

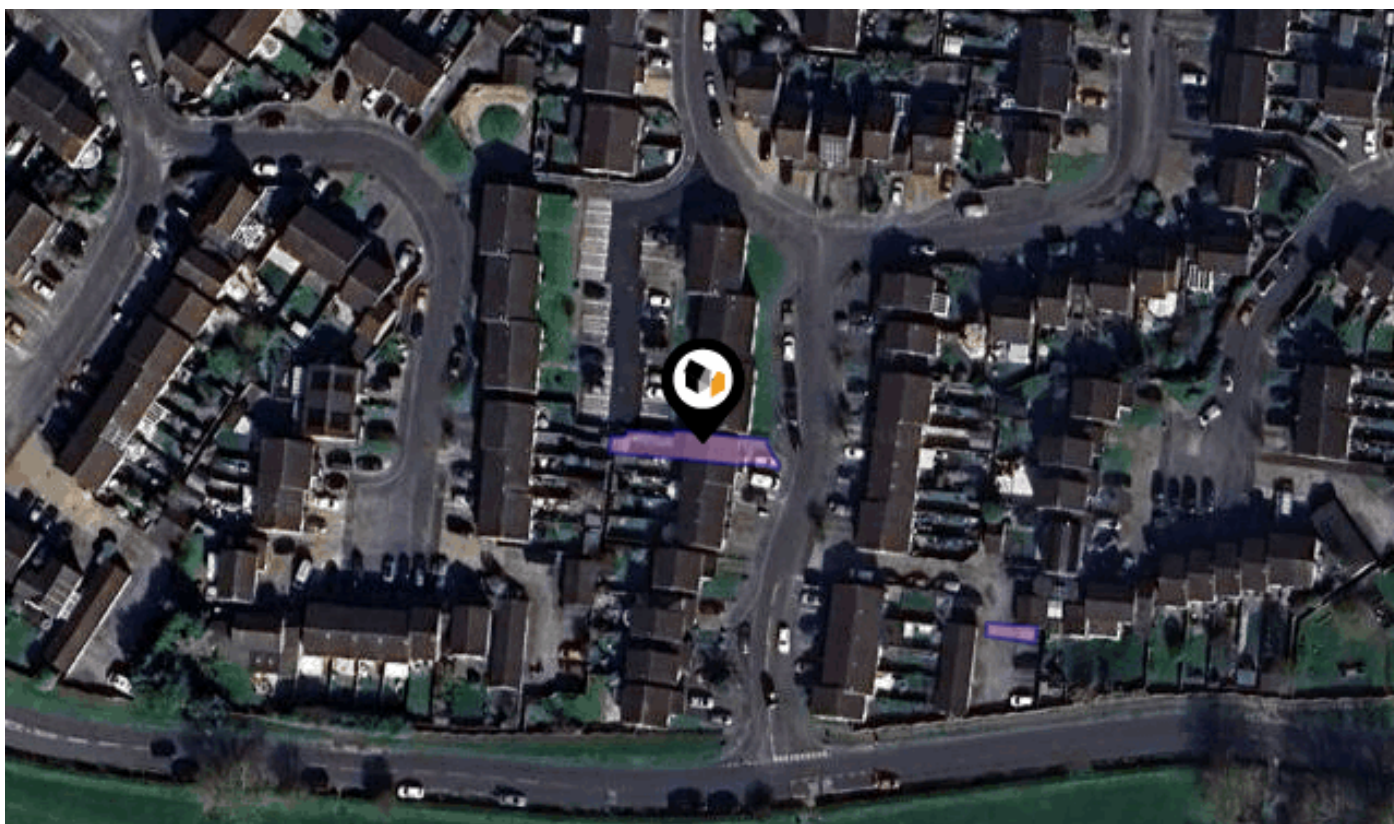


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th April 2025



19, FELLCOTT WAY, HORSHAM, RH12 1UZ

At Home Estate And Lettings Agency

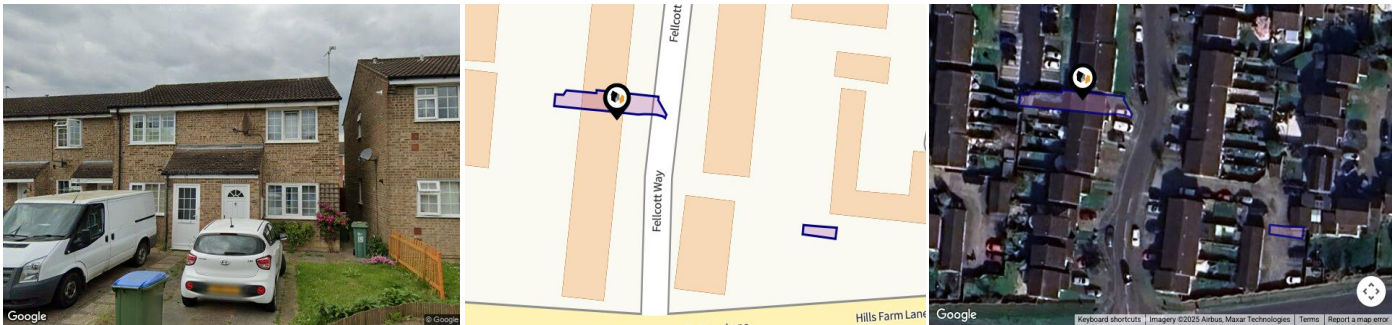
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	624 ft ² / 58 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£2,064
Title Number:	WSX65371
UPRN:	100062476266



Last Sold Date:	18/10/2019
Last Sold Price:	£290,000
Last Sold £/ft ² :	£464
Tenure:	Freehold

Local Area

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

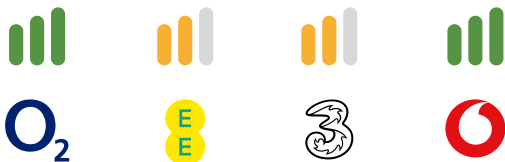
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

