

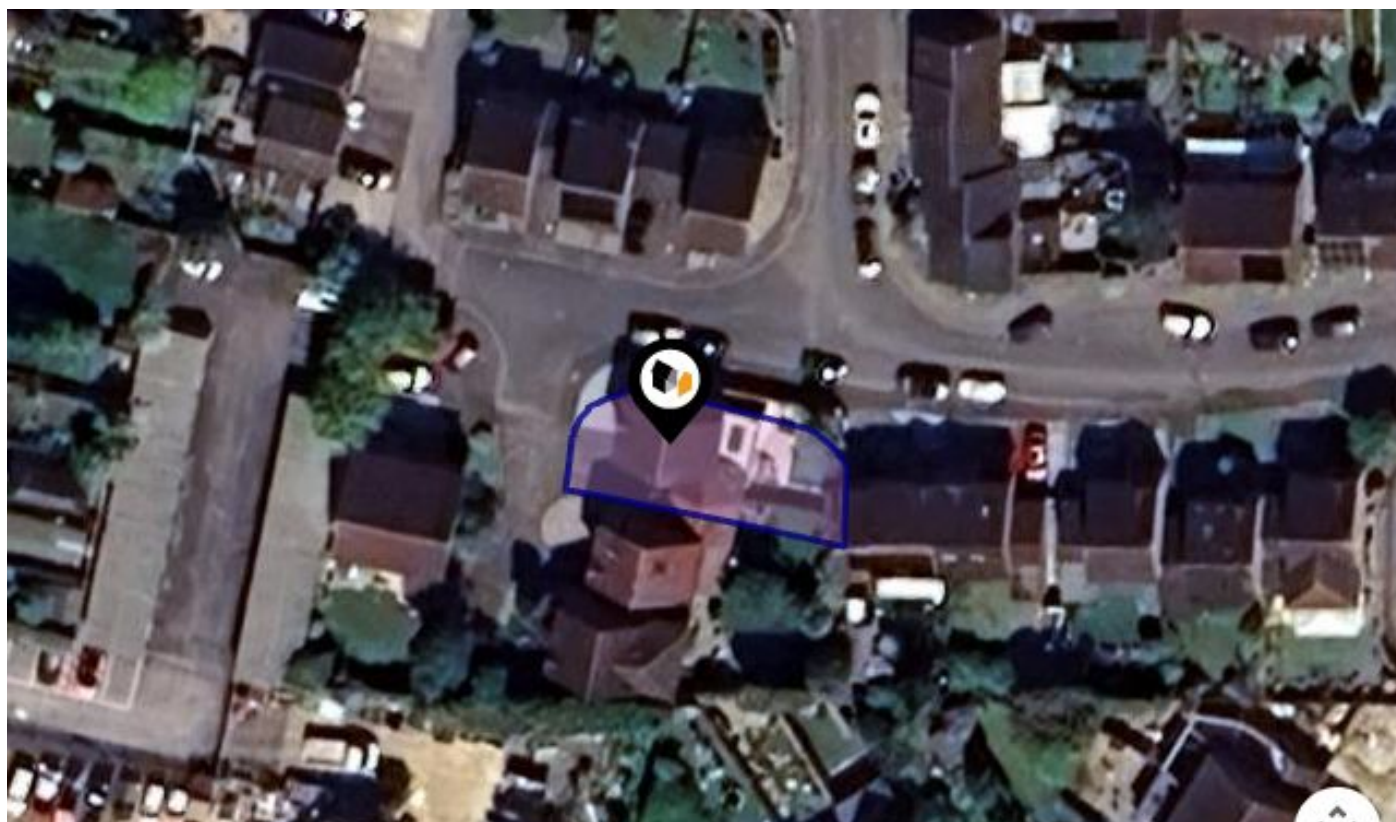


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th July 2025



113, ACORN AVENUE, COWFOLD, HORSHAM, RH13 8RT

At Home Estate And Lettings Agency

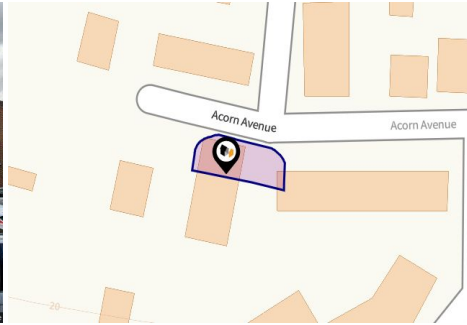
35 Carfax, Horsham, West Sussex, RH12 1EE

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Property

Type:	Detached	Last Sold Date:	25/08/2006
Bedrooms:	3	Last Sold Price:	£231,000
Floor Area:	990 ft ² / 92 m ²	Last Sold £/ft ² :	£233
Plot Area:	0.05 acres	Tenure:	Freehold
Title Number:	WSX106148		
UPRN:	100061802876		

