

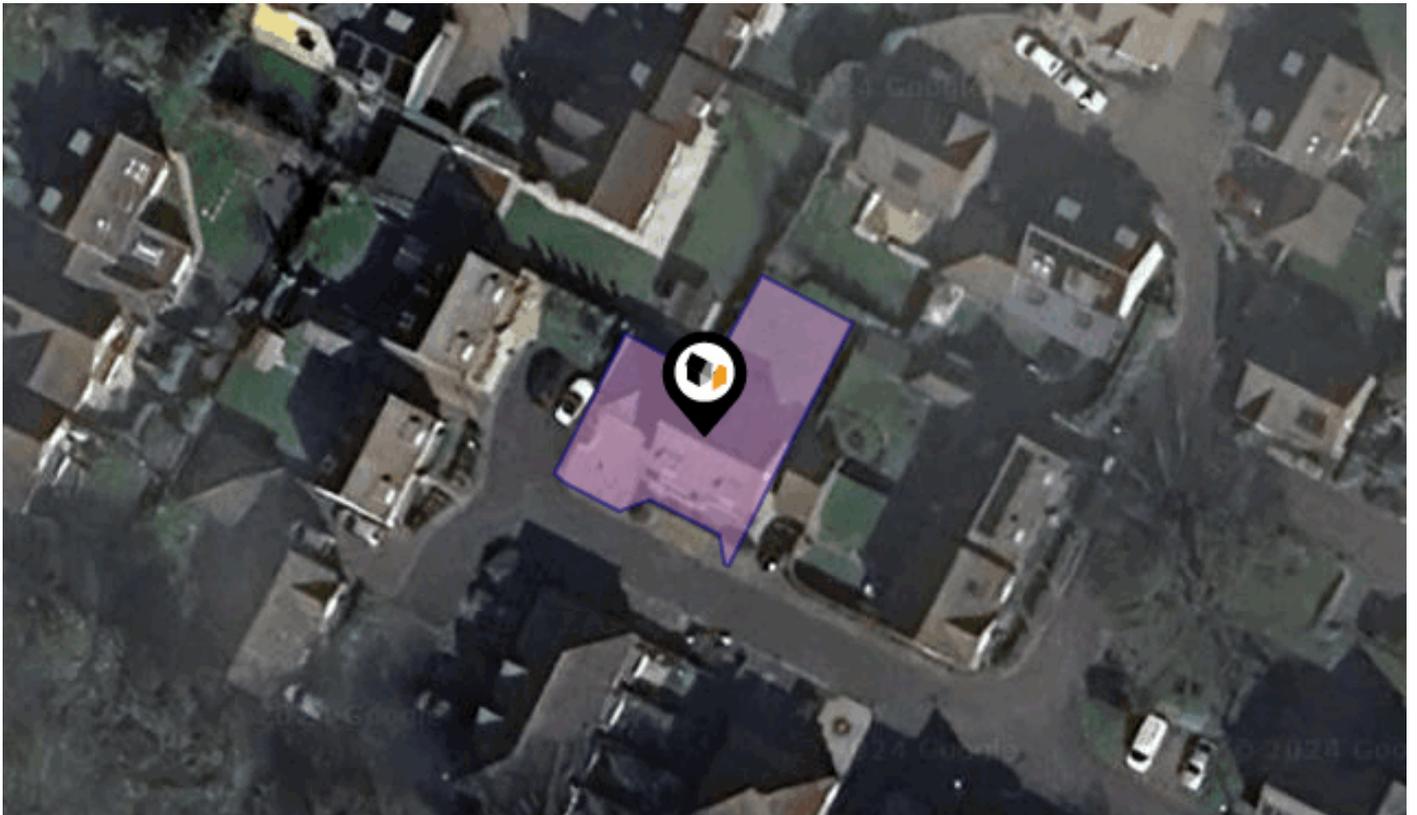


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th October 2024



30, MARTINDALES, SOUTHWATER, HORSHAM, RH13 9AE

At Home Estate And Lettings Agency

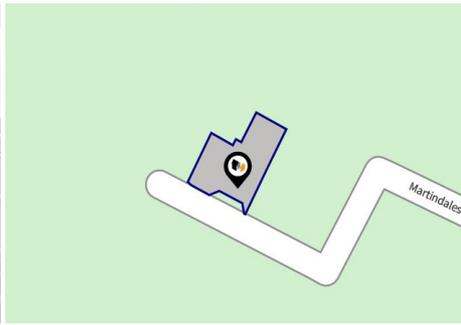
35 Carfax, Horsham, West Sussex, RH12 1EE

