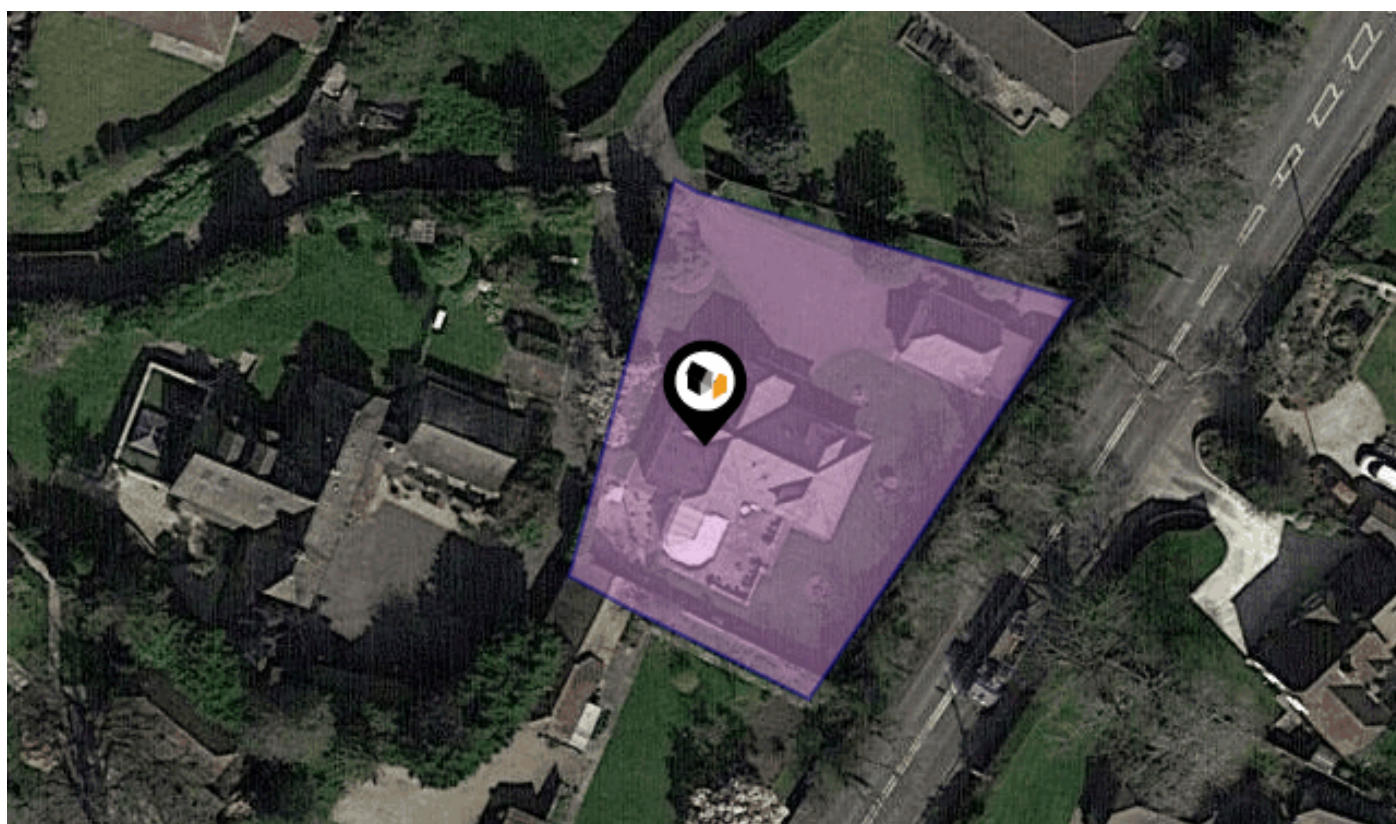


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 25th January 2025



**GOMERA, STANE STREET, CODMORE HILL, PULBOROUGH,
RH20 1BG**

At Home Estate And Lettings Agency

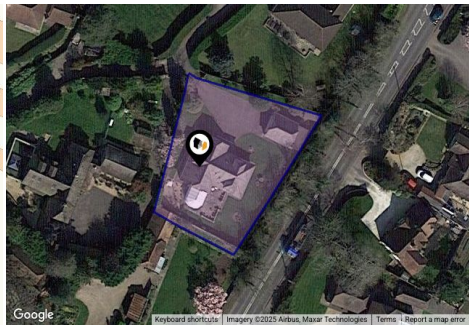
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,335 ft ² / 217 m ²
Plot Area:	0.27 acres
Council Tax :	Band G
Annual Estimate:	£3,688
Title Number:	WSX256434
UPRN:	200004793143

