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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 09<sup>th</sup> April 2025**



**48, FARHALLS CRESCENT, HORSHAM, RH12 4DA**

## At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

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www.athomeestates.co.uk





## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	721 ft <sup>2</sup> / 67 m <sup>2</sup>
Plot Area:	0.11 acres
Council Tax :	Band D
Annual Estimate:	£2,322
Title Number:	SX38498
UPRN:	100061809954

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**15**  
mb/s



**80**  
mb/s



**10000**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



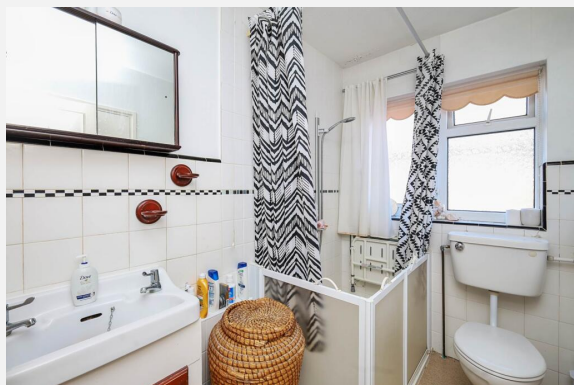
**Satellite/Fibre TV Availability:**







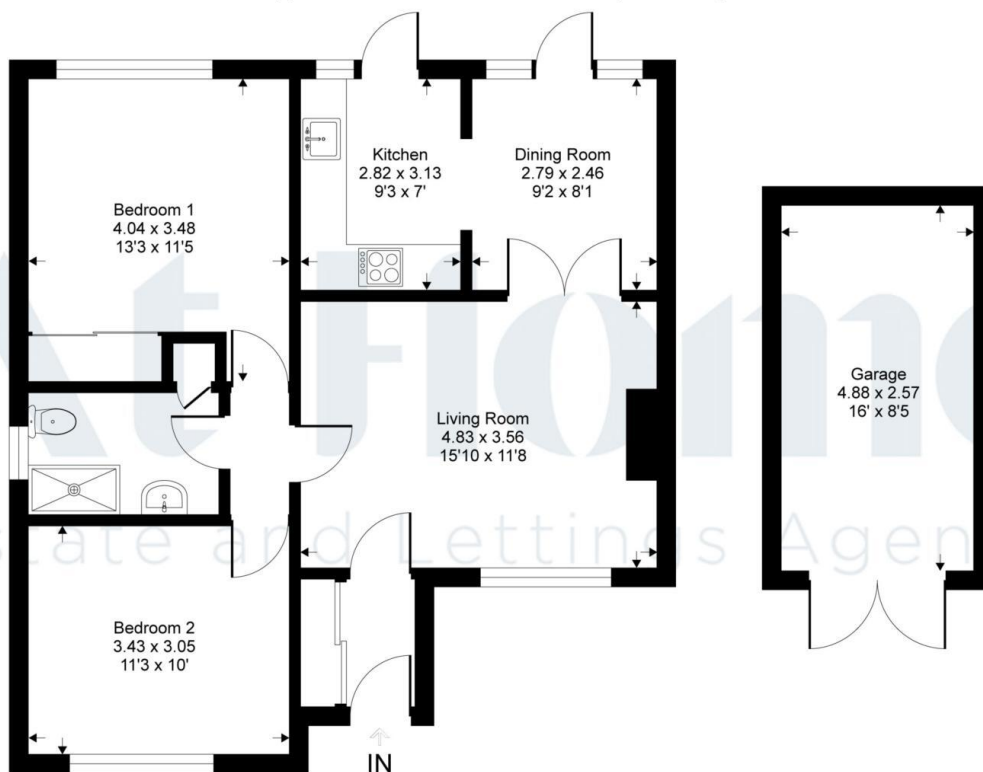




## 48, FARHALLS CRESCENT, HORSHAM, RH12 4DA

### Farhalls Crescent, RH12

Approximate Gross Internal Area = 66.5 sq m / 716 sq ft  
Approximate Garage Internal Area = 12.5 sq m / 135 sq ft  
Approximate Total Internal Area = 79 sq m / 851 sq ft



**Ground Floor**

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.

Copyright Within Walls. 2025 - Produced for At Home

Property  
**EPC - Certificate**

48 Farhalls Crescent, HORSHAM, RH12 4DA		Energy rating <b>D</b>	
Valid until 06.04.2035		Certificate number 0439-3048-4204-7745-8204	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		90   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

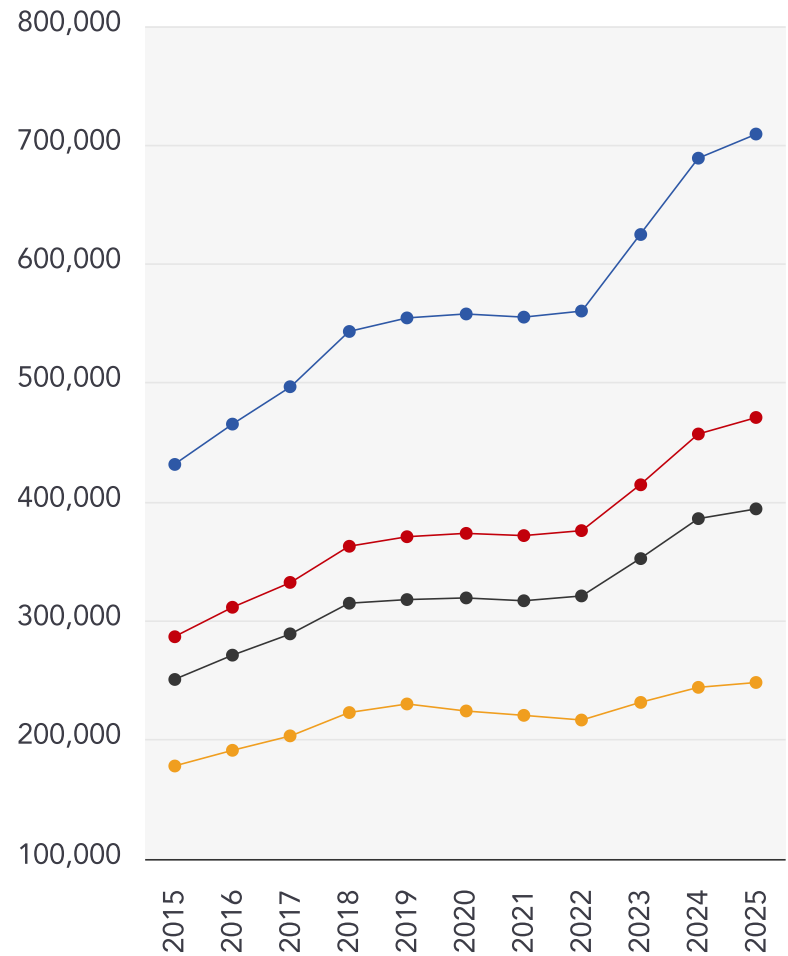
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<b>Property Type:</b>	Semi-detached bungalow
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 350 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 56% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	67 m <sup>2</sup>