Local Area

Local Authority:	West sussex	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		20	80	1800
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



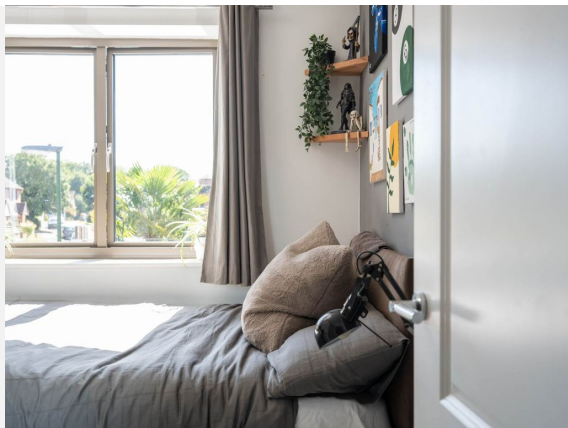
Planning History This Address

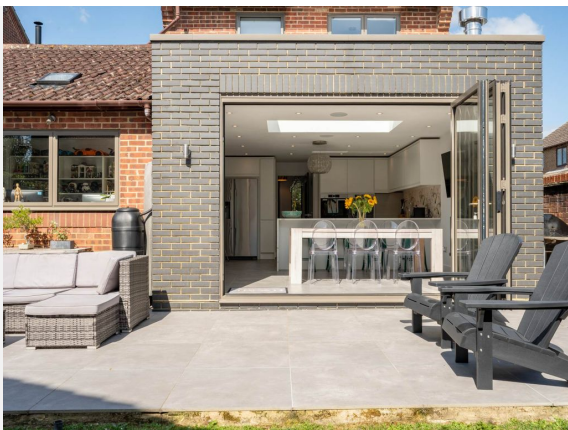
Planning records for: **113, Acorn Avenue, Cowfold, Horsham, RH13 8RT**

Reference - DC/21/0610	
Decision:	Decided
Date:	15th March 2021
Description:	Non-material amendment to planning permission DC/19/0027 (Erection of a single storey rear extension and part-garage conversion). Removal of corner window in rear extension.

Reference - Horsham/DC/19/0027	
Decision:	Decided
Date:	06th January 2019
Description:	Erection of a single storey rear extension and part-garage conversion.

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113, ACORN AVENUE, COWFOLD, HORSHAM, RH13 8RT

Acorn Avenue, RH13

Approximate Gross Internal Area = 93 sq m / 1002 sq ft
Approximate Garage Internal Area = 7.3 sq m / 79 sq ft
Approximate Total Internal Area = 100.3 sq m / 1081 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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113 Acorn Avenue Cowfold HORSHAM RH13 8RT		Energy rating D	
Valid until 07.07.2035		Certificate number 00823052020366854200	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

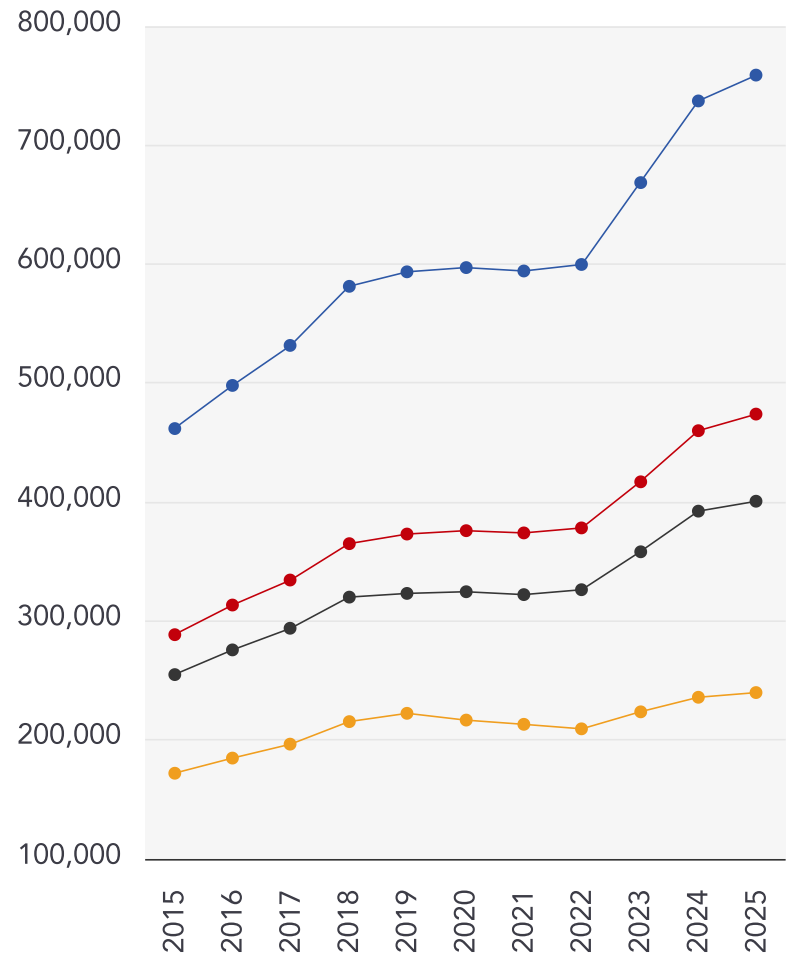
Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Pitched, 350 mm loft insulation
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Electric immersion, off-peak
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	92 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RH13