1	43	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



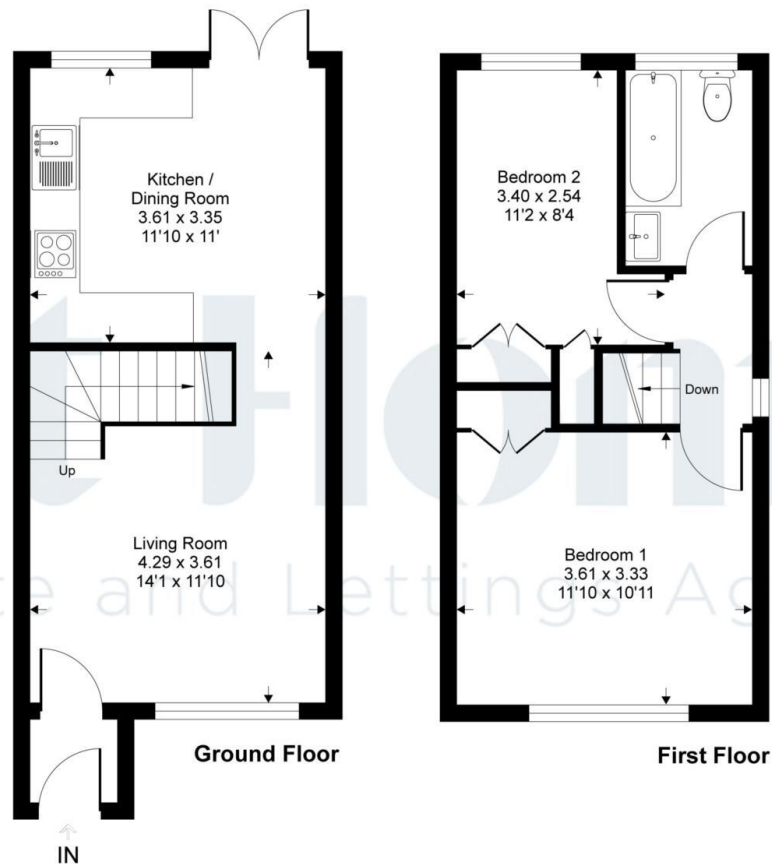




19, FELLCOTT WAY, HORSHAM, RH12 1UZ

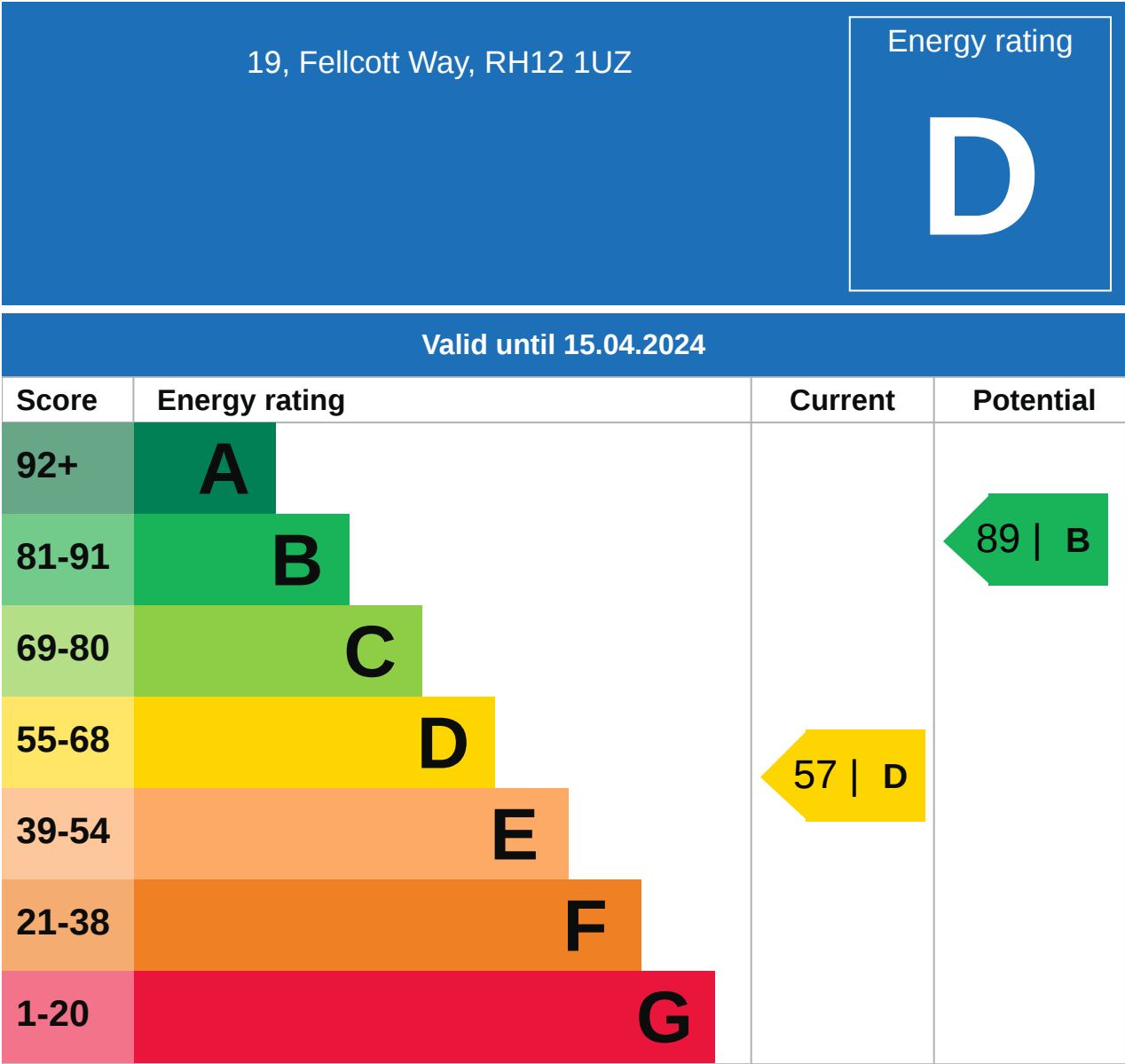
Fellcott Way, RH12

Approximate Gross Internal Area = 56.3 sq m / 606 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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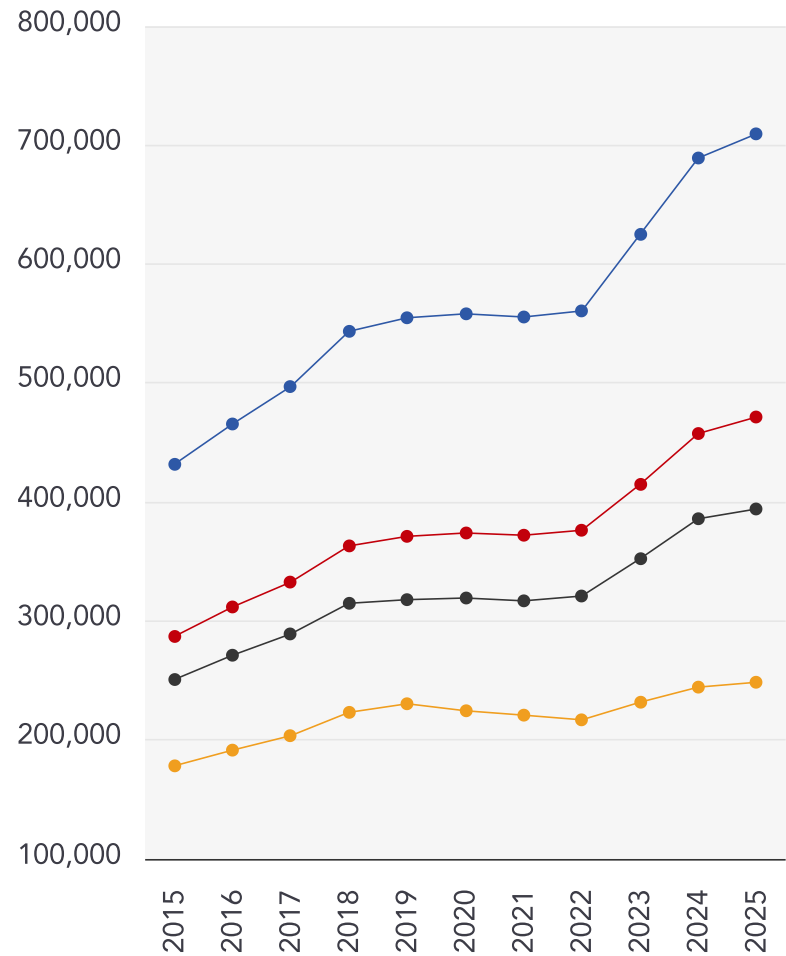
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 23% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	58 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RH12



Detached

+64.34%

Semi-Detached

+64.26%

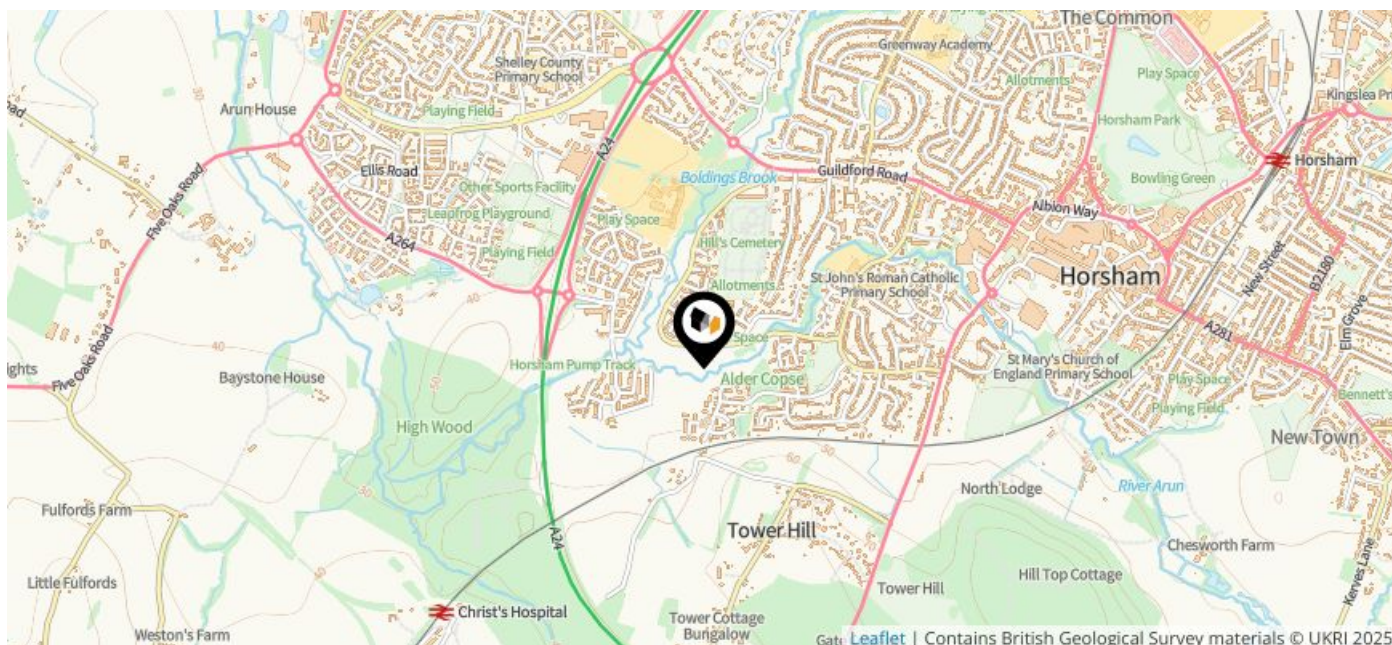
Terraced

+57.16%

Flat

+39.41%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

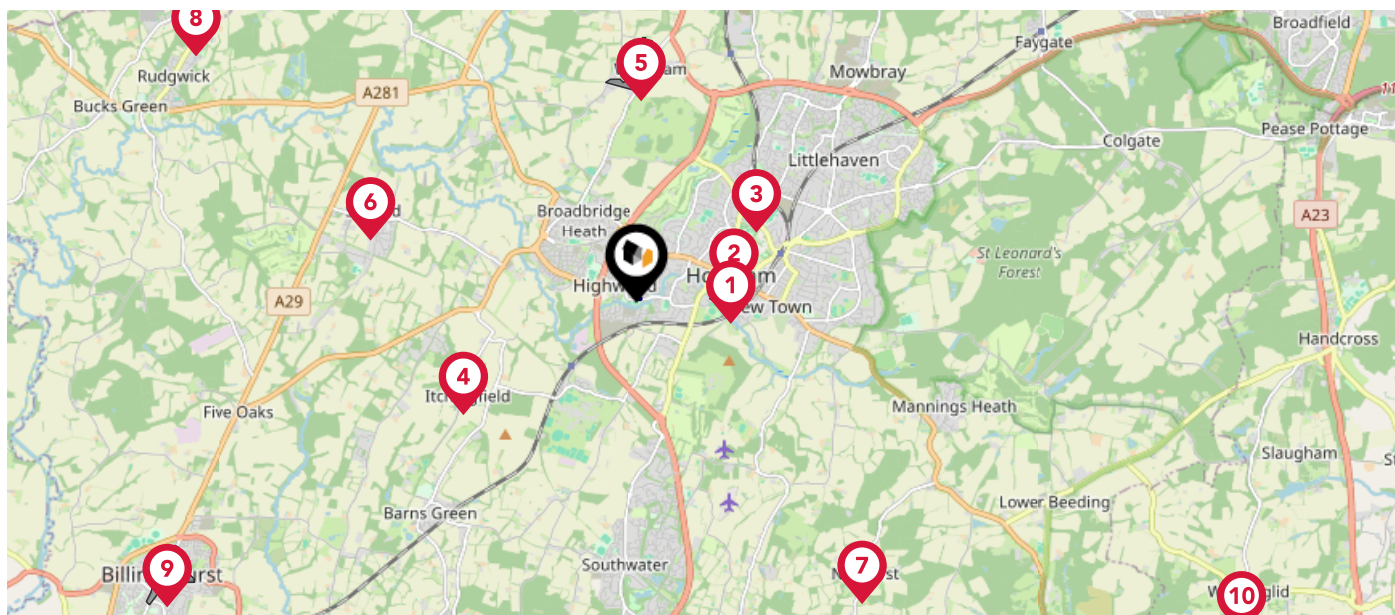
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Horsham