# 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

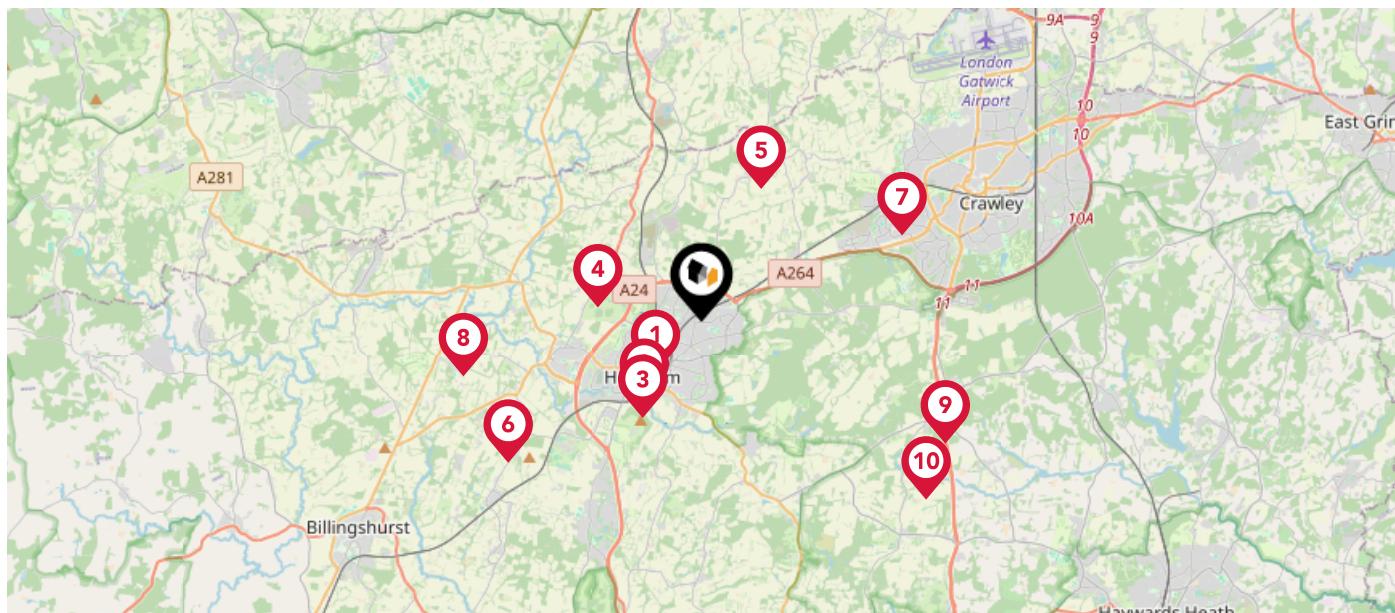
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

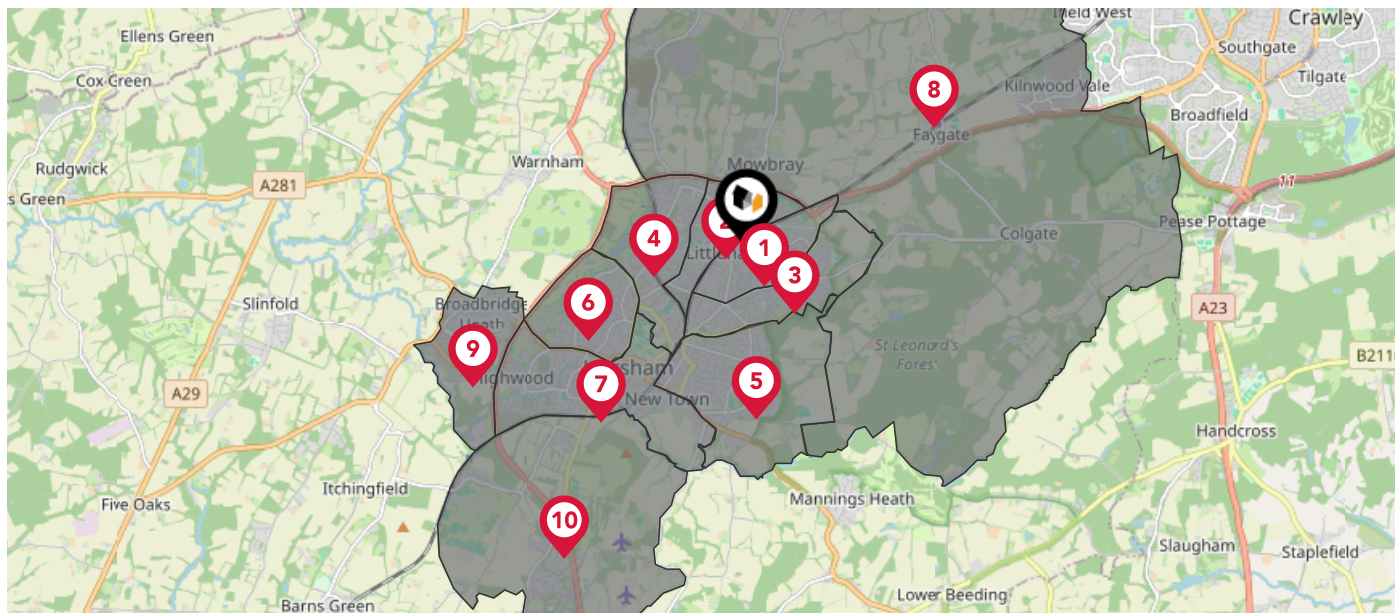
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- |    |                                    |
|----|------------------------------------|
| 1  | Horsham, Richmond Road             |
| 2  | Horsham, London Road               |
| 3  | Horsham                            |
| 4  | Warnham                            |
| 5  | Rusper                             |
| 6  | Itchingfield                       |
| 7  | Gossops Green Neighbourhood Centre |
| 8  | Slinfold                           |
| 9  | Handcross                          |
| 10 | Slaugham                           |