Last Sold Date:	31/07/2002
Last Sold Price:	£395,000
Last Sold £/ft ² :	£169
Tenure:	Freehold

Local Area

Local Authority:	West sussex
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

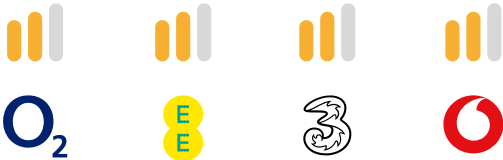
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

9	49	-
mb/s	mb/s	mb/s

Mobile Coverage:

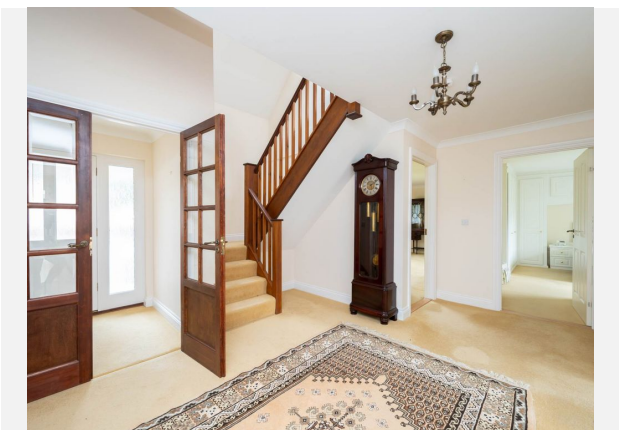
(based on calls indoors)



Satellite/Fibre TV Availability:





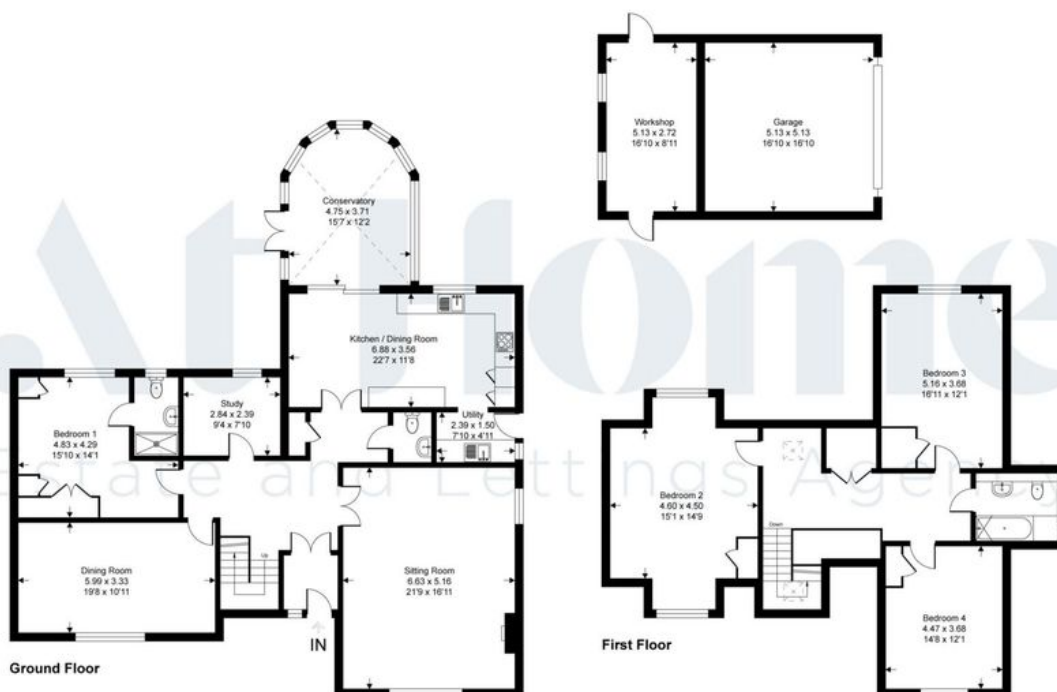




GOMERA, STANE STREET, CODMORE HILL, PULBOROUGH, RH20 1BG

Gomera, RH20

Approximate Gross Internal Area = 244.4 sq m / 2631 sq ft
Approximate Garage Internal Area = 26.2 sq m / 283 sq ft
Approximate Outbuilding Internal Area = 14.1 sq m / 152 sq ft
Approximate Total Internal Area = 284.7 sq m / 3066 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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Gomera, Stane Street, Codmore Hill, RH20 1BG