2

Horsham, London Road

3

Horsham, Richmond Road

4

Itchingfield

5

Warnham

6

Slinfold

7

Nuthurst

8

Rudgwick

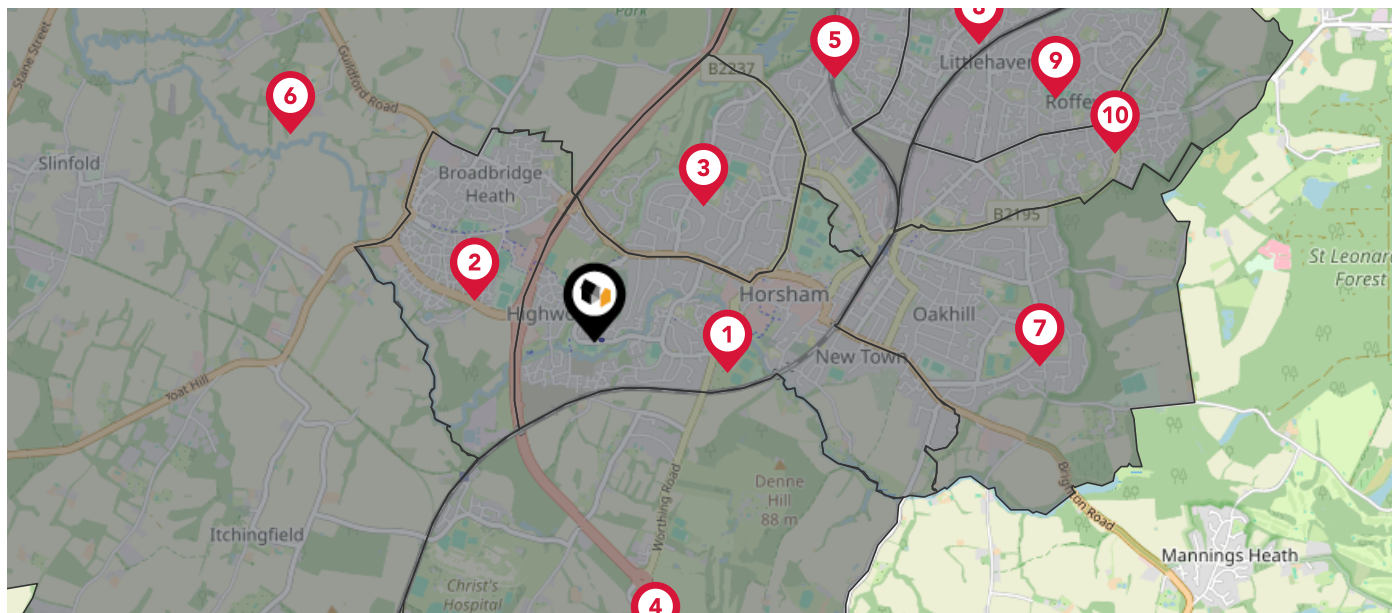
9

Billingshurst

10

Warninglid

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Denne Ward



Broadbridge Heath Ward



Trafalgar Ward



Southwater North Ward



Holbrook West Ward



Itchingfield, Slinfold & Warnham Ward



Forest Ward



Holbrook East Ward



Roffey North Ward

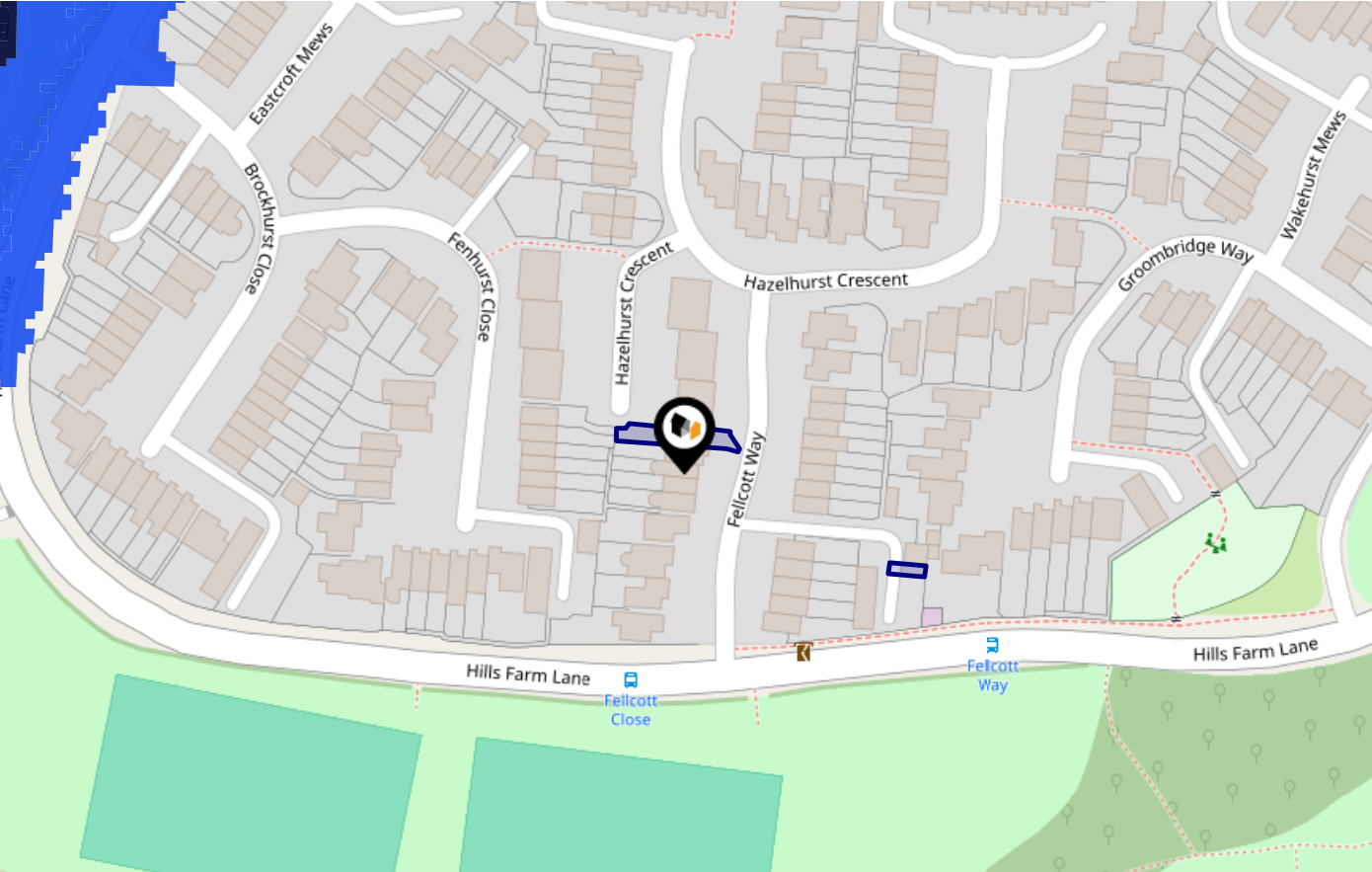


Roffey South Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

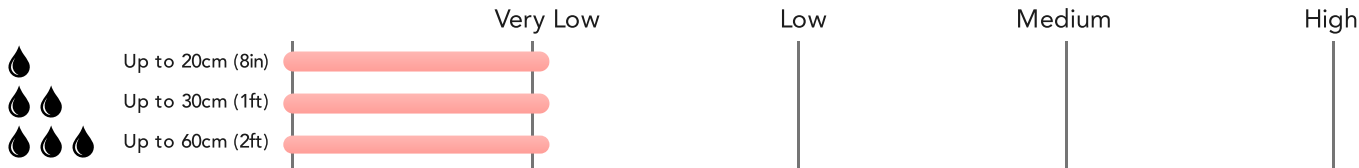