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

1

Roffey North Ward

2

Holbrook East Ward

3

Roffey South Ward

4

Holbrook West Ward

5

Forest Ward

6

Trafalgar Ward

7

Denne Ward

8

Colgate & Rusper Ward

9

Broadbridge Heath Ward

10

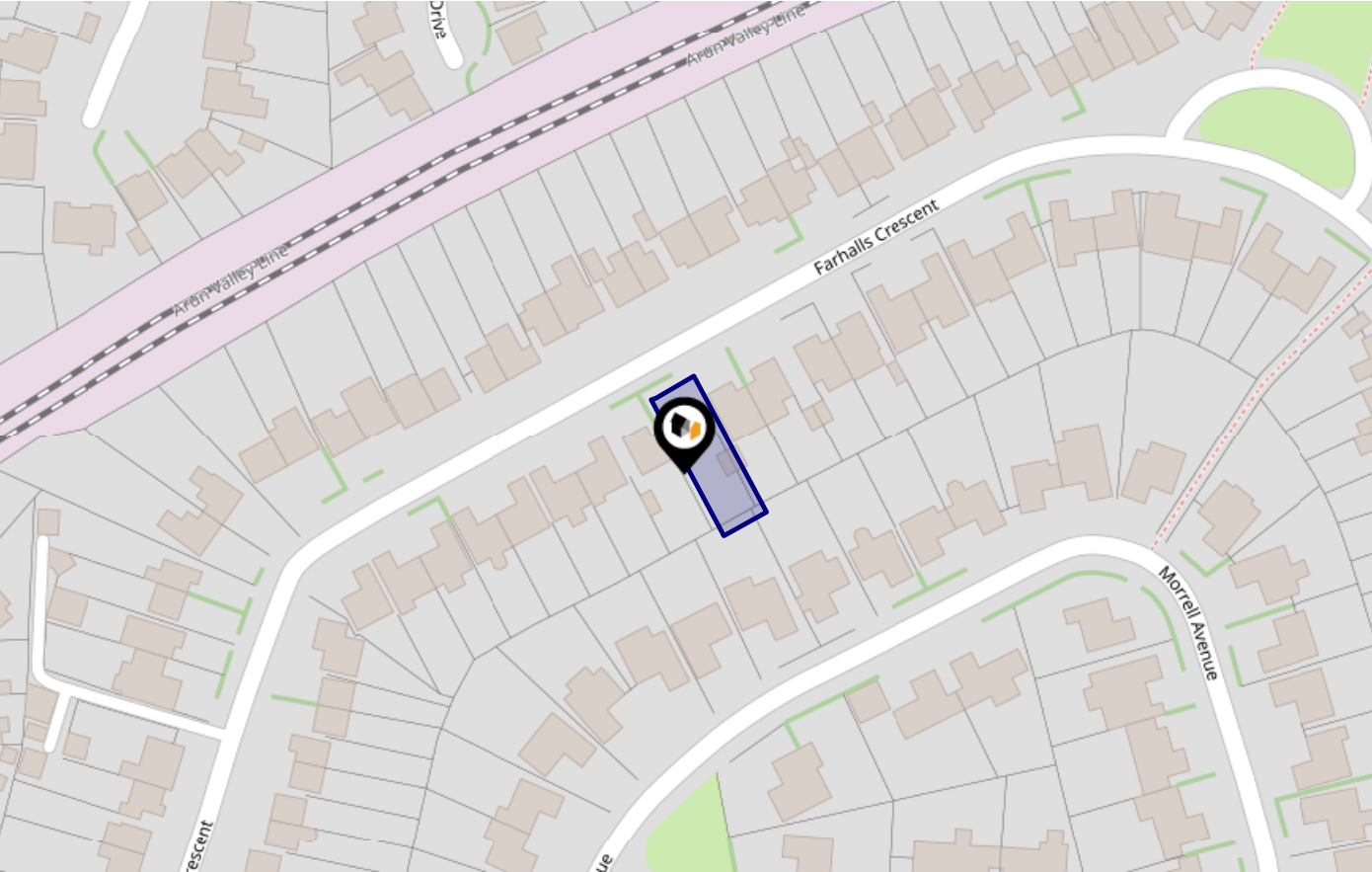
Southwater North Ward



# 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:

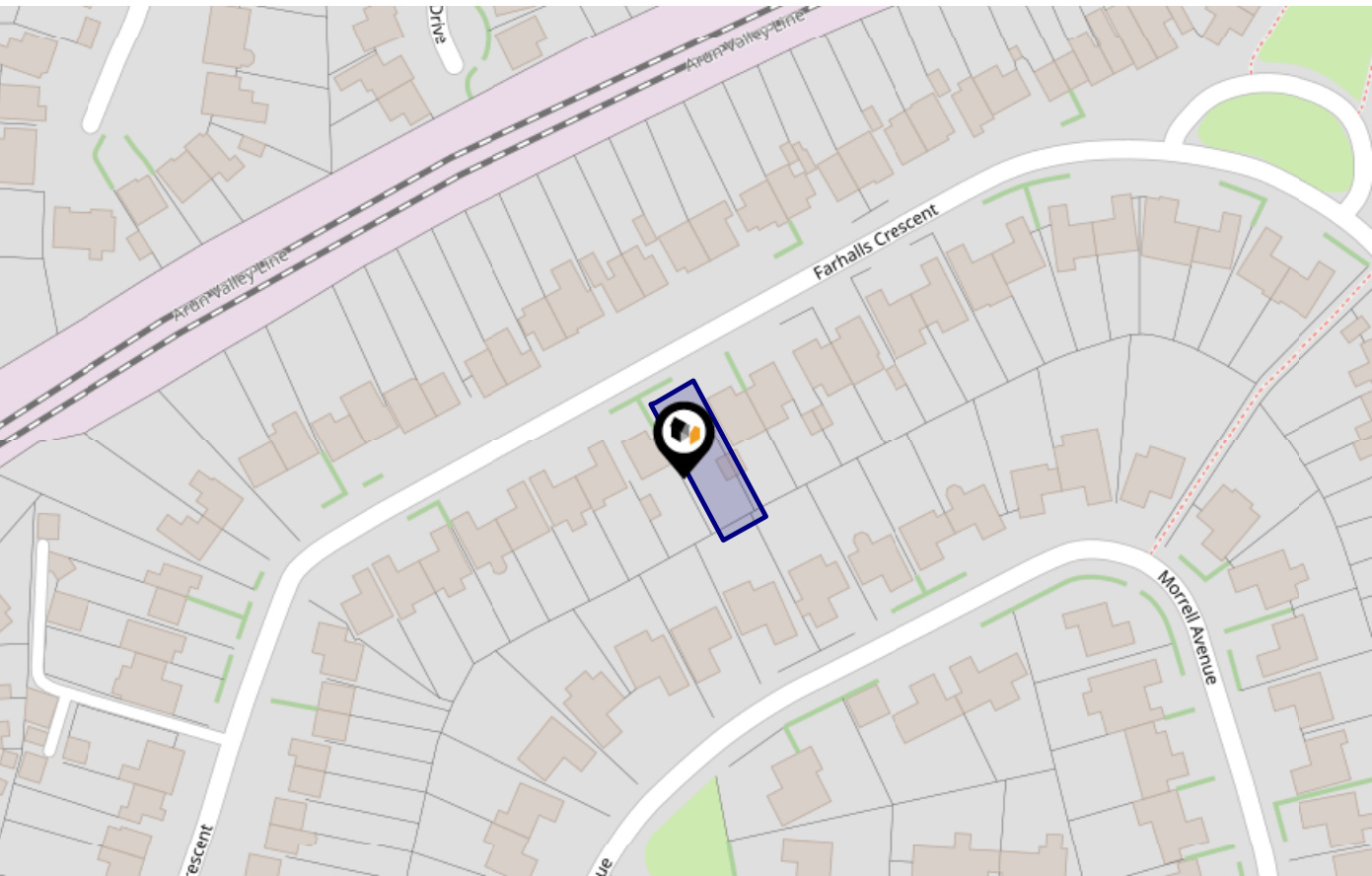




# Flood Risk





## 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.

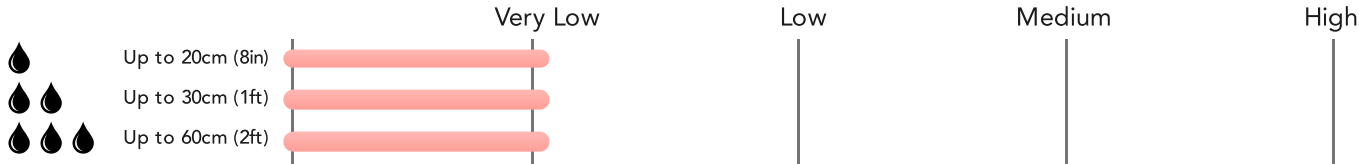


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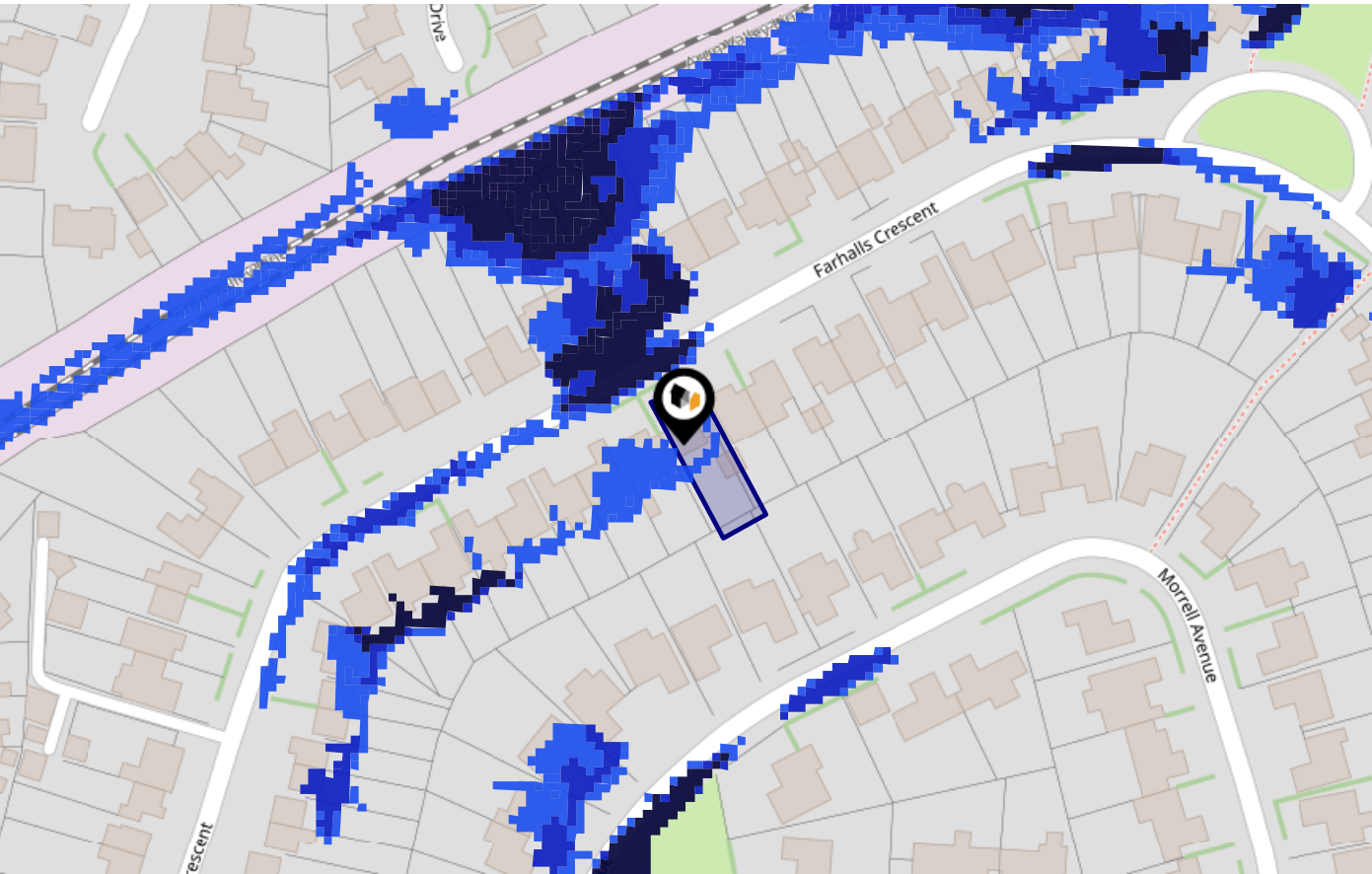
Chance of flooding to the following depths at this property:



# 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.

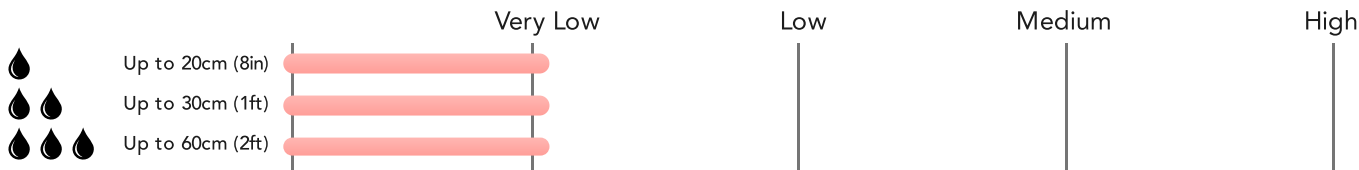


**Risk Rating:** Very low

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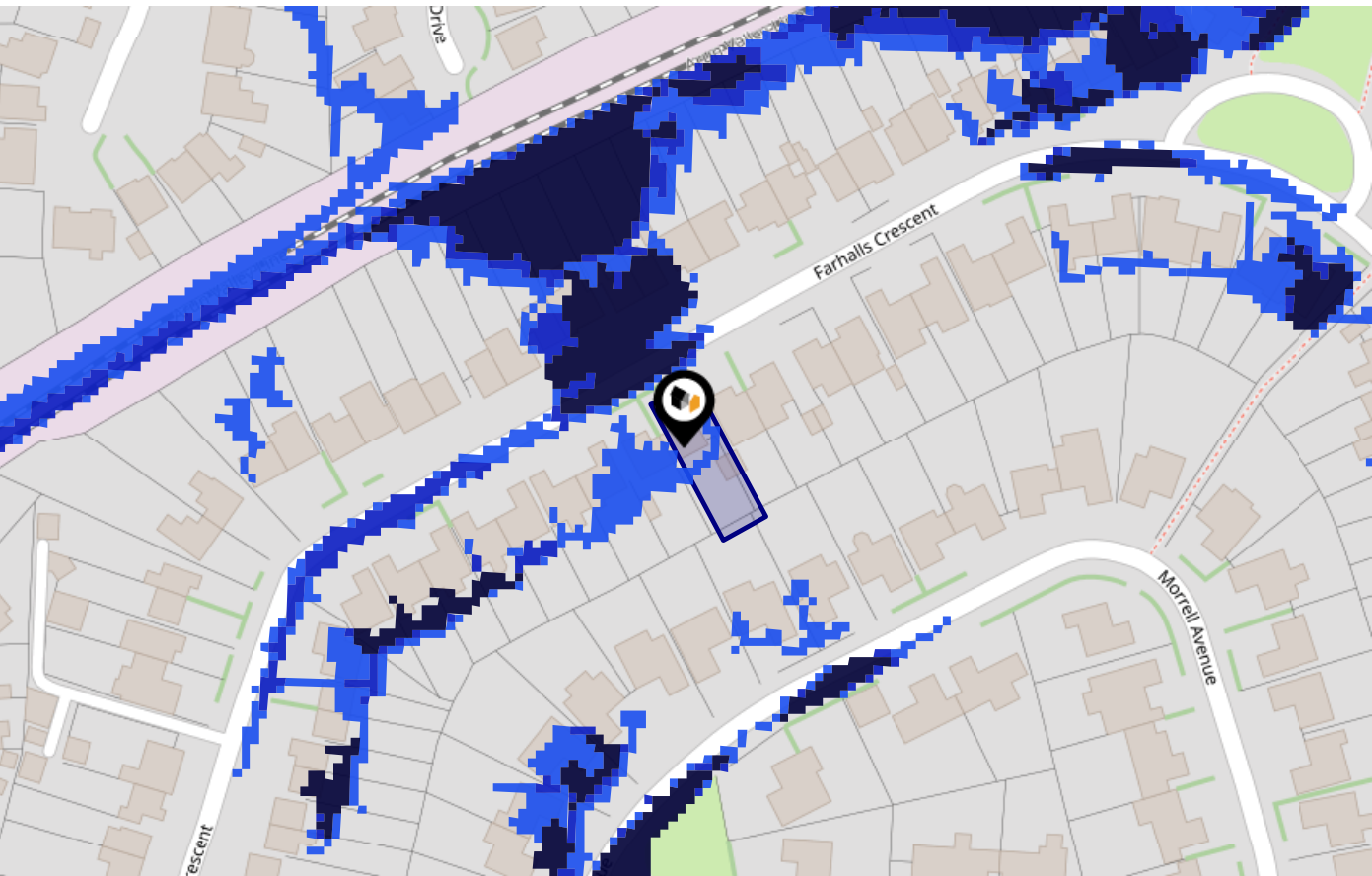
Chance of flooding to the following depths at this property:



# 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.

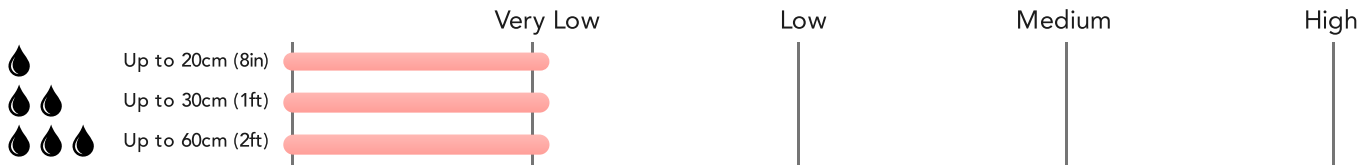


Risk Rating: Very low

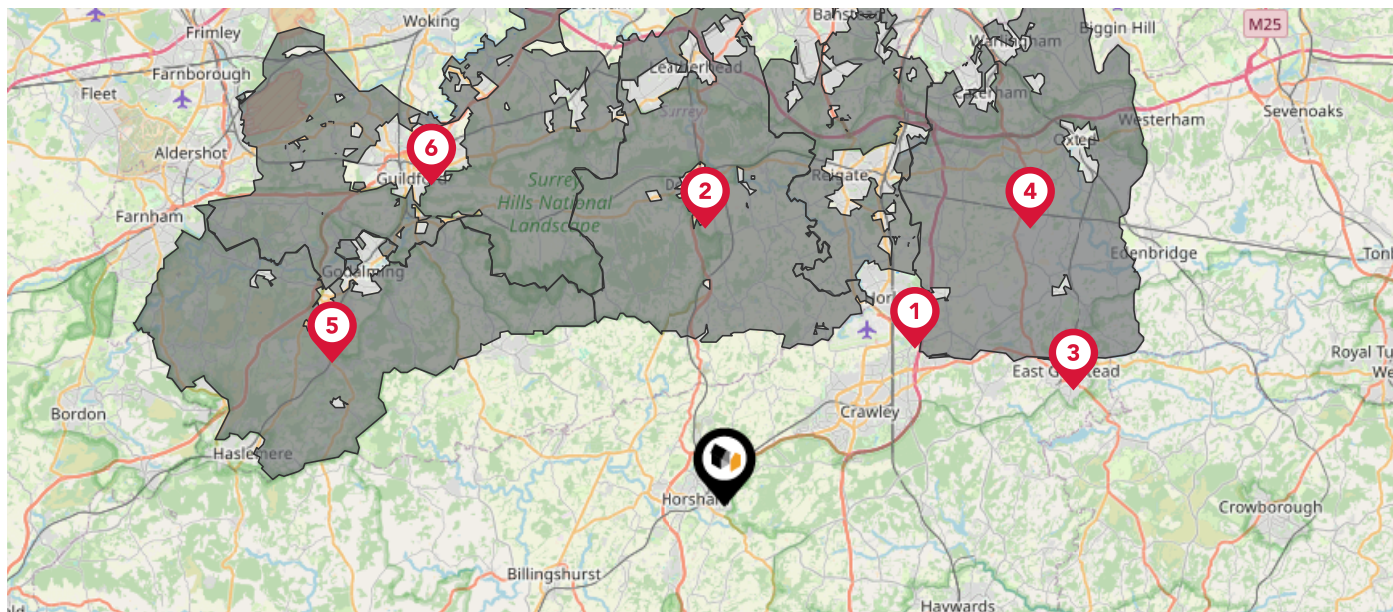
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Chance of flooding to the following depths at this property:



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

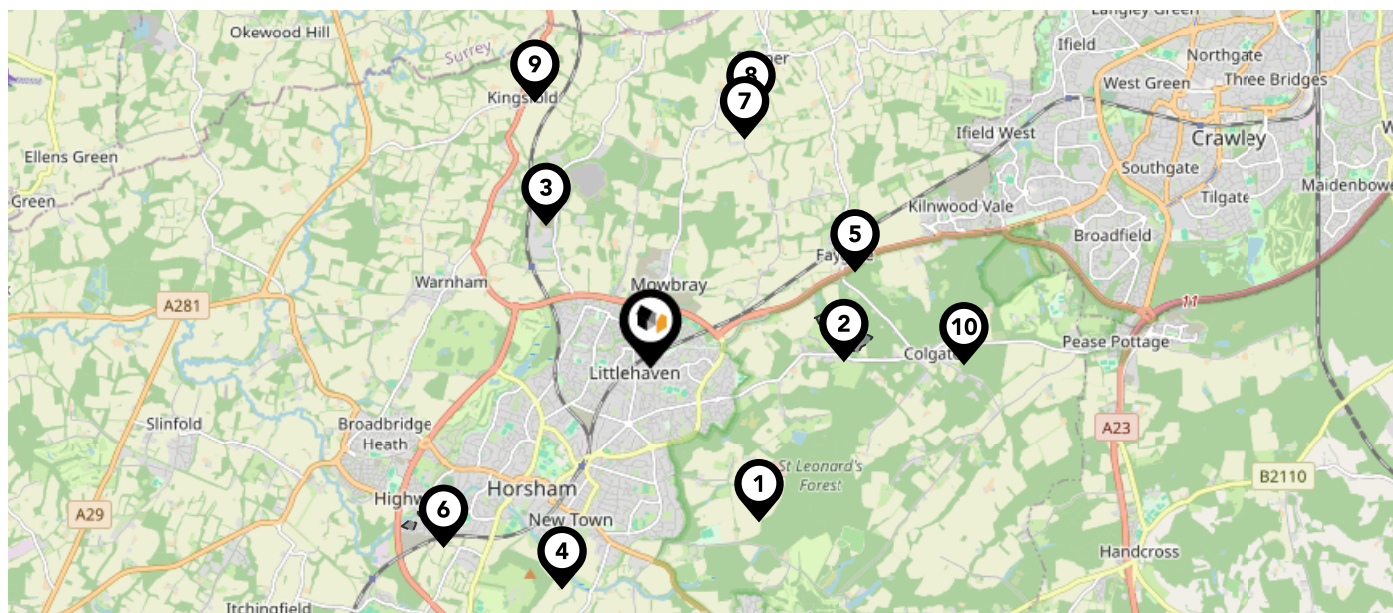


## Nearby Green Belt Land

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



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.



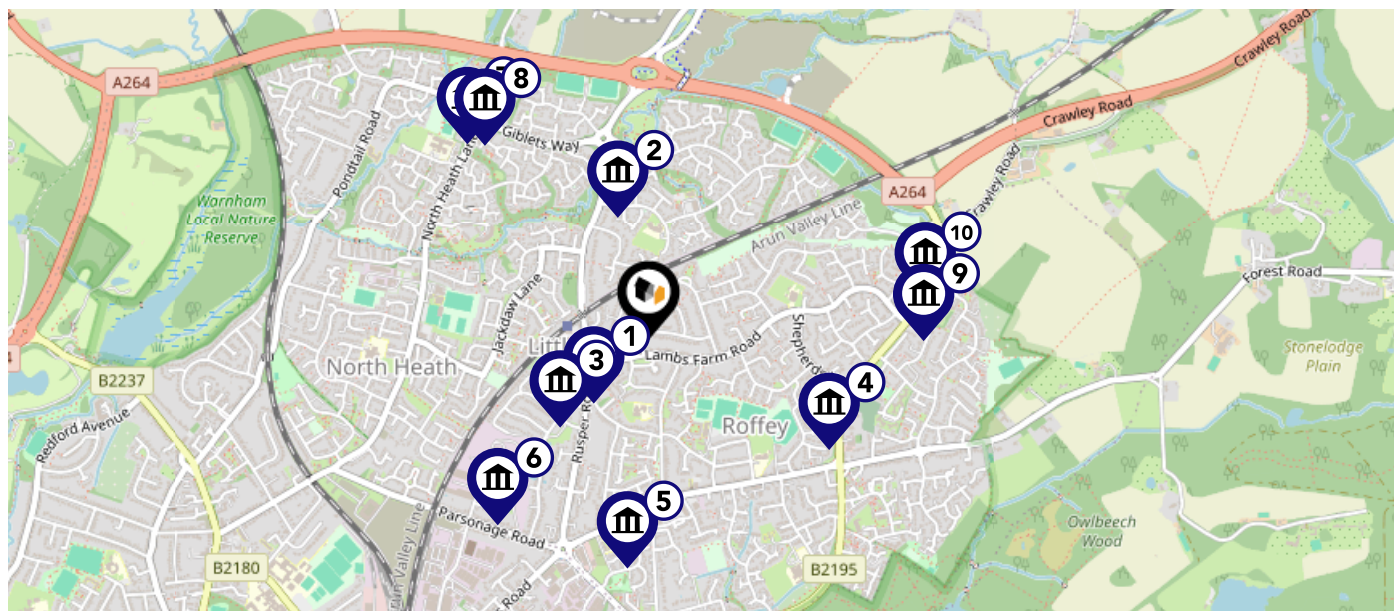
### Nearby Landfill Sites











1	Home Farm Stud-Horsham, Sussex	Historic Landfill	
2	Faygate Landfill Site-Colgate, Shoreham, Sussex	Historic Landfill	
3	No name provided by source	Active Landfill	
4	Chesworth Farm & House-Horsham, Sussex	Historic Landfill	
5	Rusper Road-Faygate, Horsham, West Sussex	Historic Landfill	
6	Blackridge Lane-Horsham, Sussex	Historic Landfill	
7	Cow Wood-Rusper	Historic Landfill	
8	Rusper Samcot-Horsham Road	Historic Landfill	
9	Warnham Brickworks Landfill Site-Warnham, Horsesham Road, Kingsfold, Sussex	Historic Landfill	
10	Dales Tip-Colgate, Horsham, West Sussex	Historic Landfill	