Detached

+64.34%

Semi-Detached

+64.26%

Terraced

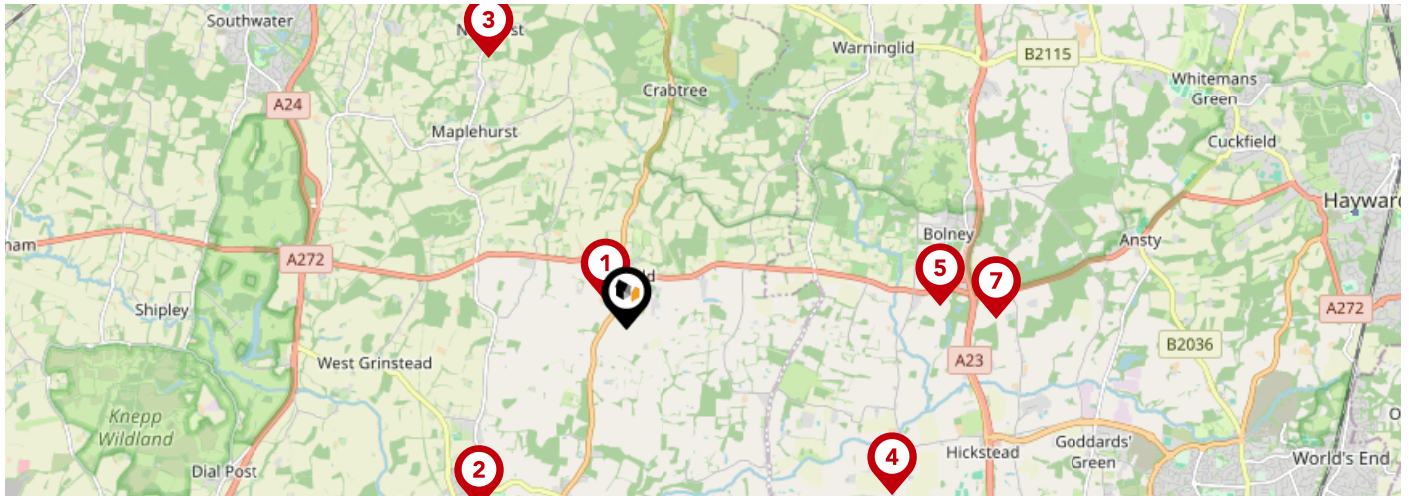
+57.16%

Flat

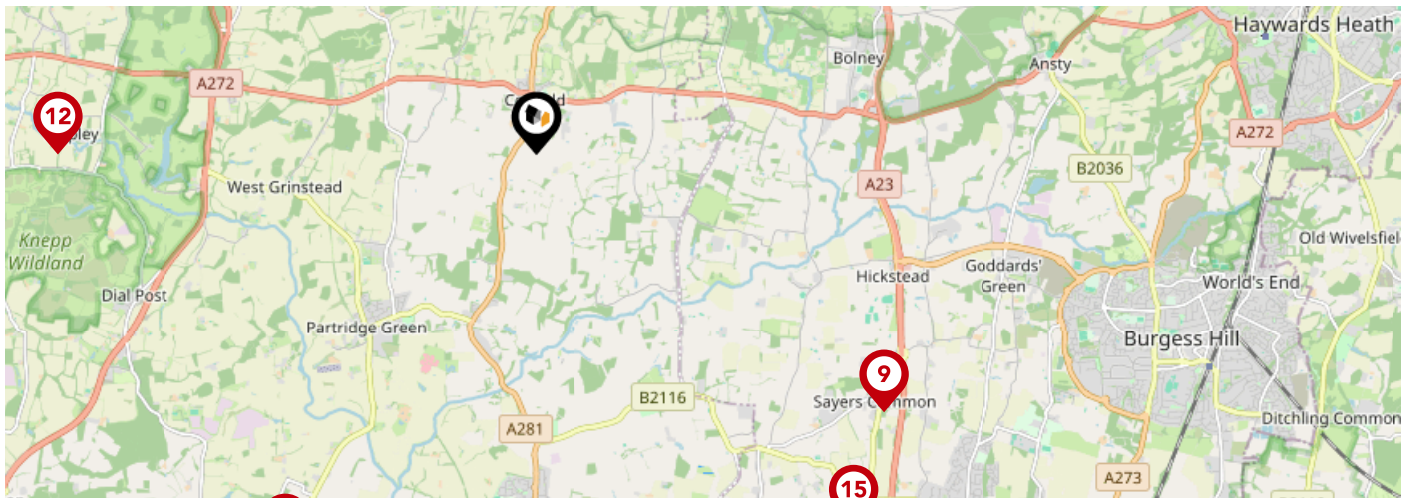
+39.41%

The map shows a residential area with several streets. A property is highlighted with a blue outline and a black location pin. The property is located on Acorn Avenue, between 115 and 117. The map includes house numbers, street names, and landmarks such as a park and a swimming pool.

5	75.0+ dB	
4	70.0-74.9 dB	
3	65.0-69.9 dB	
2	60.0-64.9 dB	
1	55.0-59.9 dB	



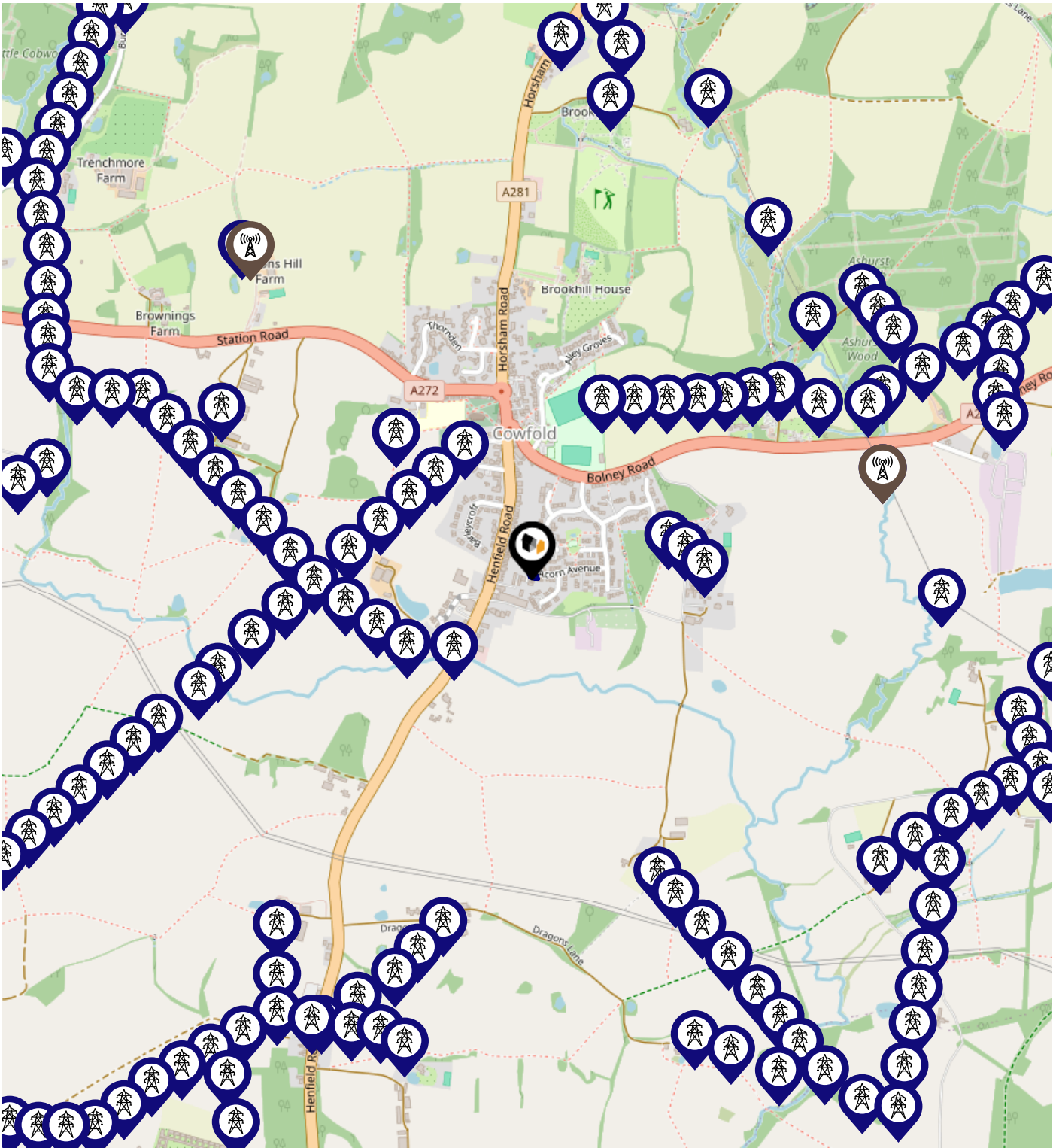
		Nursery	Primary	Secondary	College	Private
1	St Peter's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 104 Distance:0.33	☐	☒	☐	☐	☐