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

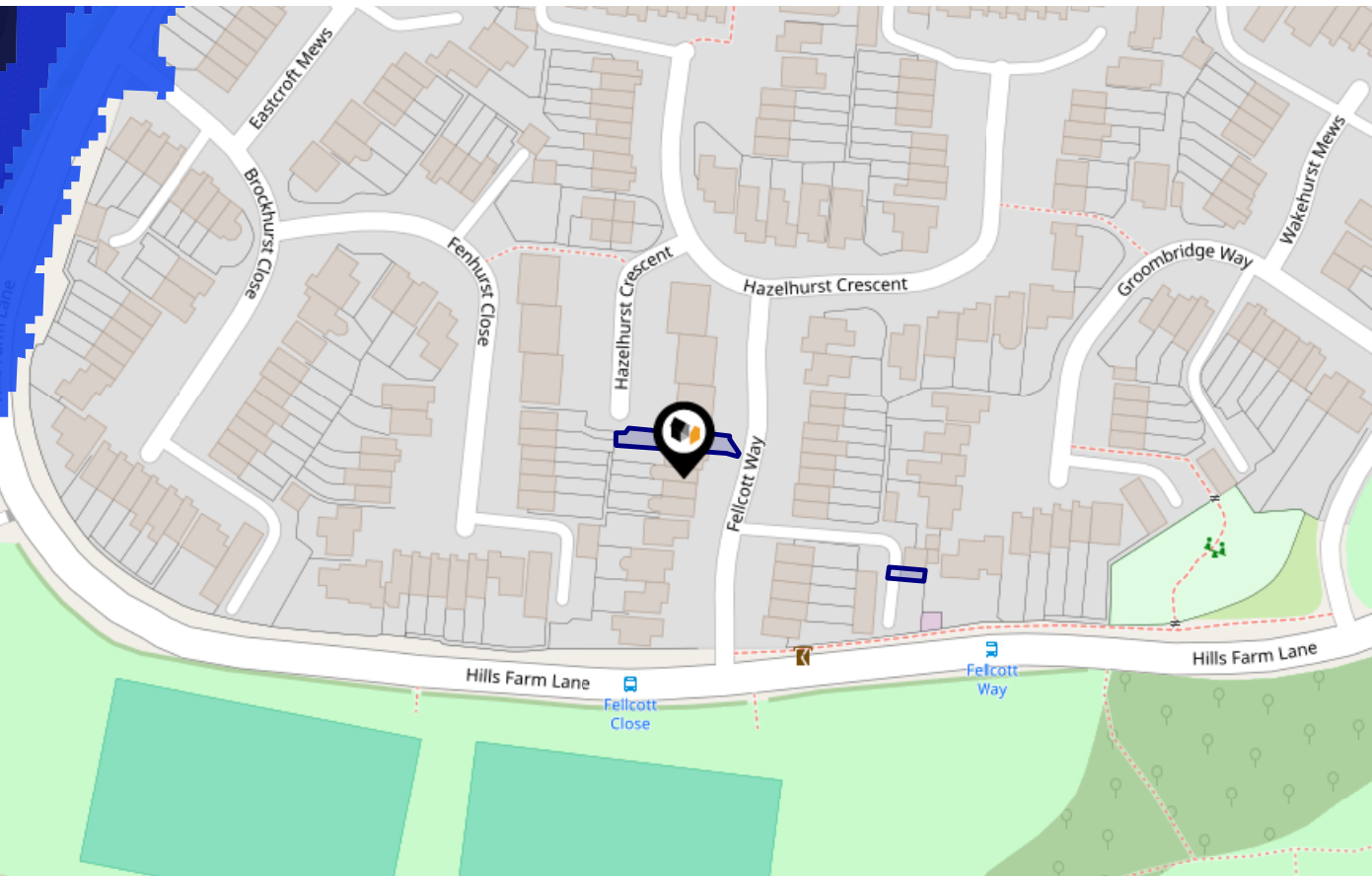
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

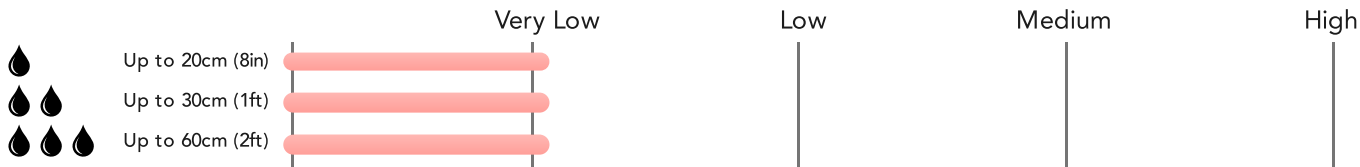


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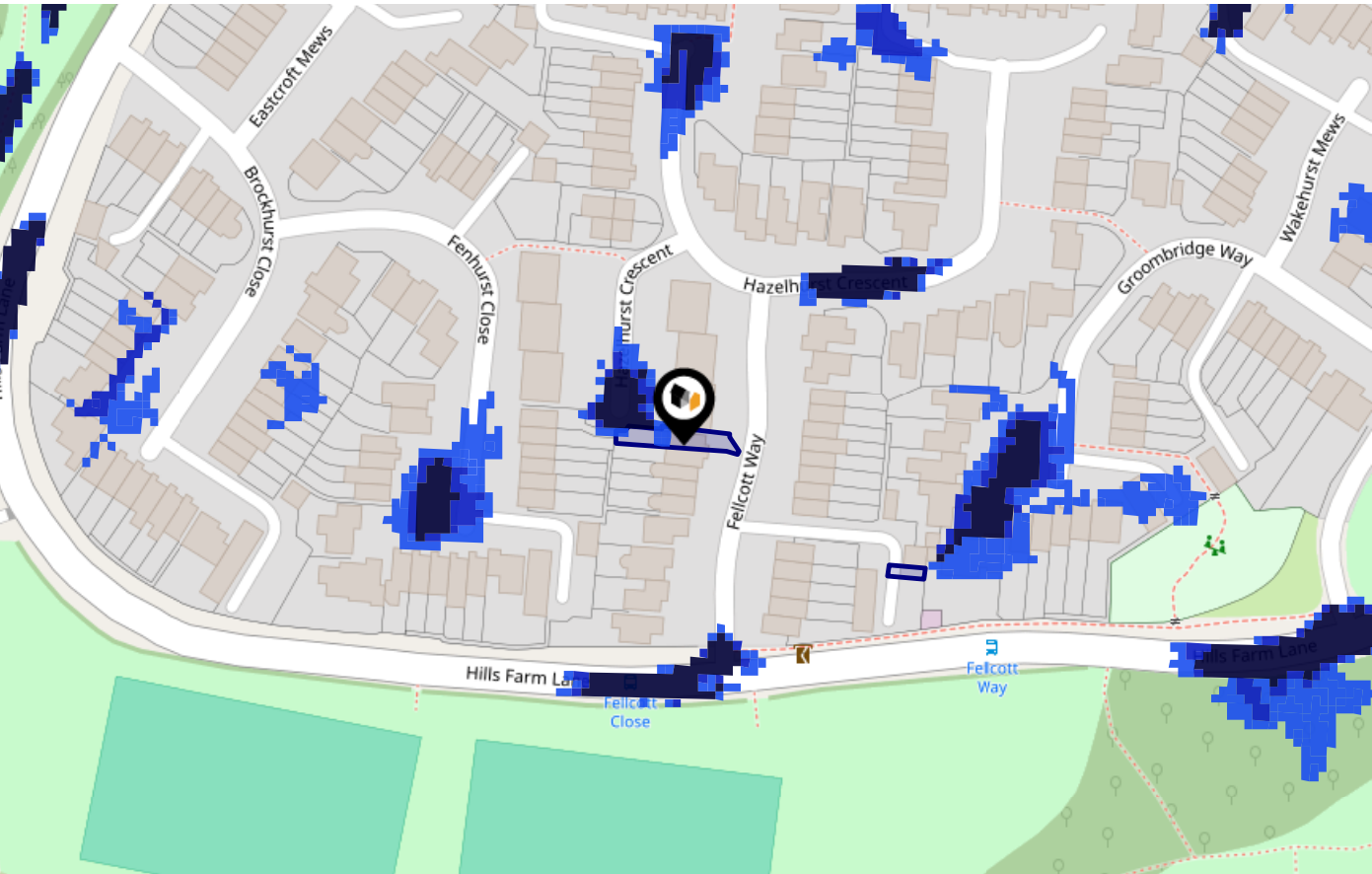
Chance of flooding to the following depths at this property:



Flood Risk





Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

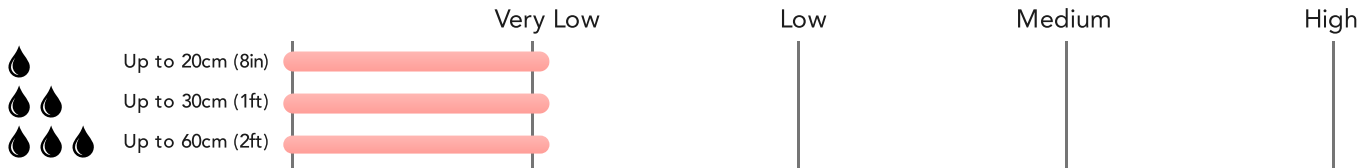


Risk Rating: Very low

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-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