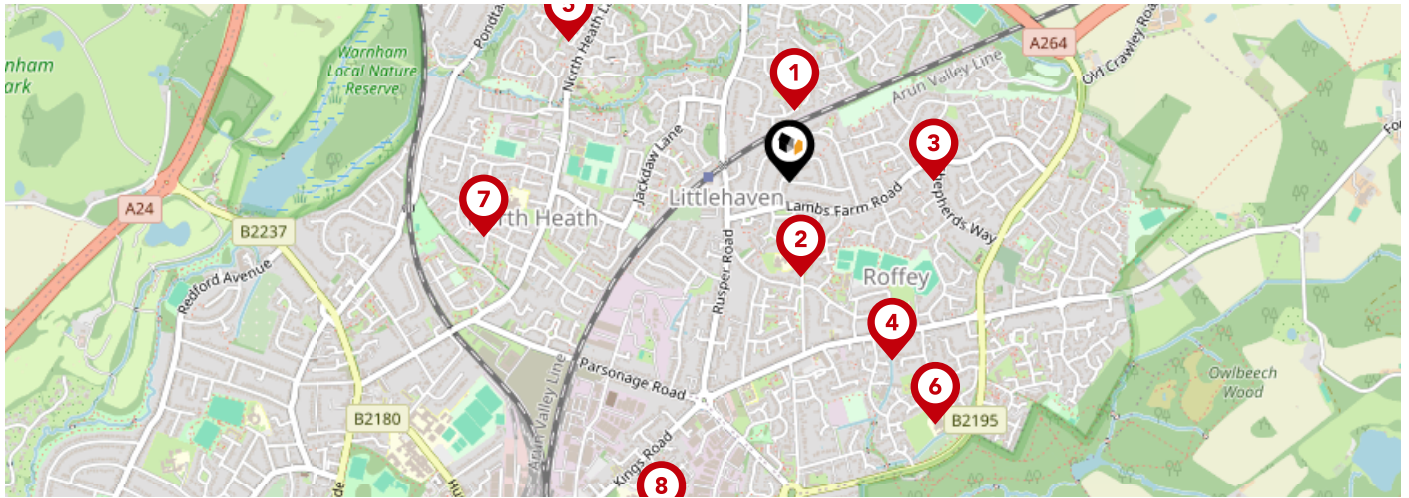
# Maps

## Listed Buildings

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

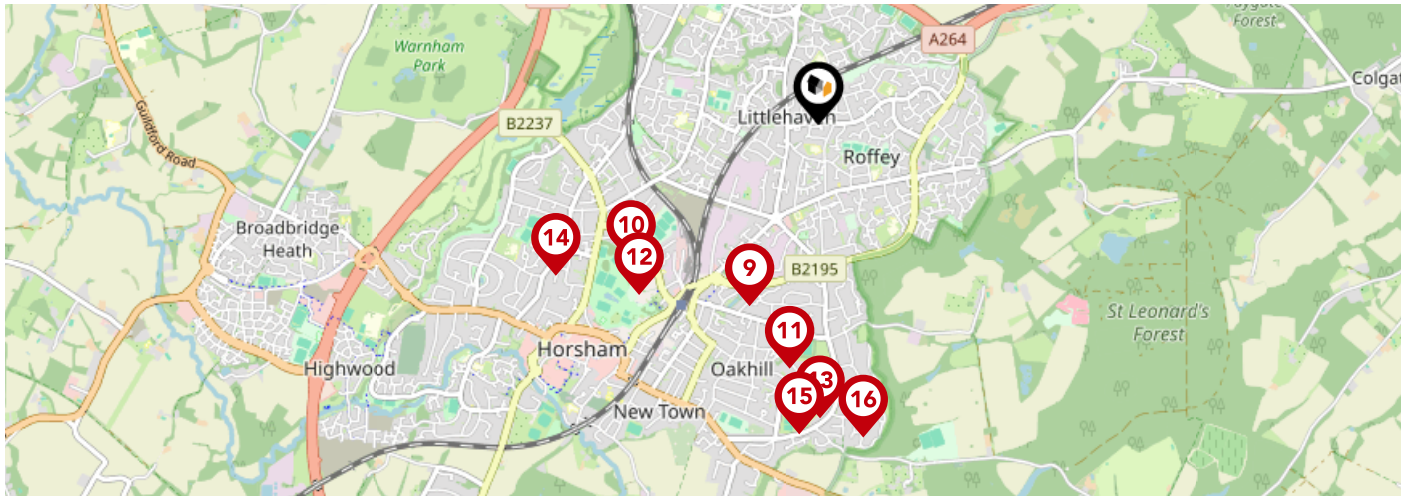


Listed Buildings in the local district		Grade	Distance
	1027486 - Lambs Farm House	Grade II	0.2 miles
	1354150 - Chennells Brook Farmhouse	Grade II	0.3 miles
	1192076 - Haven Cottage	Grade II	0.3 miles
	1350325 - Church Of All Saints	Grade II	0.5 miles
	1027549 - Forest Hospital	Grade II	0.5 miles
	1353940 - Parsonage Farmhouse	Grade II	0.5 miles
	1027066 - South Lodge To Holbrook Park	Grade II	0.6 miles
	1193397 - Ryder's Farmhouse	Grade II	0.6 miles
	1193339 - Fernbrook Cottage Oak Tree Cottage Old Timbers	Grade II	0.7 miles
	1027496 - Moorhead Cottages	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>All Saints CofE Primary School, Horsham</b> Ofsted Rating: Good   Pupils: 201   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Littlehaven Infant School</b> Ofsted Rating: Good   Pupils: 93   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Robert Southwell Catholic Primary School, Horsham</b> Ofsted Rating: Good   Pupils:0   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Northolmes Junior School, Horsham</b> Ofsted Rating: Good   Pupils: 168   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Holbrook Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Leechpool Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Kingslea Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

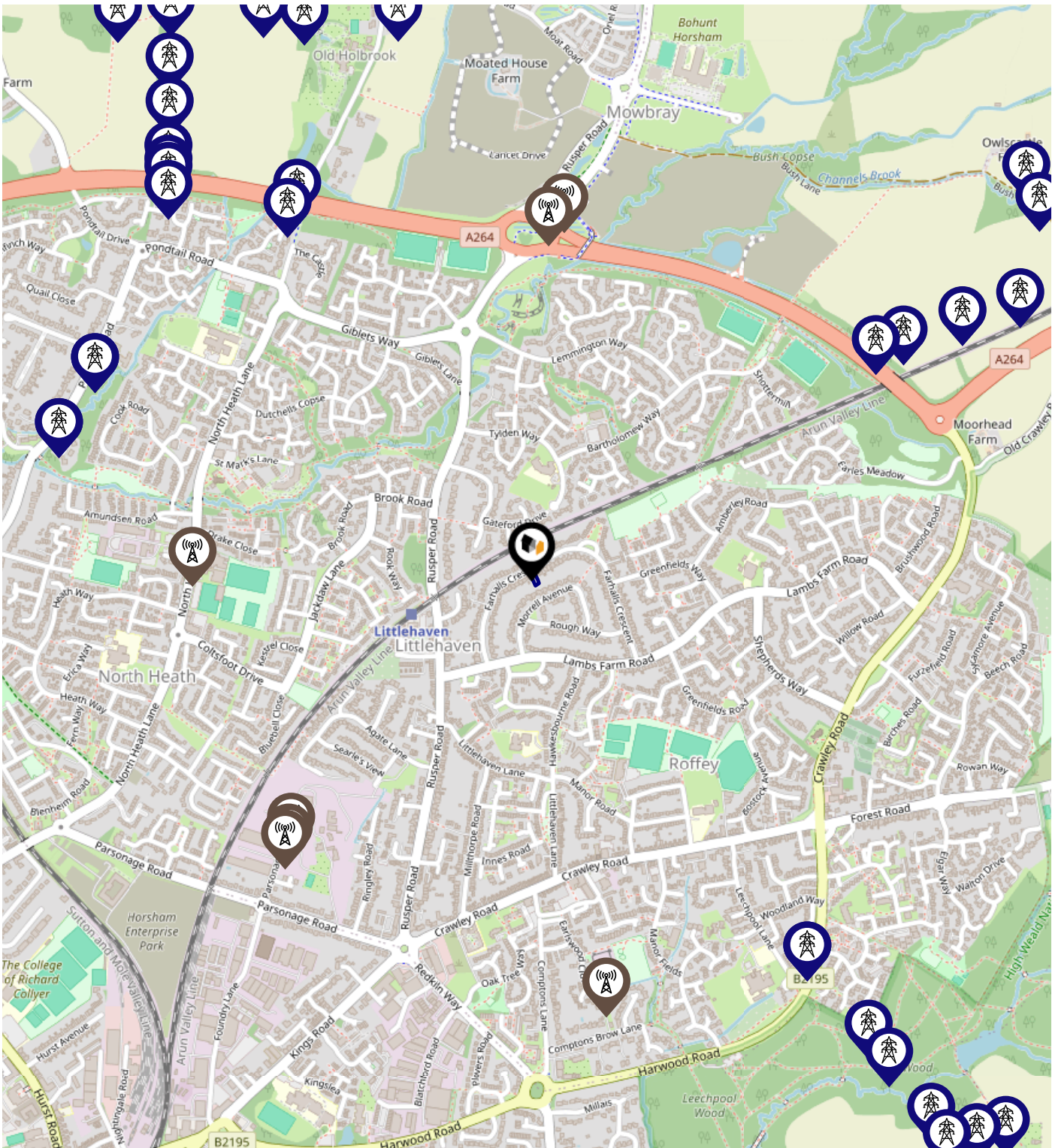






		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 142   Distance:0.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>The College of Richard Collyer In Horsham</b> Ofsted Rating: Good   Pupils:0   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Millais School</b> Ofsted Rating: Good   Pupils: 1194   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Bohunt Horsham</b> Ofsted Rating: Good   Pupils: 966   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Queen Elizabeth II Silver Jubilee School, Horsham</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 234   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>The Forest School</b> Ofsted Rating: Good   Pupils: 1039   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Heron Way Primary School</b> Ofsted Rating: Outstanding   Pupils: 418   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area Masts & Pylons