2	Jolesfield CofE Primary School Ofsted Rating: Good Pupils: 144 Distance:2.15	☐	☒	☐	☐	☐
3	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 152 Distance:2.85	☐	☒	☐	☐	☐
4	Twineham CofE Primary School Ofsted Rating: Requires improvement Pupils: 59 Distance:2.93	☐	☒	☐	☐	☐
5	Bolney CofE Primary School Ofsted Rating: Good Pupils: 103 Distance:2.94	☐	☒	☐	☐	☐
6	Holy Trinity CofE Primary School, Lower Beeding Ofsted Rating: Good Pupils: 91 Distance:3.2	☐	☒	☐	☐	☐
7	Farney Close School Ofsted Rating: Good Pupils: 71 Distance:3.47	☐	☐	☒	☐	☐
8	St Peter's CofE Primary School Ofsted Rating: Good Pupils:0 Distance:3.58	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	LVS Hassocks Ofsted Rating: Not Rated Pupils: 61 Distance:4.05	☐	☐	☒	☐	☐
	Castlewood Primary School Ofsted Rating: Good Pupils: 201 Distance:4.36	☐	☒	☐	☐	☐
	Ashurst CofE Primary School Ofsted Rating: Good Pupils: 55 Distance:4.41	☐	☒	☐	☐	☐
	Shipleigh CofE Primary School Ofsted Rating: Good Pupils: 80 Distance:4.46	☐	☒	☐	☐	☐
	Southwater Junior Academy Ofsted Rating: Good Pupils: 436 Distance:4.54	☐	☒	☐	☐	☐
	Southwater Infant Academy Ofsted Rating: Good Pupils: 281 Distance:4.54	☐	☒	☐	☐	☐
	Albourne Church of England Primary School Ofsted Rating: Good Pupils: 175 Distance:4.58	☐	☒	☐	☐	☐
	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:5.14	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