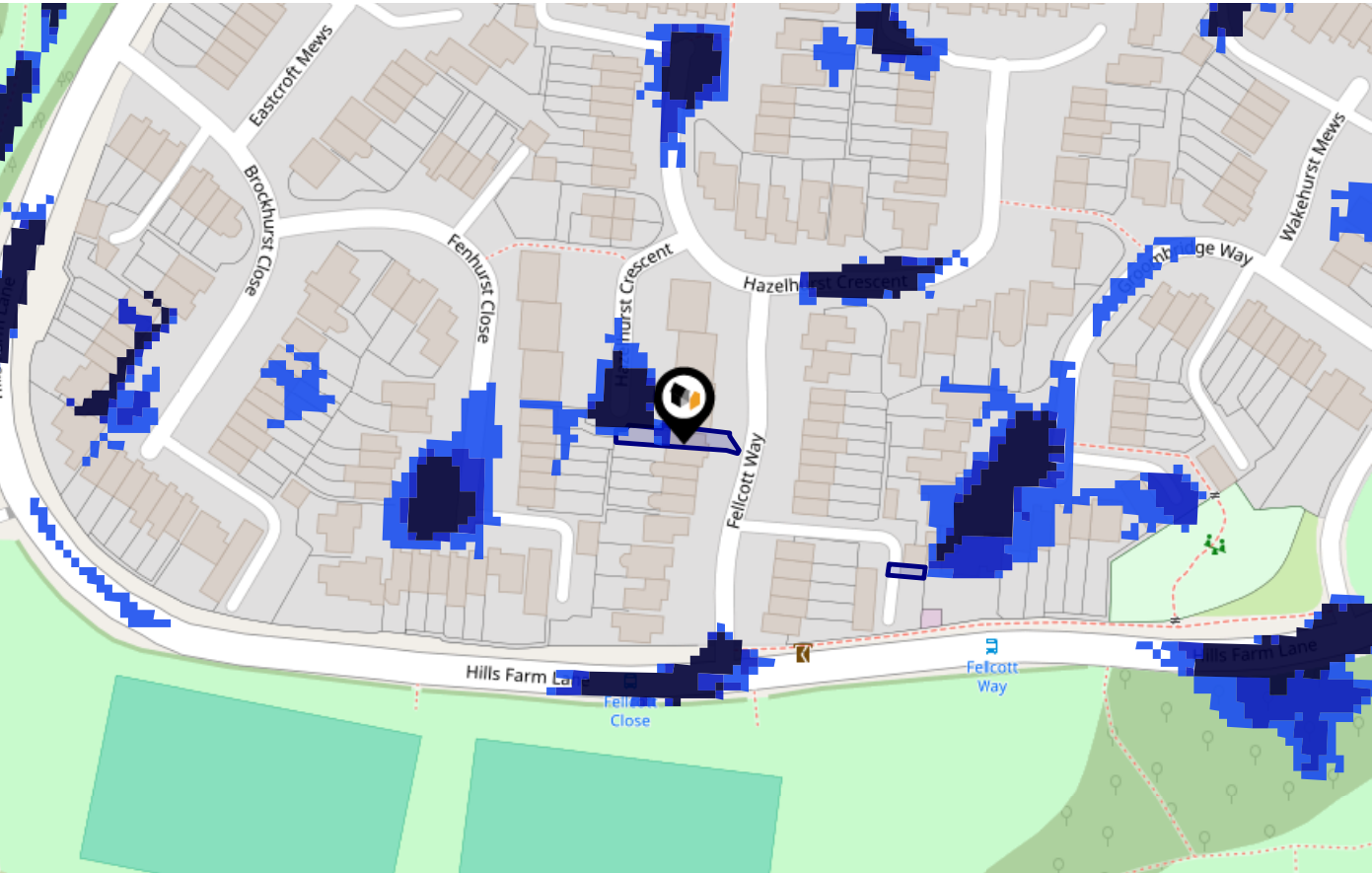
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

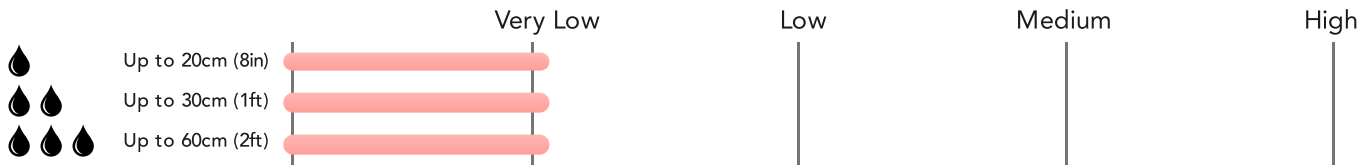


Risk Rating: Very low

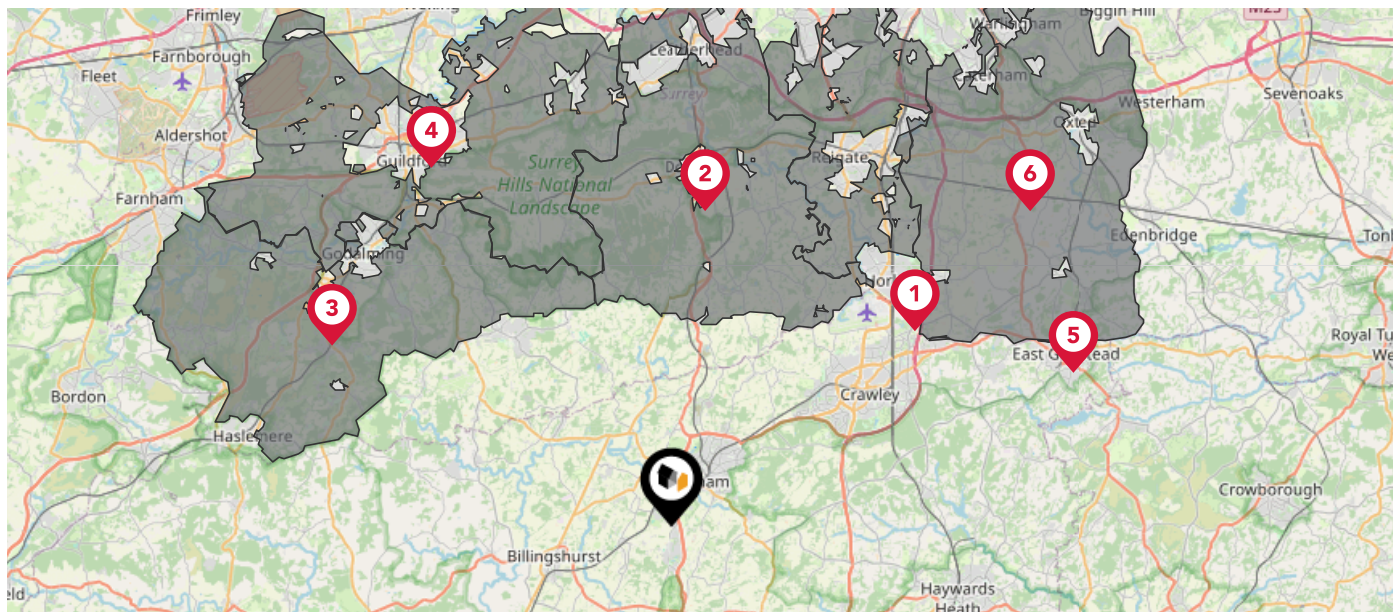
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Chance of flooding to the following depths at this property:



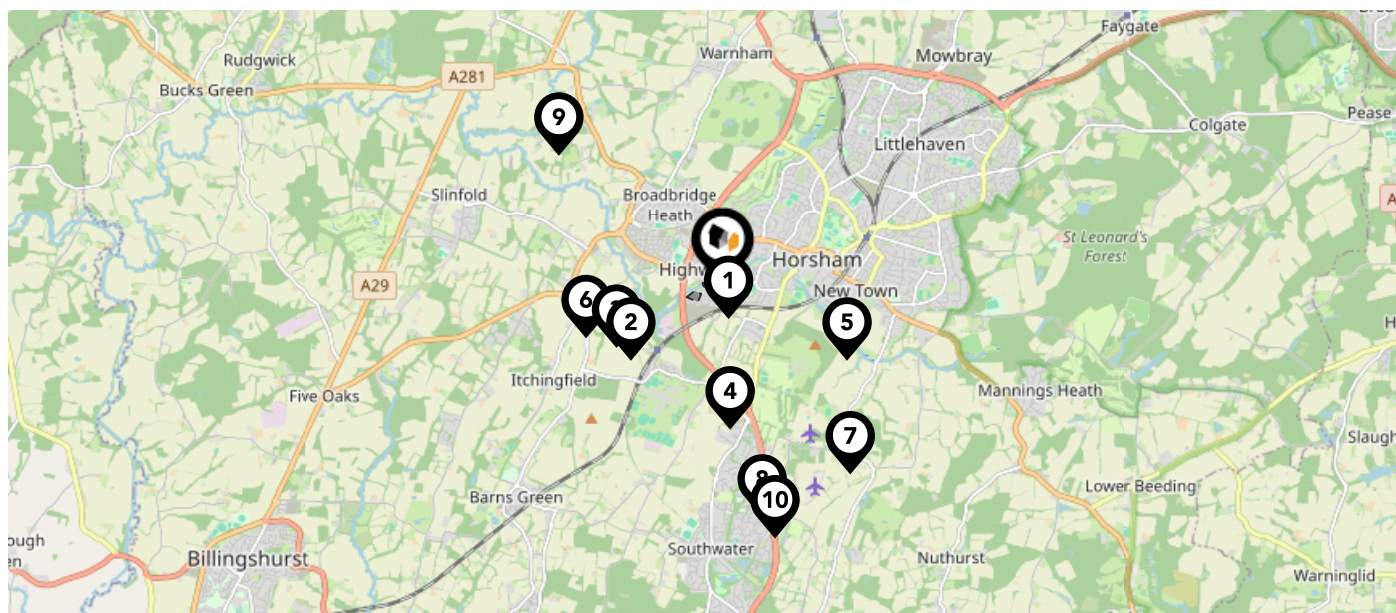
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Reigate and Banstead
-  London Green Belt - Mole Valley
-  London Green Belt - Waverley
-  London Green Belt - Guildford
-  London Green Belt - Mid Sussex
-  London Green Belt - Tandridge