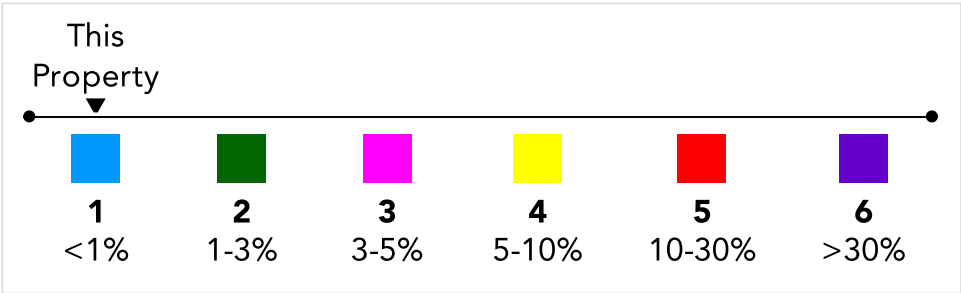
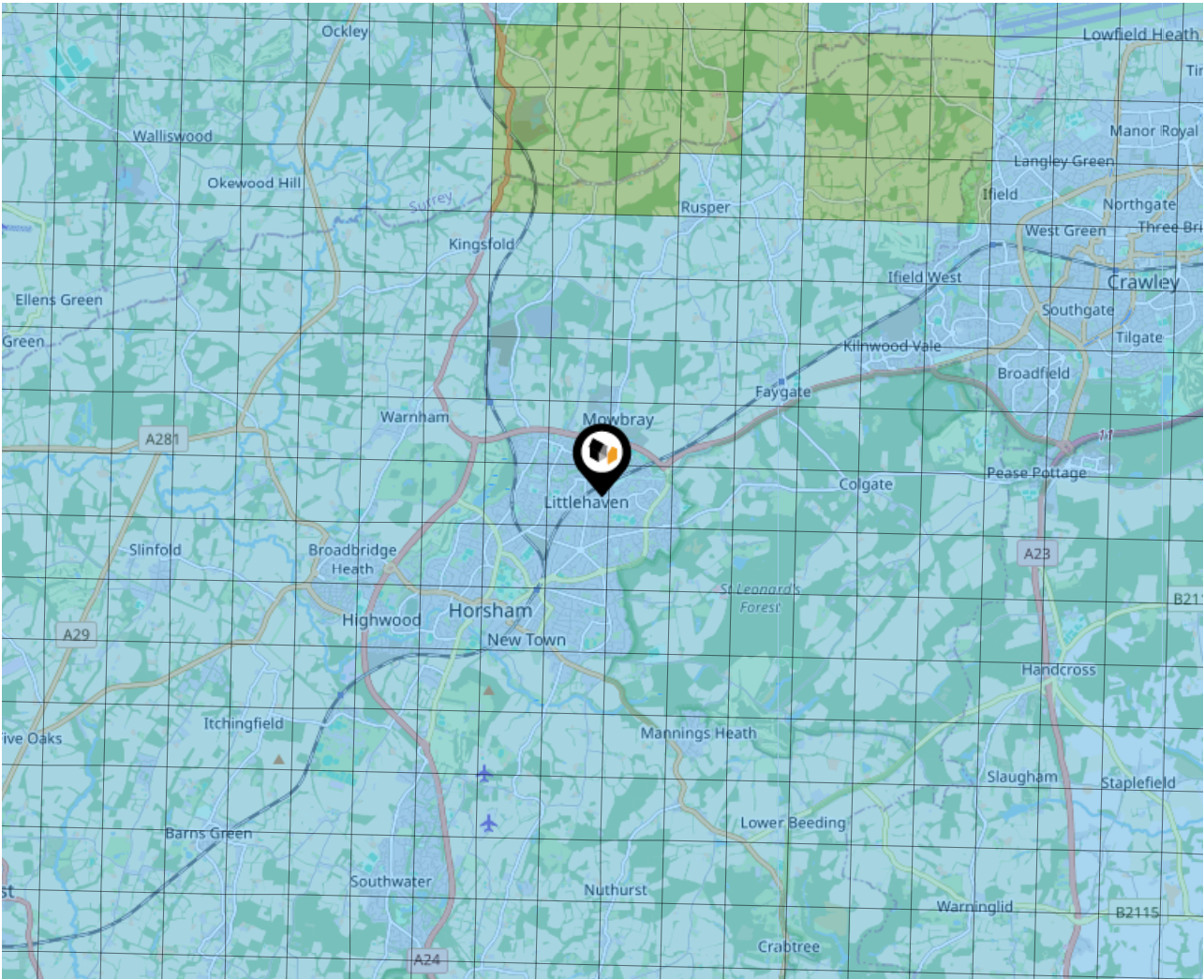
**Key:**

