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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th October 2025



1, PORCHESTER CLOSE, SOUTHWATER, HORSHAM, RH13 9XR

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

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Property

Type:	Detached	Last Sold Date:	18/08/2006
Bedrooms:	4	Last Sold Price:	£360,000
Floor Area:	1,410 ft ² / 131 m ²	Last Sold £/ft²:	£255
Plot Area:	0.1 acres	Tenure:	Freehold
Council Tax :	Band F		
Annual Estimate:	£3,353		
Title Number:	WSX164969		
UPRN:	100062479359		

Local Area

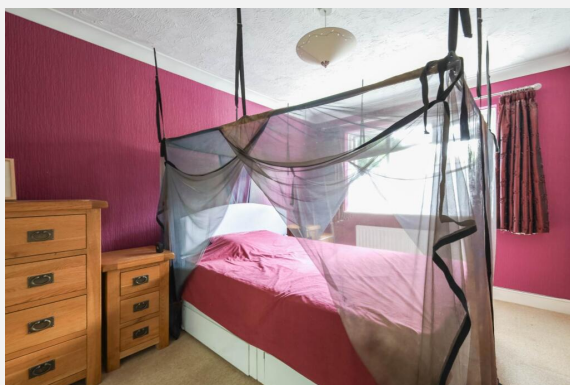
Local Authority:	Horsham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	15 mb/s	80 mb/s	10000 mb/s
● Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)

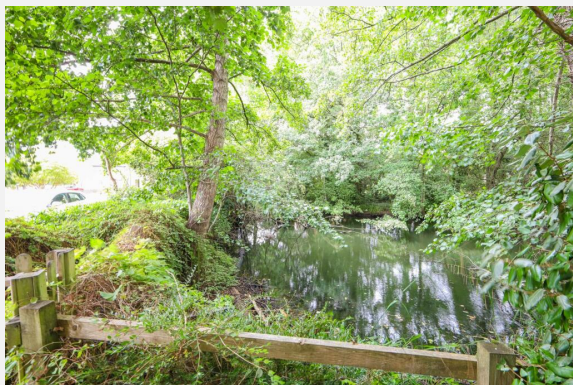


Satellite/Fibre TV Availability:









1, PORCHESTER CLOSE, SOUTHWATER, HORSHAM, RH13 9XR

Porchester Close, RH13

Approximate Gross Internal Area = 136.1 sq m / 1466 sq ft

Approximate Garage Internal Area = 32.7 sq m / 352 sq ft

Approximate Total Internal Area = 168.8 sq m / 1818 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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1 Porchester Close, Southwater, HORSHAM, RH13 9XR

Energy rating

C

Valid until 03.08.2035

Certificate number
0643-3053-4208-9555-3204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

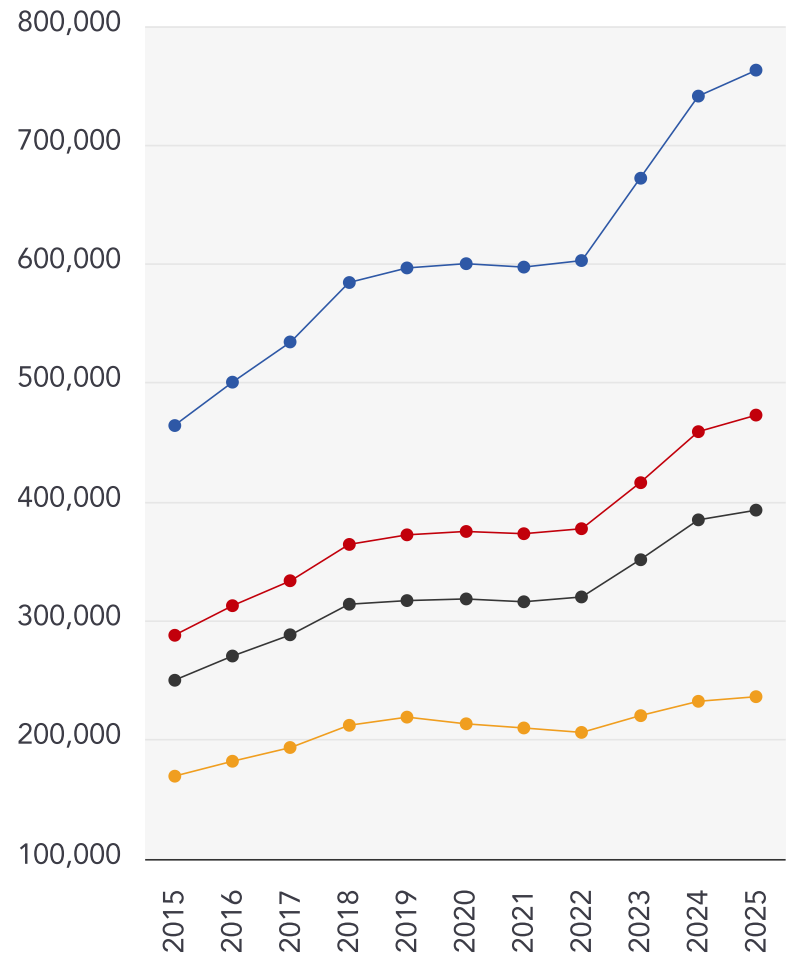
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	131 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%