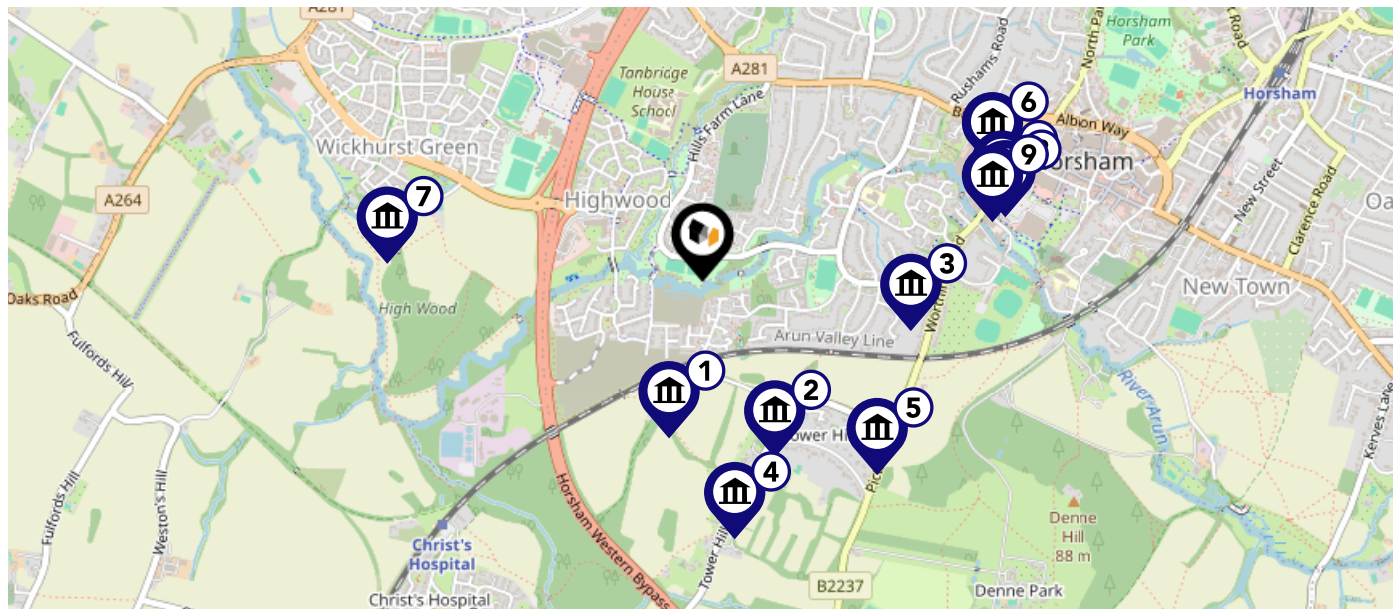
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



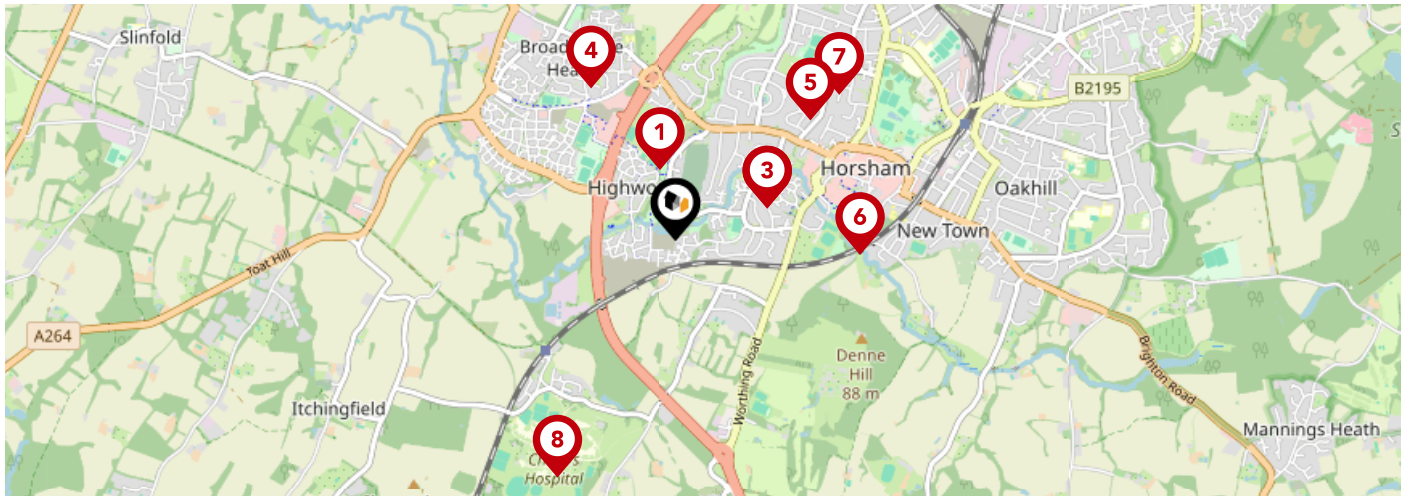
Nearby Landfill Sites

1	Blackridge Lane-Horsham, Sussex	Historic Landfill	
2	Weston's Farm-Fulfords Road, Itchingfield, Sussex	Historic Landfill	
3	Baystone Farm-Mill Lane, Itchingfield, West Sussex	Historic Landfill	
4	Hop Oast Roundabout-Southwater, Sussex	Historic Landfill	
5	Chesworth Farm & House-Horsham, Sussex	Historic Landfill	
6	Itchingfield Disused Railway Cutting-Itchingfield, Sussex	Historic Landfill	
7	Hard's Farm-Kerves Lane, Southwater, Sussex	Historic Landfill	
8	Reeds Lane-Southwater, Sussex	Historic Landfill	
9	Nowhurst Lane-Broadbridge Heath, Sussex	Historic Landfill	
10	Easteds Farm-Reeds Lane, Southwater, Sussex	Historic Landfill	

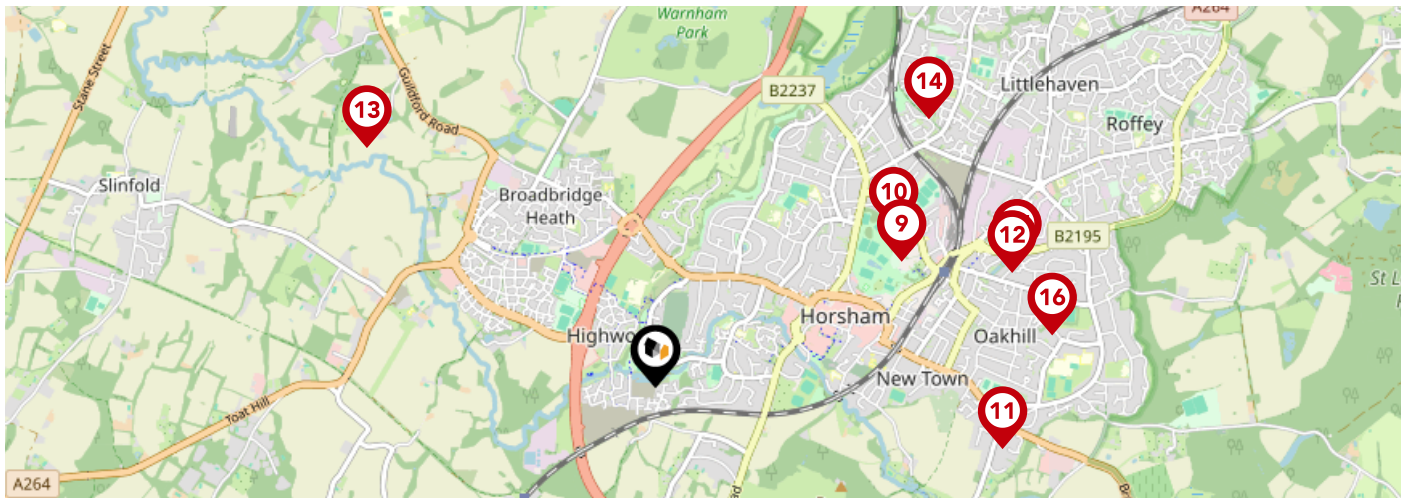
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1027029 - Parthings Farmhouse	Grade II	0.4 miles
	1027030 - Butler's Cottage	Grade II	0.4 miles
	1027571 - Netherledys The Needles	Grade II	0.5 miles
	1027031 - Sawyersland	Grade II	0.6 miles
	1354148 - The Boar's Head Tavern	Grade II	0.6 miles
	1027569 - 20 And 22, Bishopric Road	Grade II	0.7 miles
	1391328 - Barn At Broadbridge Farm	Grade II	0.7 miles
	1192136 - 22 And 24, Worthing Road	Grade II	0.7 miles
	1353961 - Horsham Quaker Meeting House	Grade II	0.7 miles
	1192127 - Horsham Free Christian (unitarian) Church	Grade II	0.7 miles