Energy rating

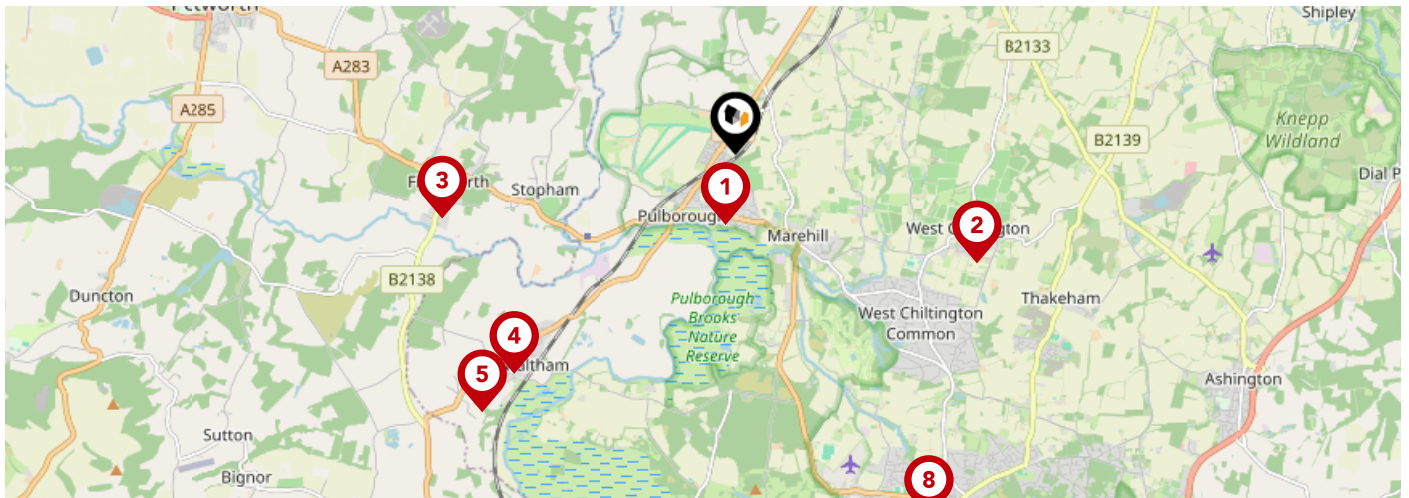
C

Valid until 30.10.2034

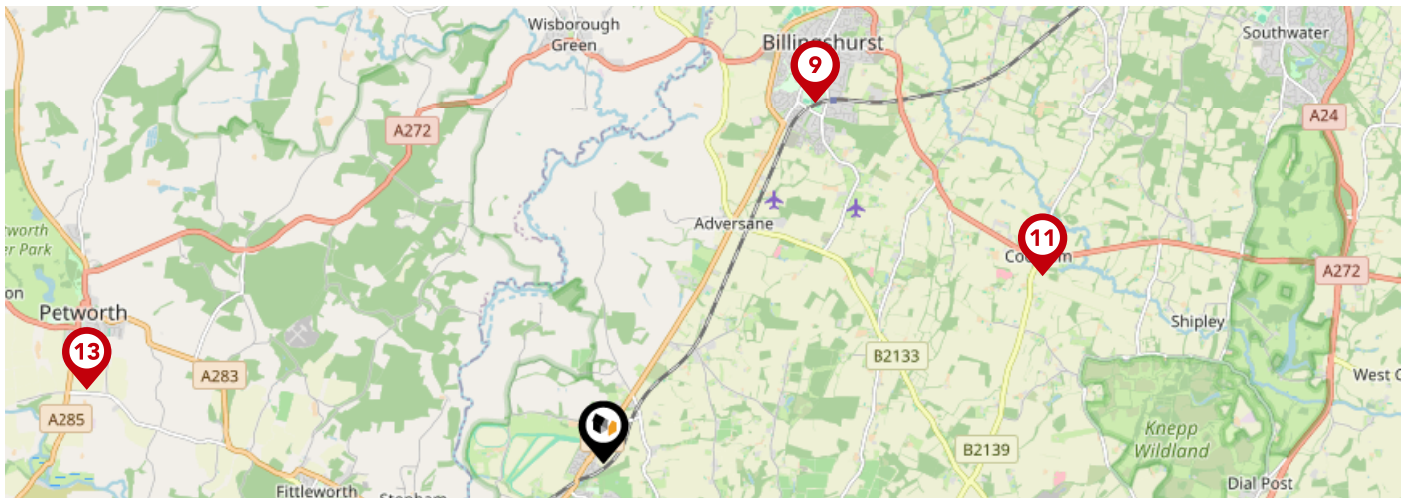
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	217 m ²