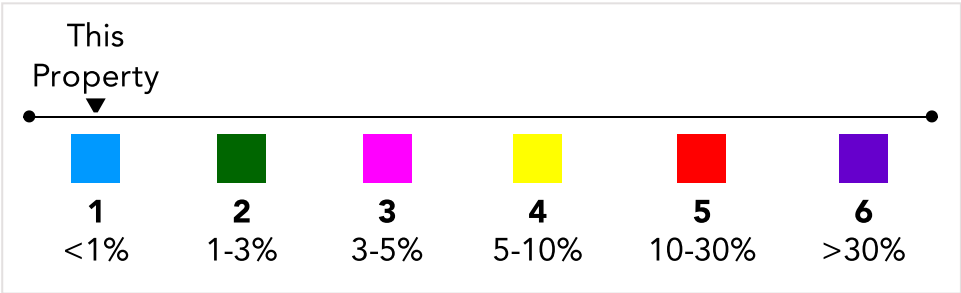
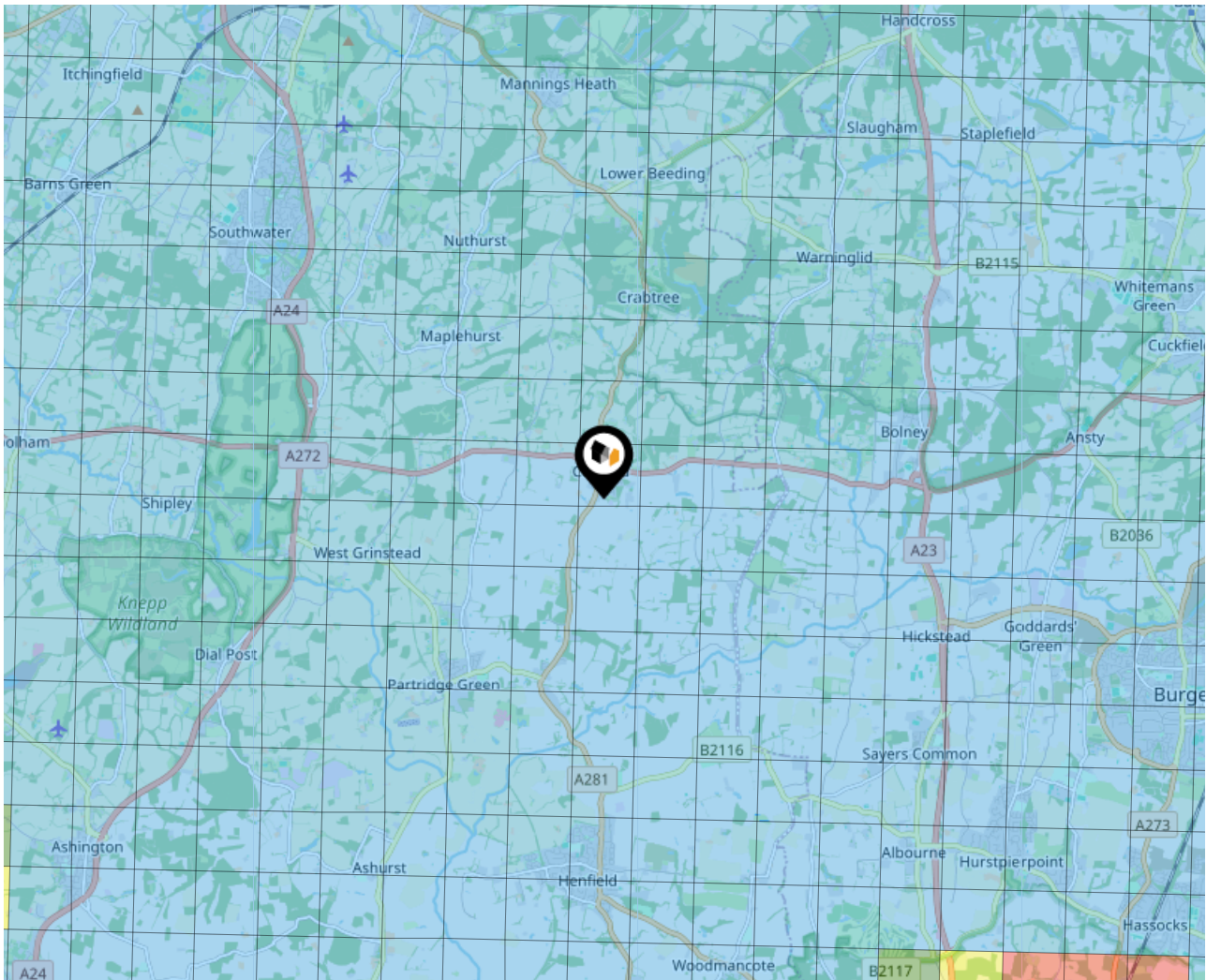