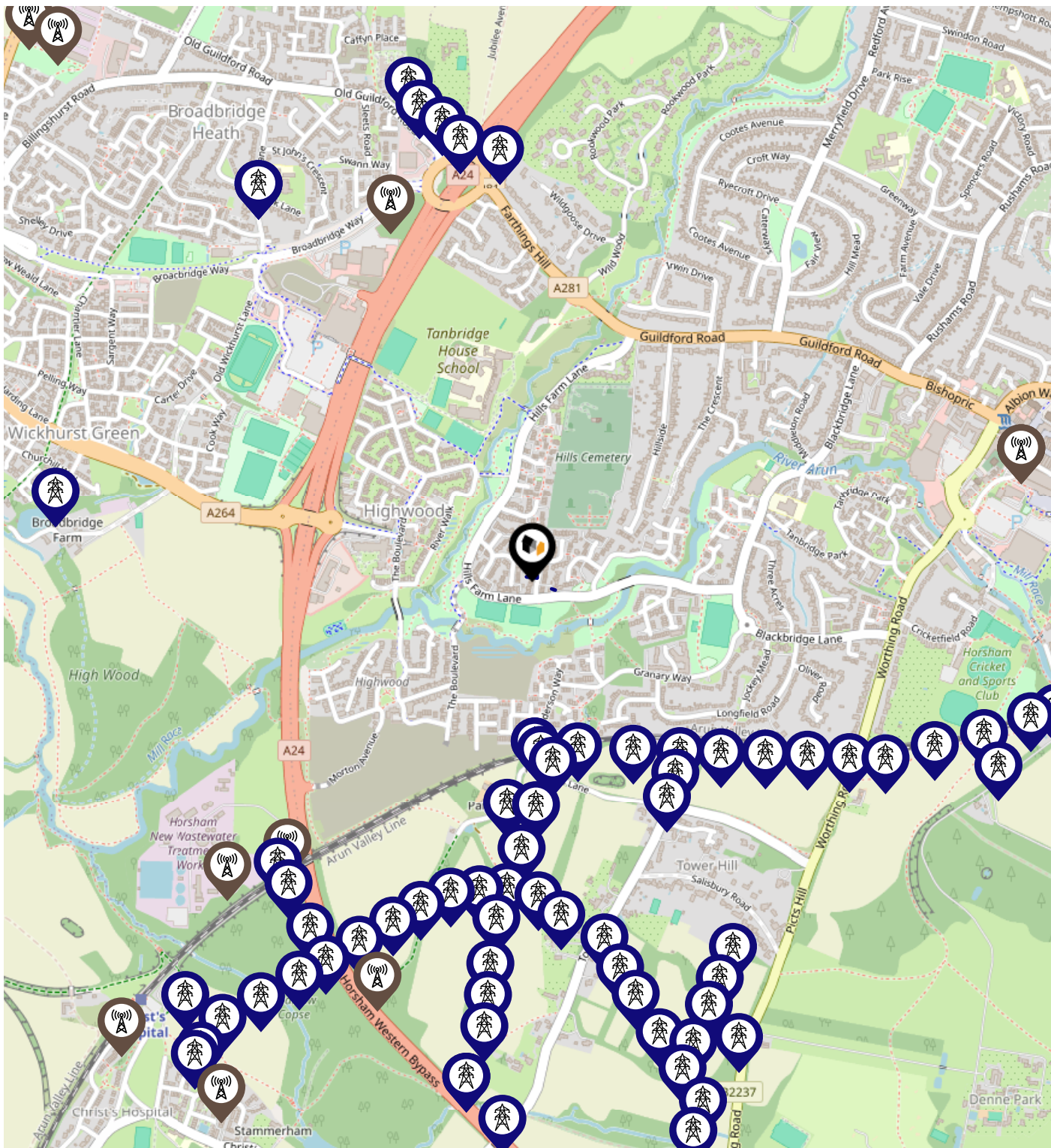


		Nursery	Primary	Secondary	College	Private
1	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Shelley Primary School Ofsted Rating: Good Pupils: 415 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Christ's Hospital Ofsted Rating: Not Rated Pupils: 866 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils: 0 Distance: 1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils: 0 Distance: 1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Horsham Nursery School Ofsted Rating: Good Pupils: 142 Distance: 1.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Barn School Ofsted Rating: Good Pupils: 80 Distance: 1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance: 1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingslea Primary School Ofsted Rating: Good Pupils: 429 Distance: 1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millais School Ofsted Rating: Good Pupils: 1194 Distance: 1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

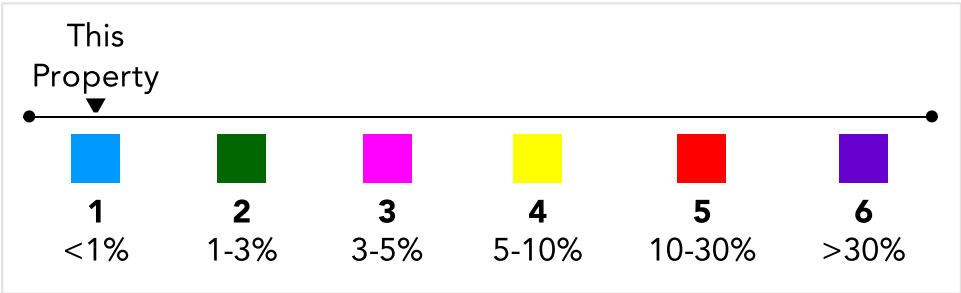
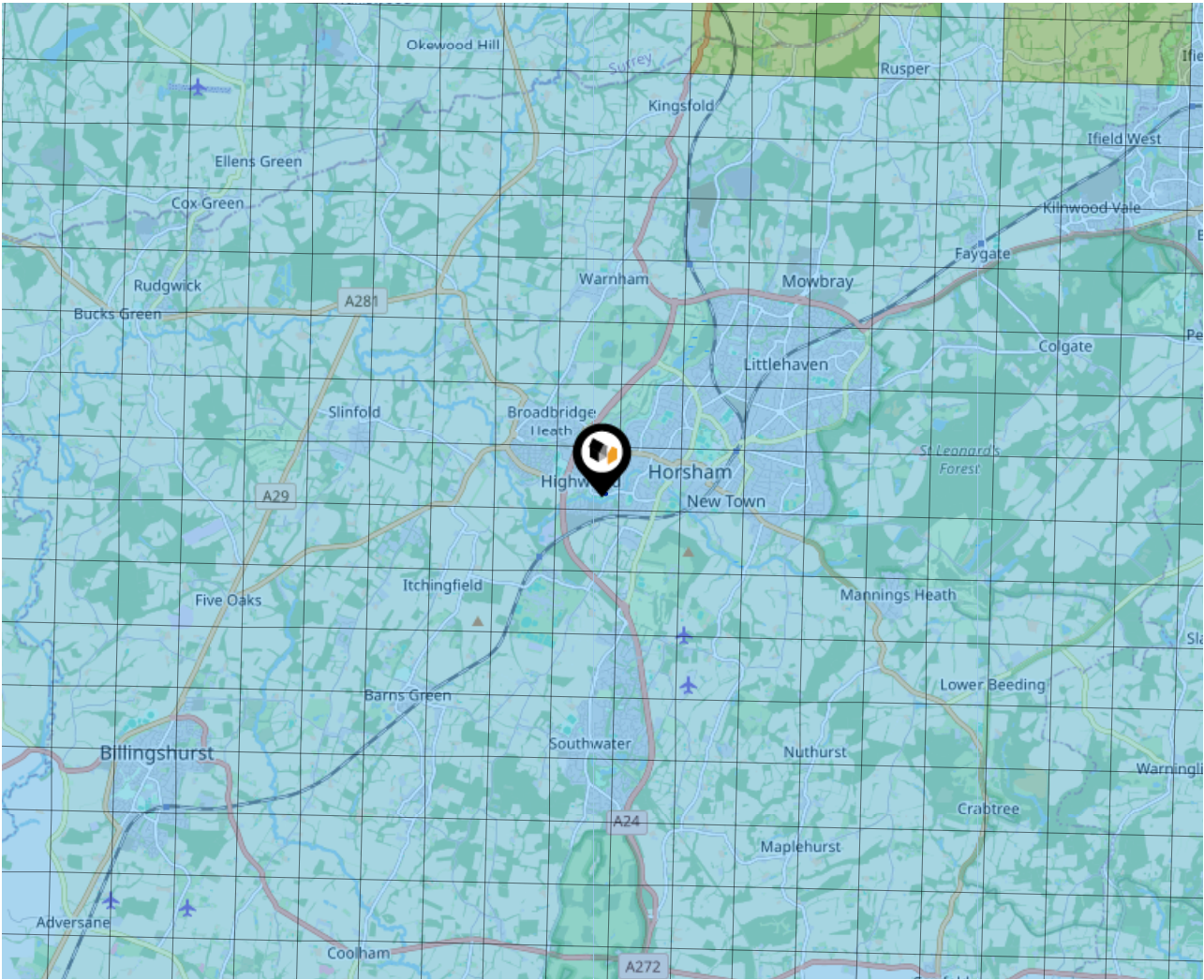