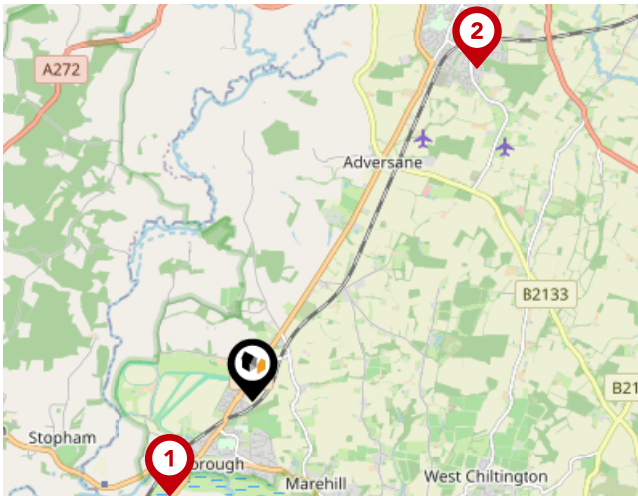
		Nursery	Primary	Secondary	College	Private
1	St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 301 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Chiltington Community Primary School Ofsted Rating: Good Pupils: 191 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fittleworth CofE Village School Ofsted Rating: Good Pupils: 124 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St James' CofE Primary School, Coldwaltham Ofsted Rating: Requires improvement Pupils: 73 Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lodge Hill Residential Centre Ofsted Rating: Not Rated Pupils:0 Distance:3.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wisborough Green Primary School Ofsted Rating: Good Pupils: 194 Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Weald School, The Ofsted Rating: Outstanding Pupils: 1745 Distance:3.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Storrington Primary School Ofsted Rating: Good Pupils: 381 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Billingshurst Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thakeham Primary School Ofsted Rating: Good Pupils: 99 Distance:4.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Penn School Ofsted Rating: Good Pupils: 91 Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Amberley CofE Primary School Ofsted Rating: Good Pupils: 51 Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petworth Cof E Primary School Ofsted Rating: Good Pupils: 154 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dorset House School Ofsted Rating: Not Rated Pupils: 133 Distance:5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bury CofE Primary School Ofsted Rating: Good Pupils: 78 Distance:5.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashington CofE Primary School Ofsted Rating: Good Pupils: 185 Distance:5.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

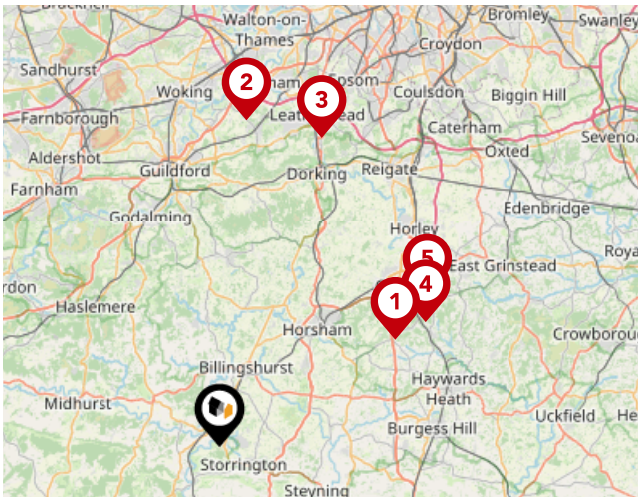
Area

Transport (National)