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Property

Type:	Detached	Last Sold Date:	01/08/2014
Bedrooms:	5	Last Sold Price:	£574,995
Floor Area:	1,743 ft ² / 162 m ²	Last Sold £/ft²:	£308
Plot Area:	0.08 acres	Tenure:	Freehold
Year Built :	2014		
Council Tax :	Band G		
Annual Estimate:	£3,688		
Title Number:	WSX366285		
UPRN:	10013792457		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	31 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









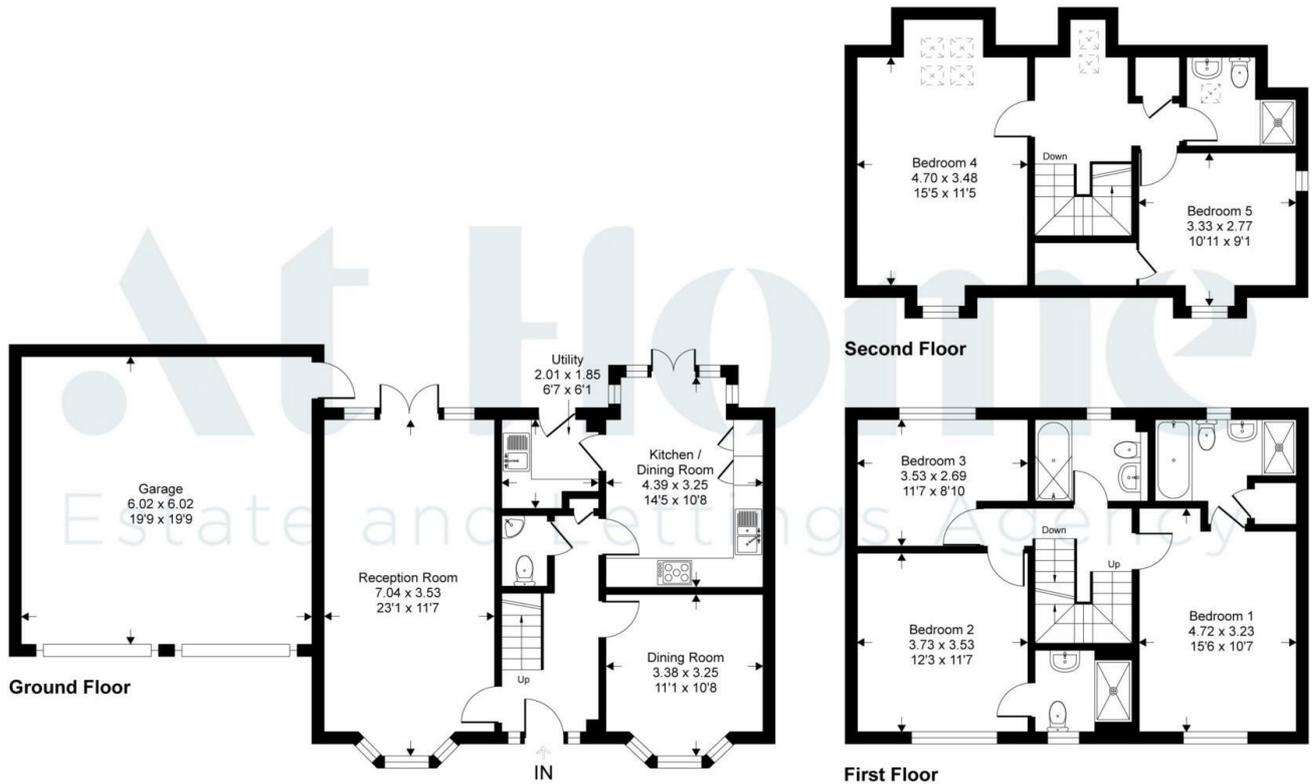
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Martindales, RH13

Approximate Gross Internal Area = 167.6 sq m / 1805 sq ft

Approximate Garage Internal Area = 36.2 sq m / 390 sq ft

Approximate Total Internal Area = 203.8 sq m / 2195 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