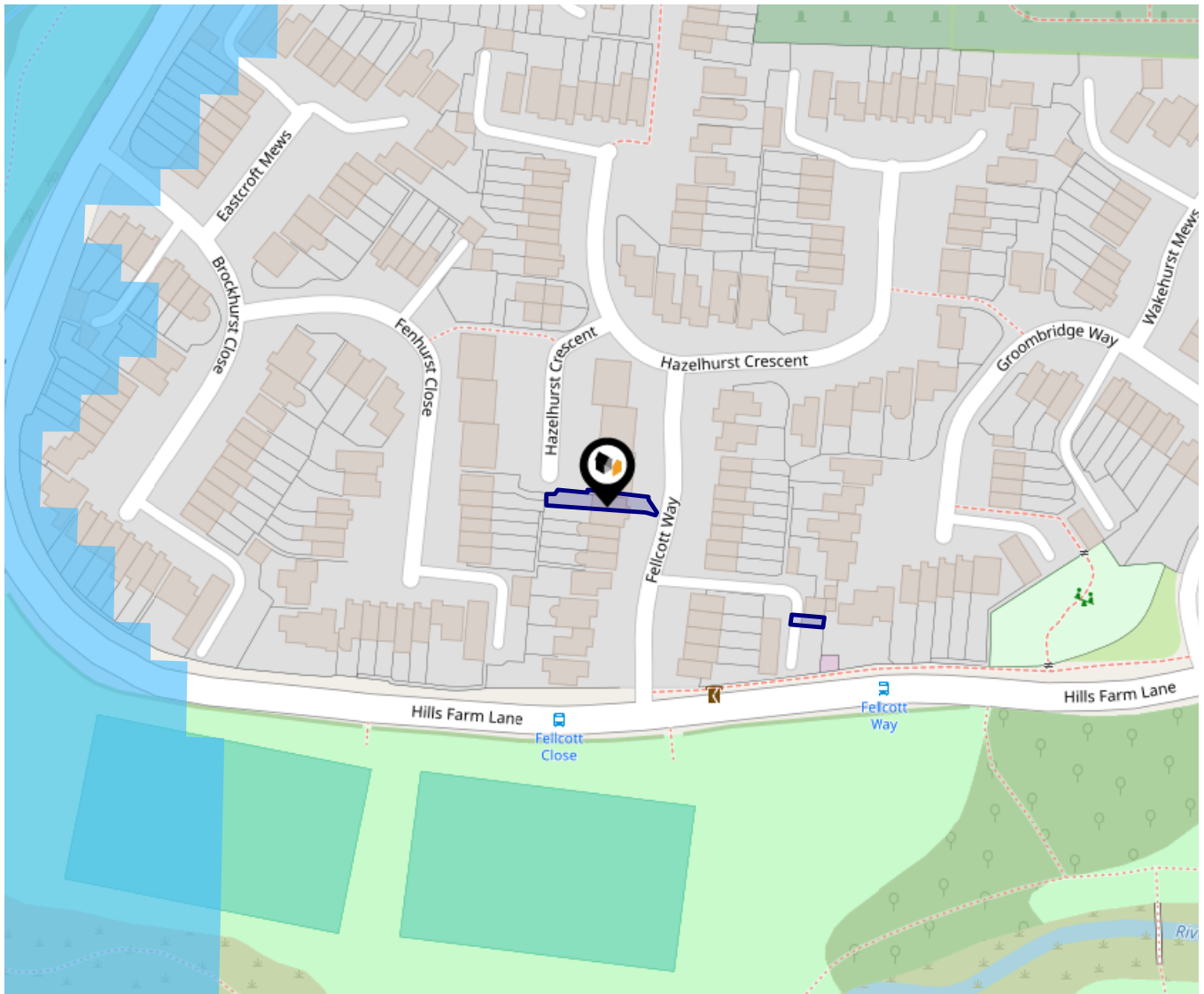
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





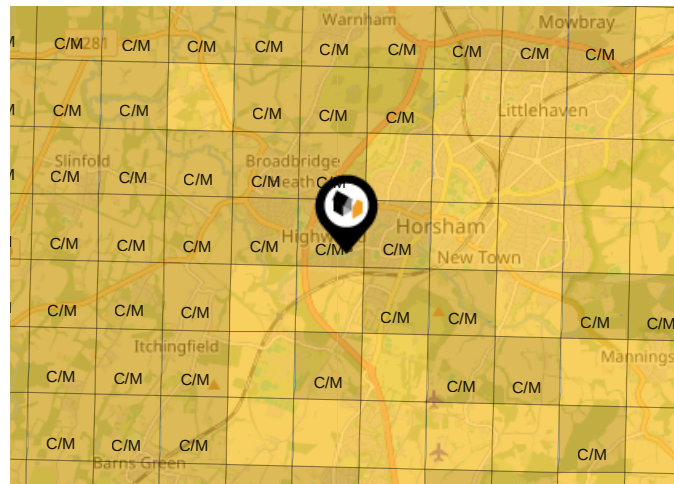
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

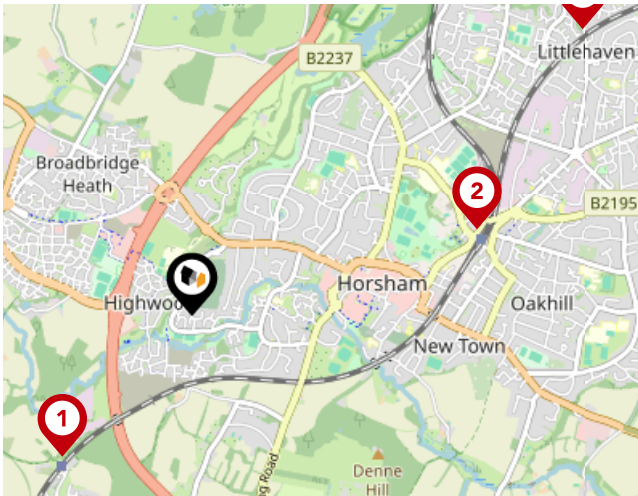


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

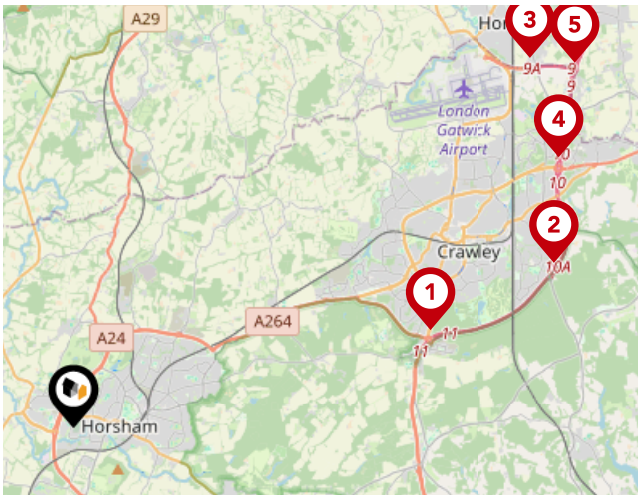
Area

Transport (National)



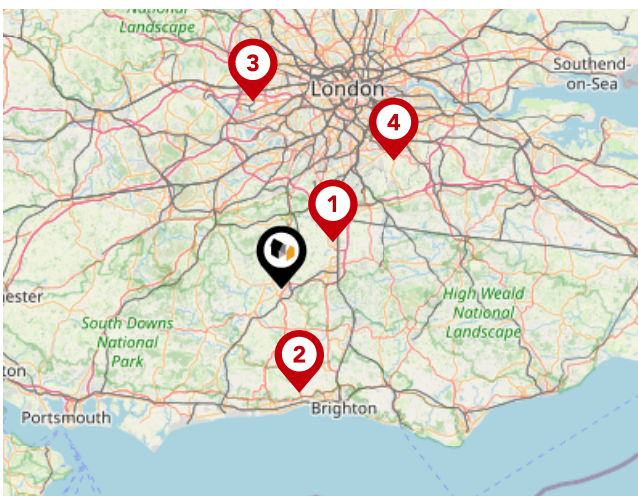
National Rail Stations

Pin	Name	Distance
	Christs Hospital Rail Station	0.89 miles
	Horsham Rail Station	1.39 miles
	Littlehaven Rail Station	2.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M23 J11	6.92 miles
	M23 J10A	9.47 miles
	M23 J9A	10.94 miles
	M23 J10	10.37 miles
	M23 J9	11.56 miles

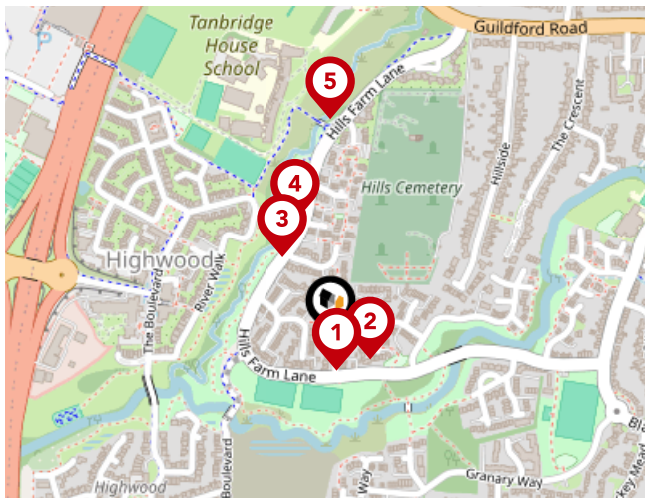


Airports/Helipads

Pin	Name	Distance
	Gatwick Airport	10.23 miles
	Shoreham-by-Sea	15.93 miles
	Heathrow Airport Terminal 4	27.97 miles
	Leaves Green	25.12 miles

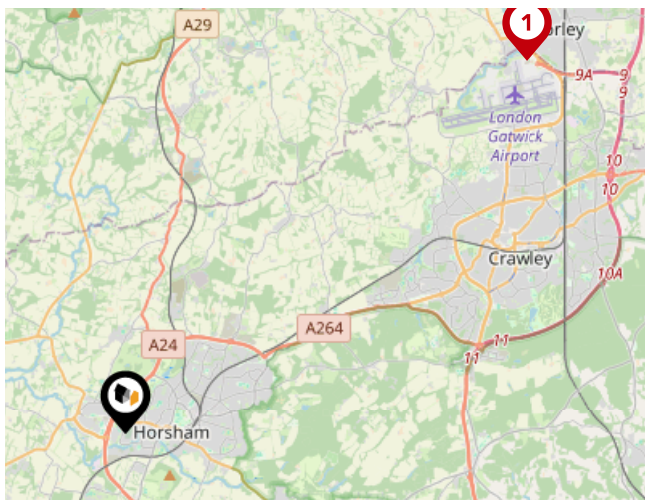
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fellcott Way	0.04 miles
2	Fellcott Way	0.05 miles
3	Stoneybrook	0.11 miles
4	Stoneybrook	0.14 miles
5	Meadvale	0.26 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	10.24 miles



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

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of At Home Estate And Lettings Agency or the seller.

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.

Please note that all appliances and heating systems are not tested by At Home Estate And Lettings Agency and therefore no warranties can be given as to their good working order.

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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