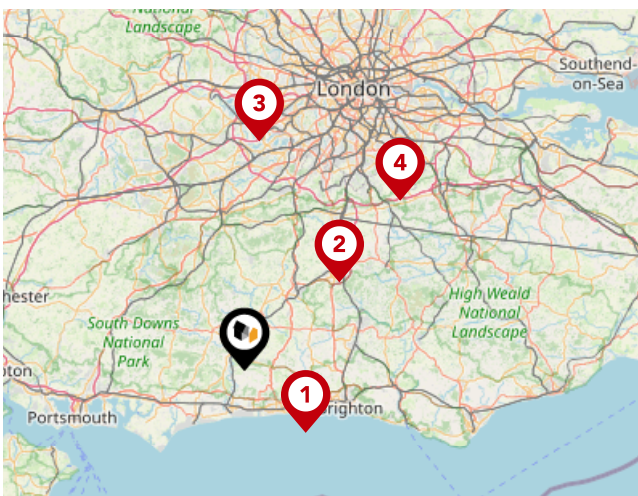
National Rail Stations

Pin	Name	Distance
1	Pulborough Rail Station	1.18 miles
2	Billingshurst Rail Station	3.75 miles
3	Amberley Rail Station	5.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	15.42 miles
2	M25 J10	24.44 miles
3	M25 J9	24.29 miles
4	M23 J10A	18.02 miles
5	M23 J10	19.19 miles



Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	13.12 miles
2	Gatwick Airport	19.21 miles
3	Heathrow Airport Terminal 4	33.96 miles
4	Leaves Green	34.08 miles

Area

Transport (Local)



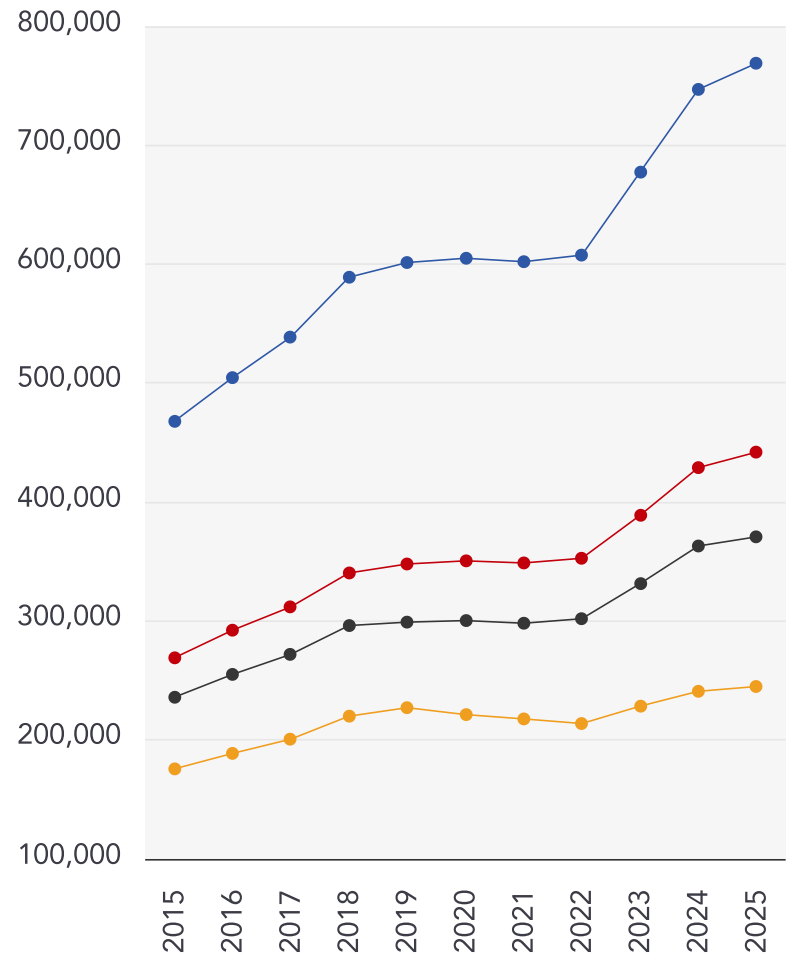
Bus Stops/Stations

Pin	Name	Distance
1	Cray Lane	0.12 miles
2	Cray Lane	0.2 miles
3	Stane Street Close	0.24 miles
4	Blackgate Lane	0.46 miles
5	Cousins Way	0.62 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RH20



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

01403 886288

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

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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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1EE

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