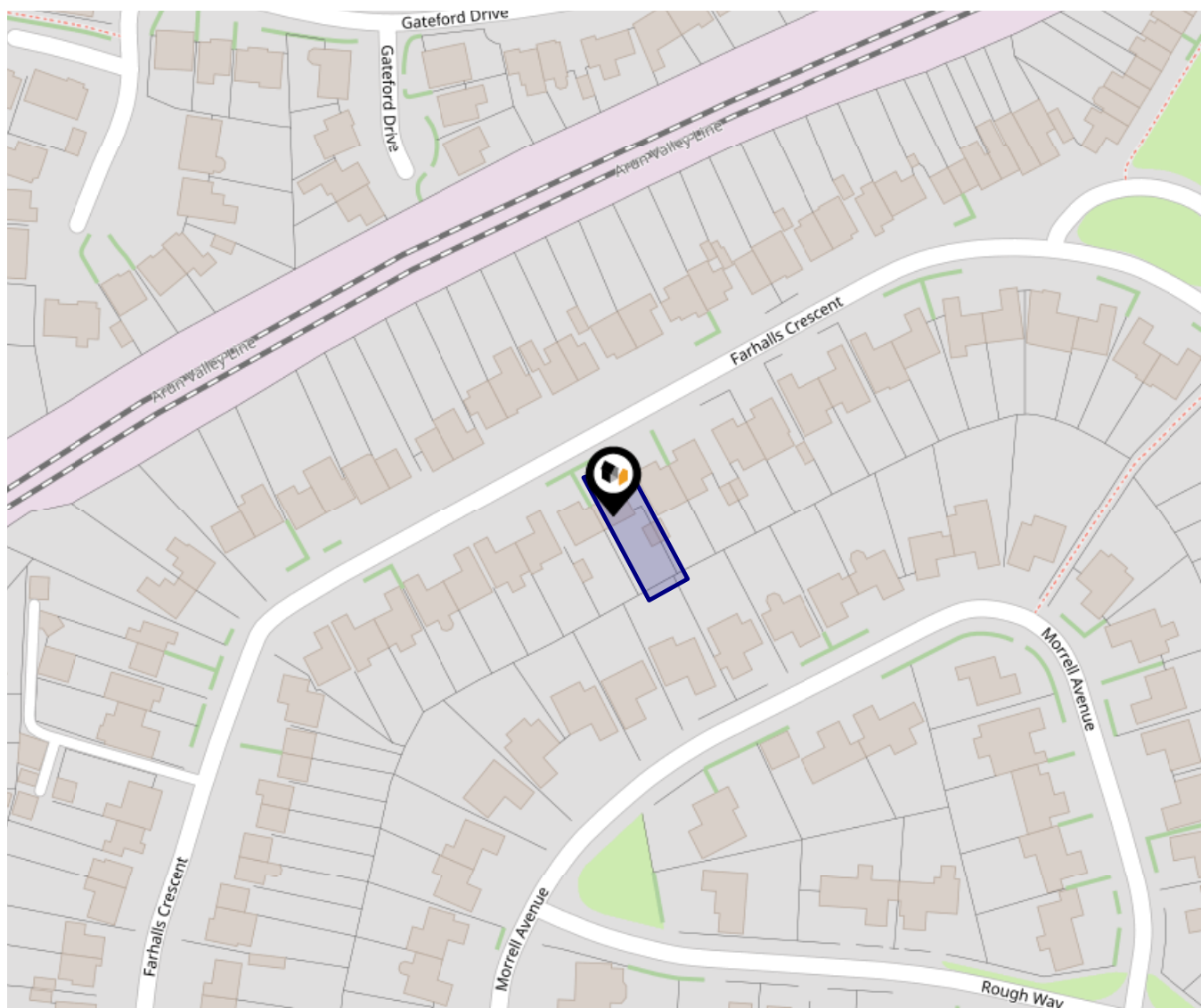
-  Power Pylons
-  Communication Masts



### 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/m<sup>3</sup>).





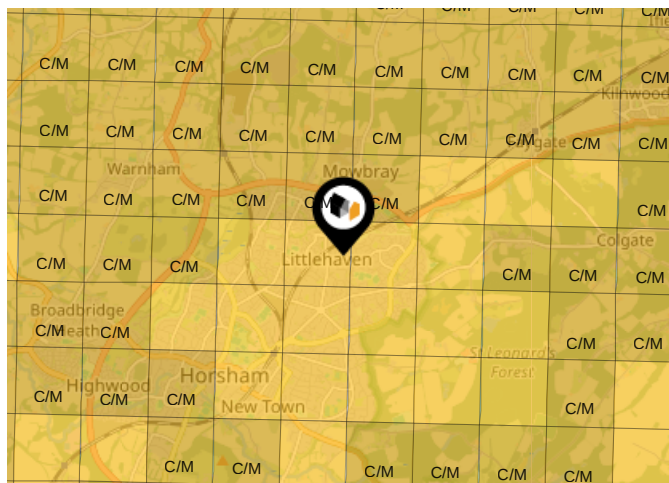
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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



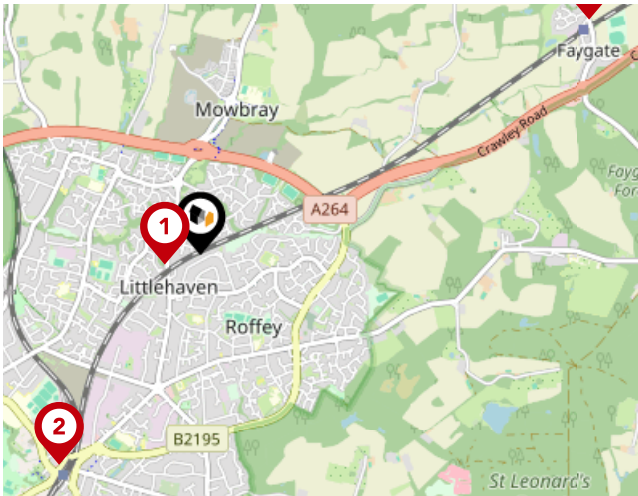
## Primary Classifications (Most Common Clay Types)

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



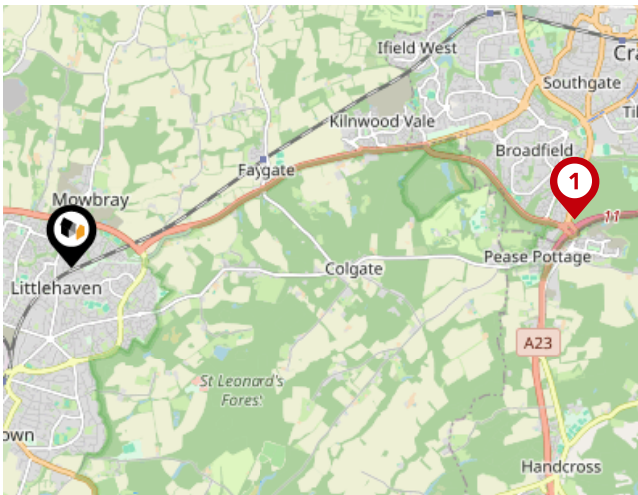
# Area

## Transport (National)



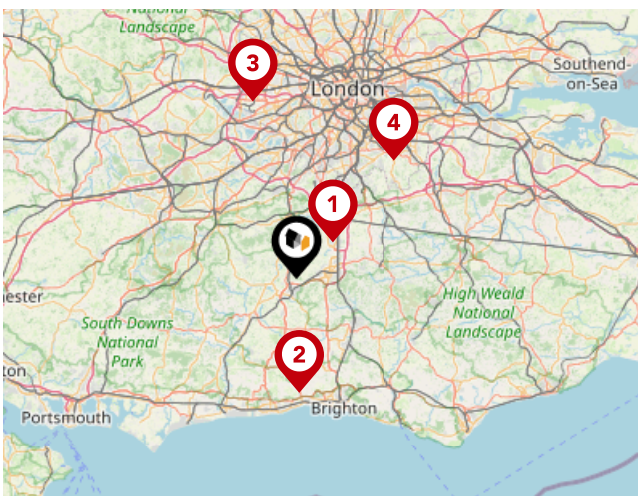
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Littlehaven Rail Station	0.17 miles
<b>2</b>	Horsham Rail Station	1.18 miles
<b>3</b>	Faygate Rail Station	2.12 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M23 J11	4.71 miles
<b>2</b>	M23 J10A	7.18 miles
<b>3</b>	M23 J9A	8.53 miles
<b>4</b>	M23 J10	7.97 miles
<b>5</b>	M23 J9	9.15 miles

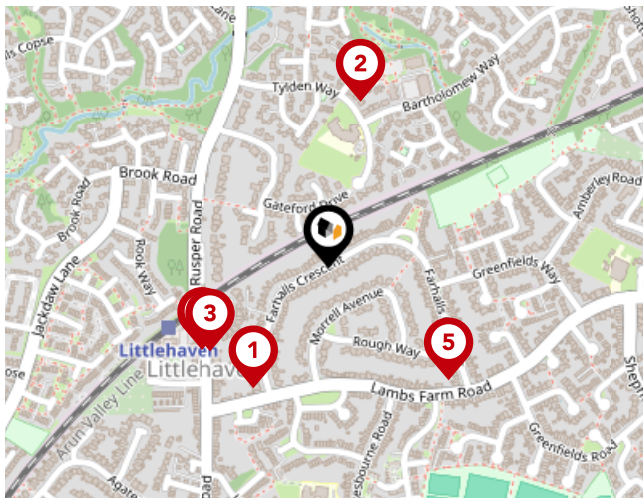


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Gatwick Airport	7.84 miles
<b>2</b>	Shoreham-by-Sea	17.11 miles
<b>3</b>	Heathrow Airport Terminal 4	26.99 miles
<b>4</b>	Leaves Green	22.78 miles

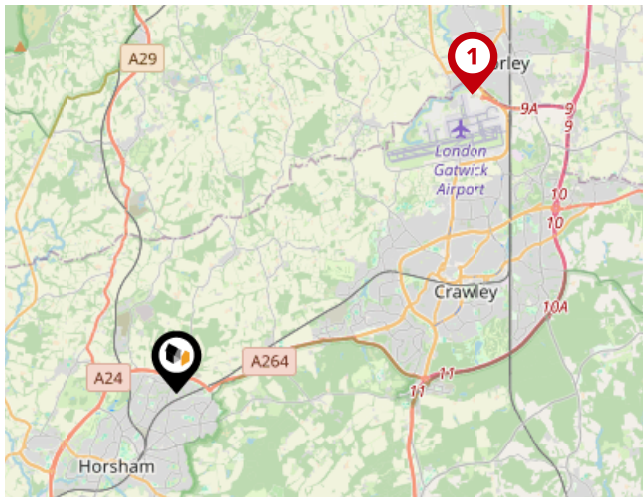
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Luxford Close	0.16 miles
2	Bartholomew Way	0.2 miles
3	Littlehaven Station	0.17 miles
4	Littlehaven Station	0.18 miles
5	Farhalls Crescent	0.19 miles



### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	7.86 miles



### 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



/HOMEeagents



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## Important - Please Read

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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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