Key:

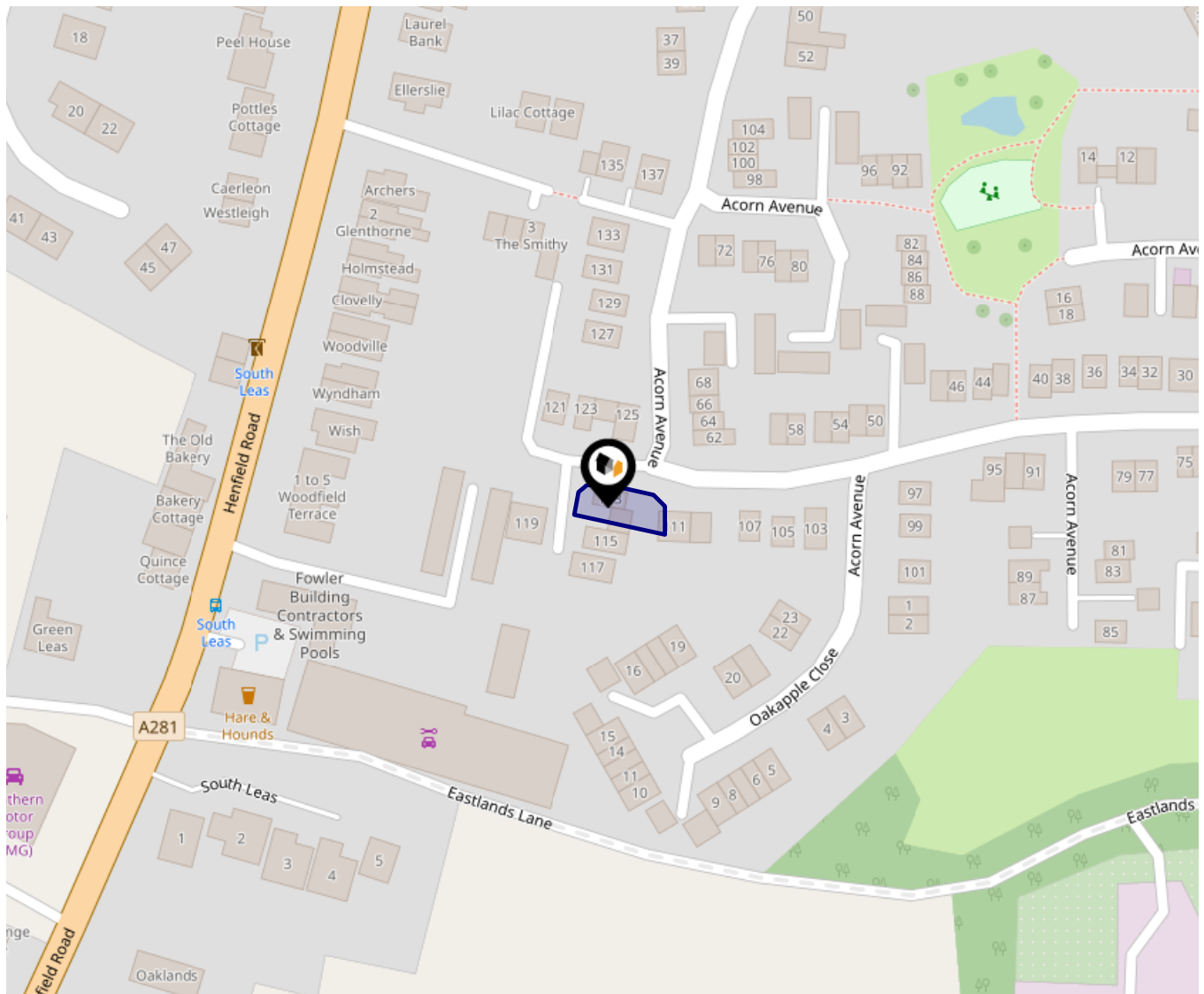
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



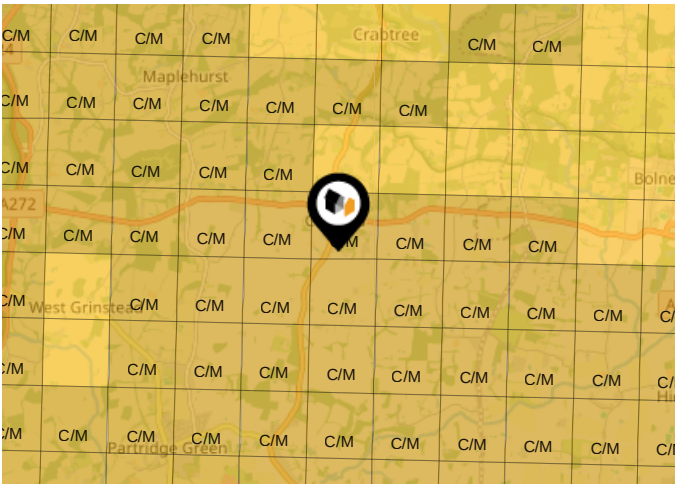
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

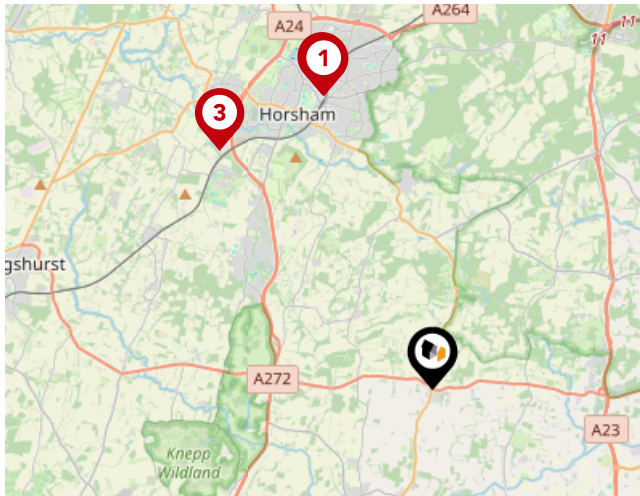


Primary Classifications (Most Common Clay Types)