30 Martindales, Southwater, HORSHAM, RH13 9AE		Energy rating C	
Valid until 08.10.2034		Certificate number 0290-0714-0422-5405-3043	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	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:	Very good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	162 m ²



		Nursery	Primary	Secondary	College	Private
1	Castlewood Primary School Ofsted Rating: Good Pupils: 201 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Southwater Junior Academy Ofsted Rating: Good Pupils: 436 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Southwater Infant Academy Ofsted Rating: Good Pupils: 281 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Christ's Hospital Ofsted Rating: Not Rated Pupils: 866 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Forest School Ofsted Rating: Good Pupils: 1039 Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 152 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barns Green Primary School Ofsted Rating: Requires improvement Pupils: 133 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shelley Primary School Ofsted Rating: Good Pupils: 415 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

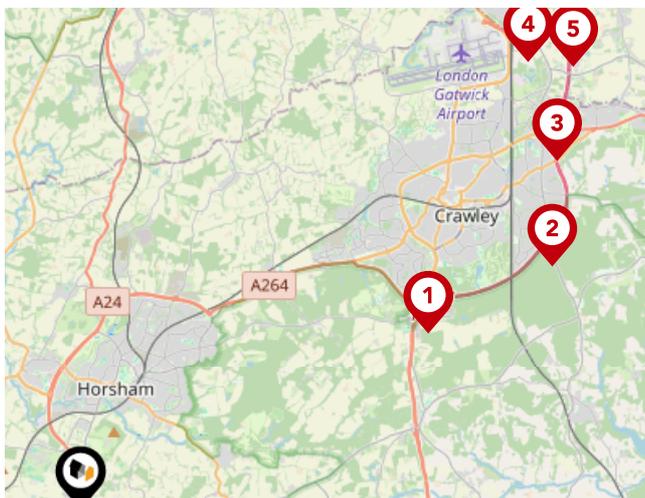
Area

Transport (National)



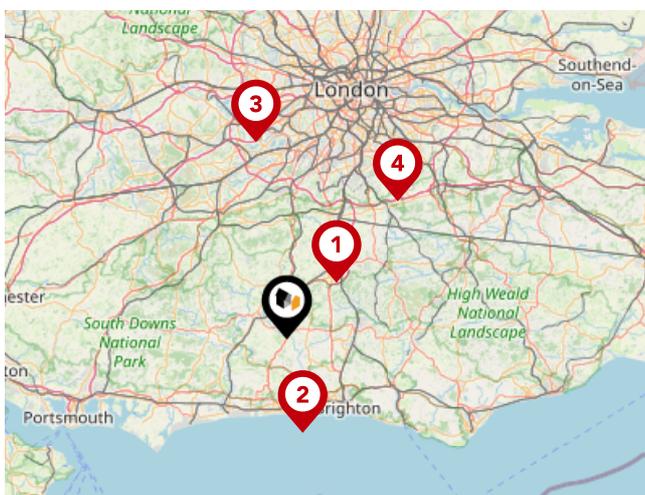
National Rail Stations

Pin	Name	Distance
	Christs Hospital Rail Station	1.16 miles
	Horsham Rail Station	2.15 miles
	Littlehaven Rail Station	3.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M23 J11	7.23 miles
	M23 J10A	9.83 miles
	M23 J10	10.96 miles
	M23 J9A	11.74 miles
	M23 J9	12.3 miles

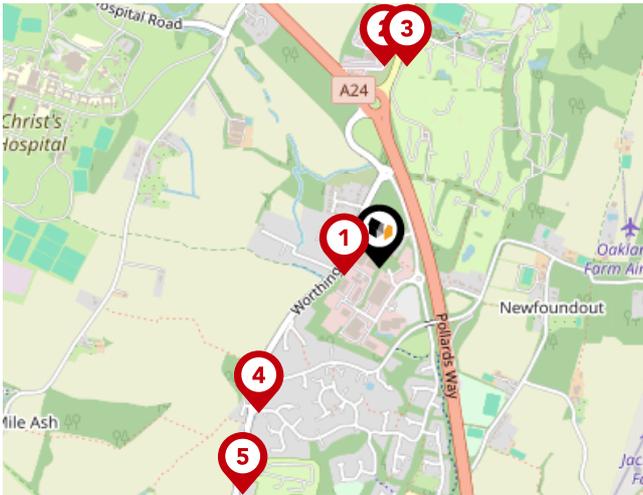


Airports/Helipads

Pin	Name	Distance
	Gatwick Airport	11.1 miles
	Shoreham-by-Sea	14.46 miles
	Heathrow Airport Terminal 4	29.44 miles
	Leaves Green	26.08 miles