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

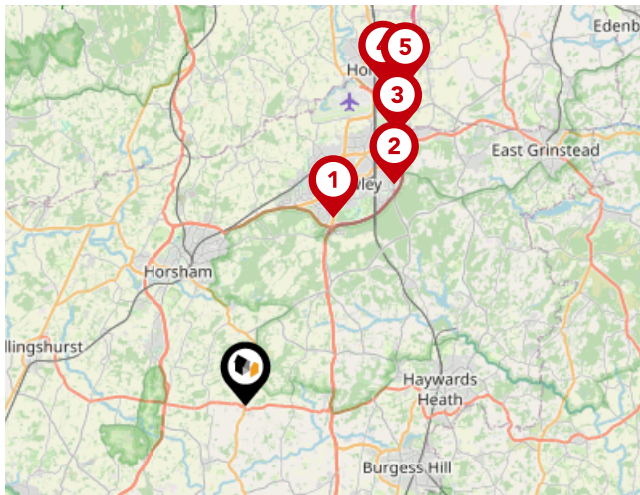
Area

Transport (National)



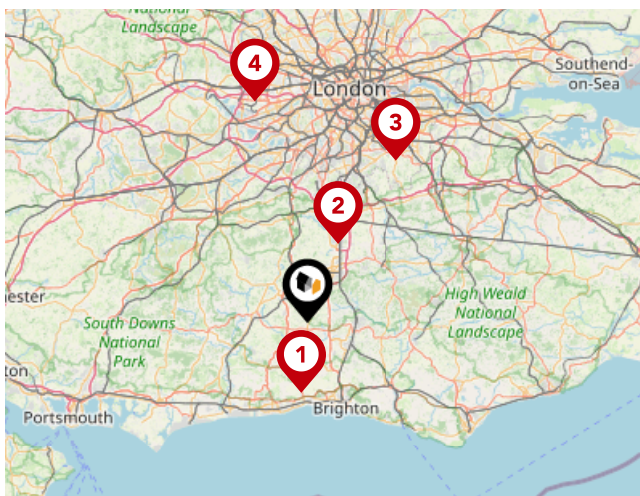
National Rail Stations

Pin	Name	Distance
	Horsham Rail Station	5.85 miles
	Horsham Rail Station	5.88 miles
	Christs Hospital Rail Station	5.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M23 J11	7.67 miles
	M23 J10A	9.9 miles
	M23 J10	11.62 miles
	M23 J9A	13.03 miles
	M23 J9	13.31 miles

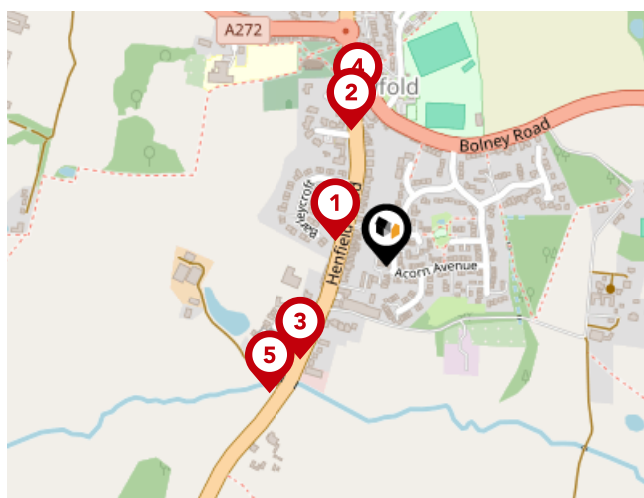


Airports/Helipads

Pin	Name	Distance
	Shoreham-by-Sea	10.65 miles
	Gatwick Airport	12.64 miles
	Leaves Green	27.36 miles
	Heathrow Airport Terminal 4	33.63 miles

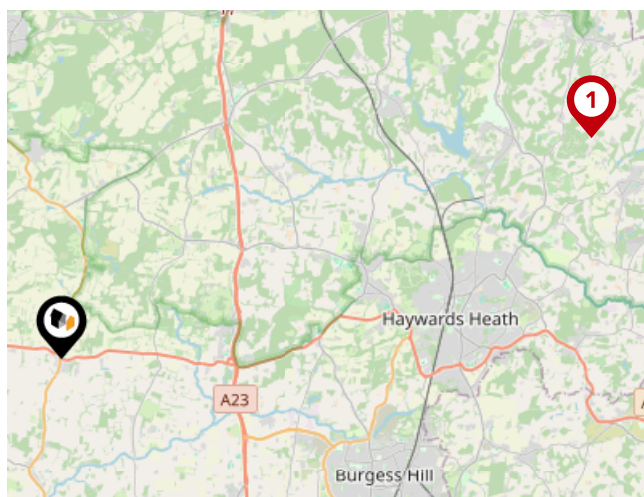
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	South Leas	0.07 miles
2	Village Hall	0.17 miles
3	Bull's Bridge	0.15 miles
4	Village Hall	0.19 miles
5	Bull's Bridge	0.2 miles



Local Connections

Pin	Name	Distance
1	Horsted Keynes (Bluebell Railway)	10.7 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



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