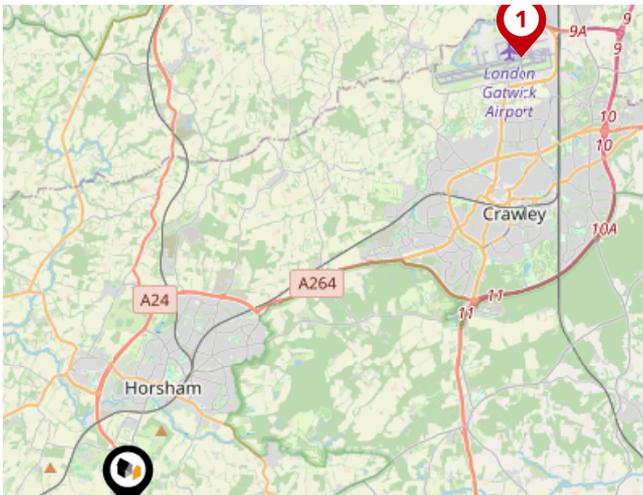
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Warnham Gate	0.08 miles
2	Horsham Park and Ride	0.47 miles
3	Golf Club	0.47 miles
4	Southwater Street	0.44 miles
5	Roundstone Caravan Park	0.62 miles

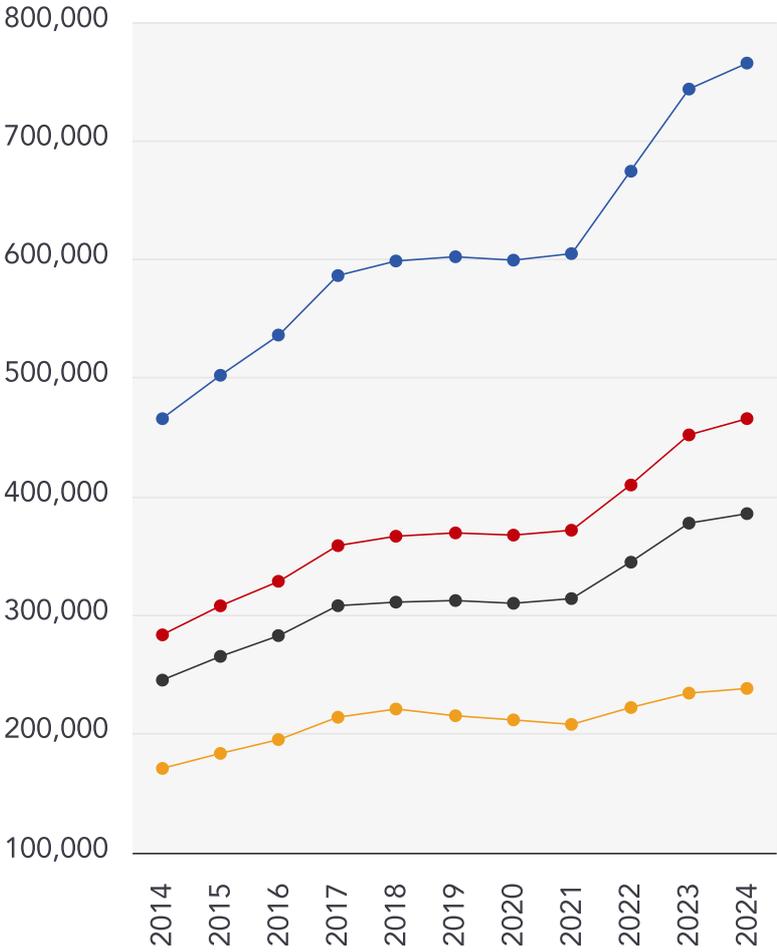


Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	11.13 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

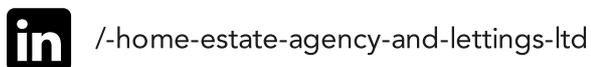


Not sure where to even start !! After both buying and selling with Paul and his team I can't praise them enough. Day or night and 7 days if required the team were available. They went way beyond what I expect any other agent would do. No 'silly' question was ever too much hassle. Paul and the rest of 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!



Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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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