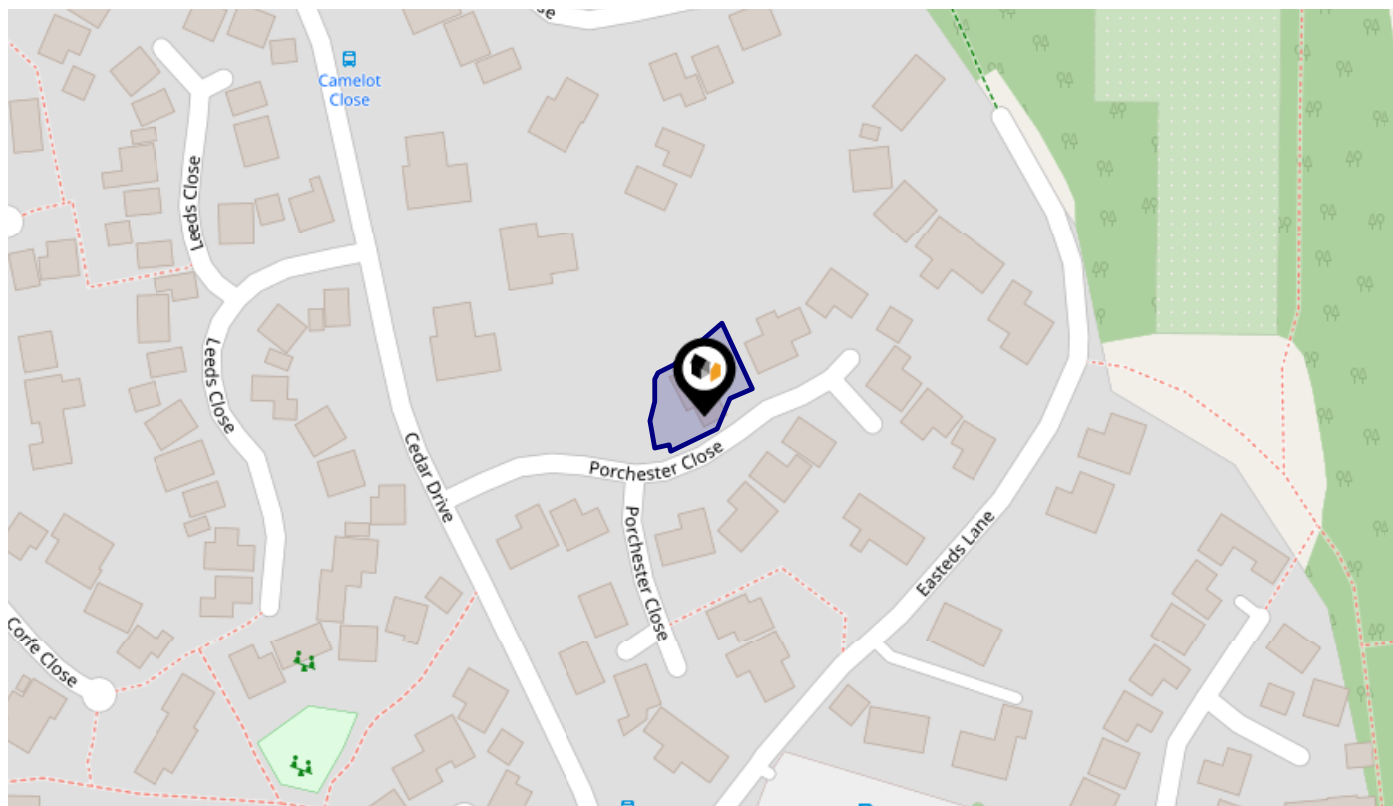
Terraced

+57.16%

Flat

+39.41%

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

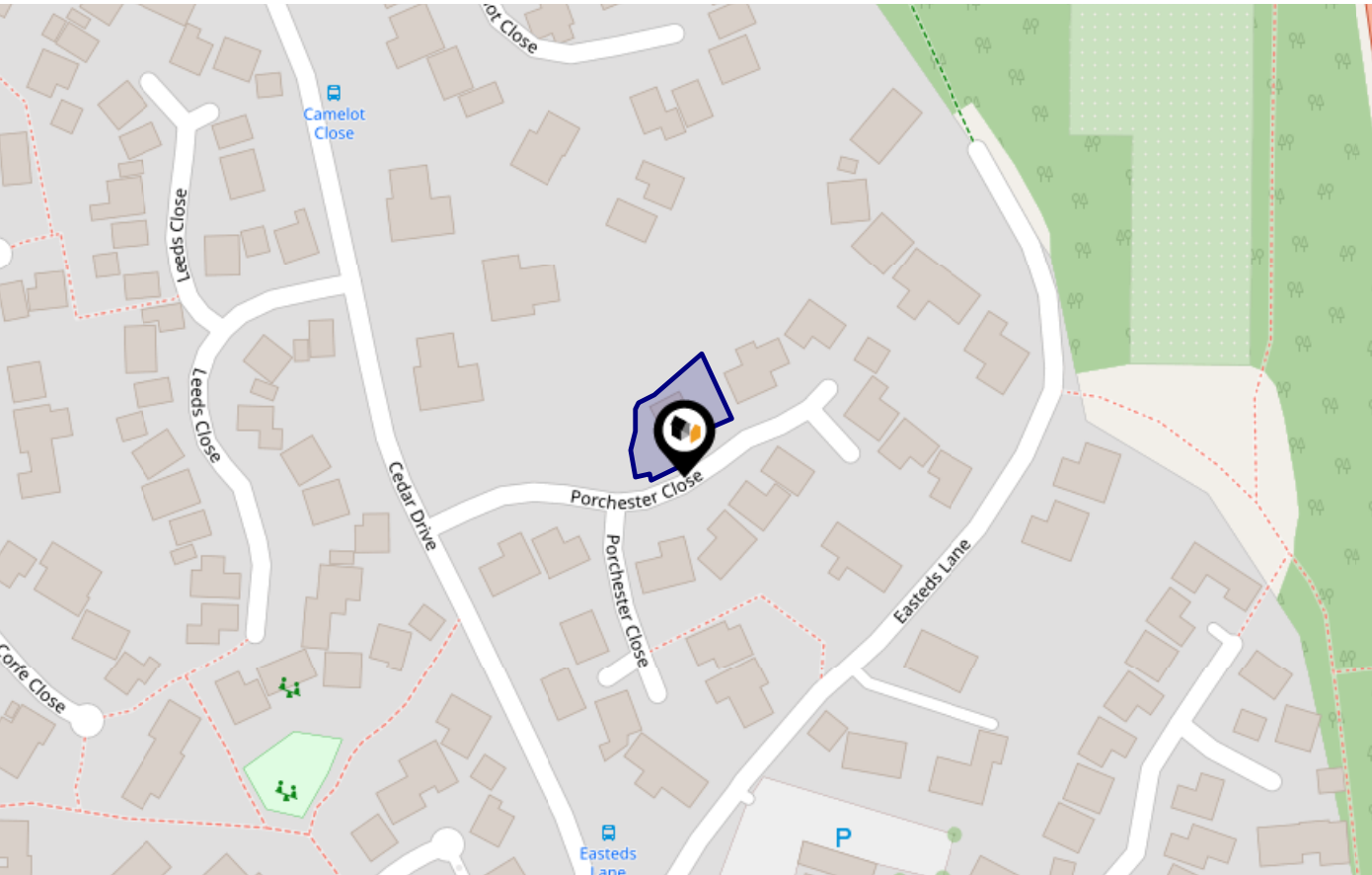
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	

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.

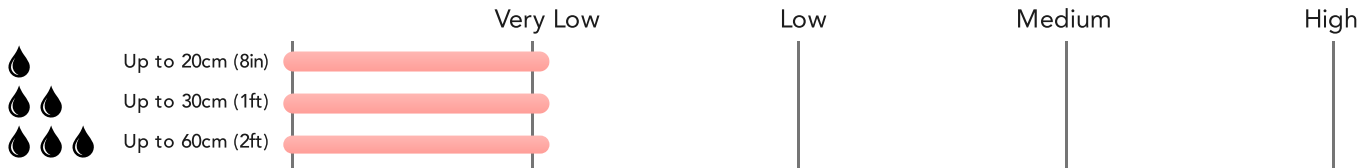


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

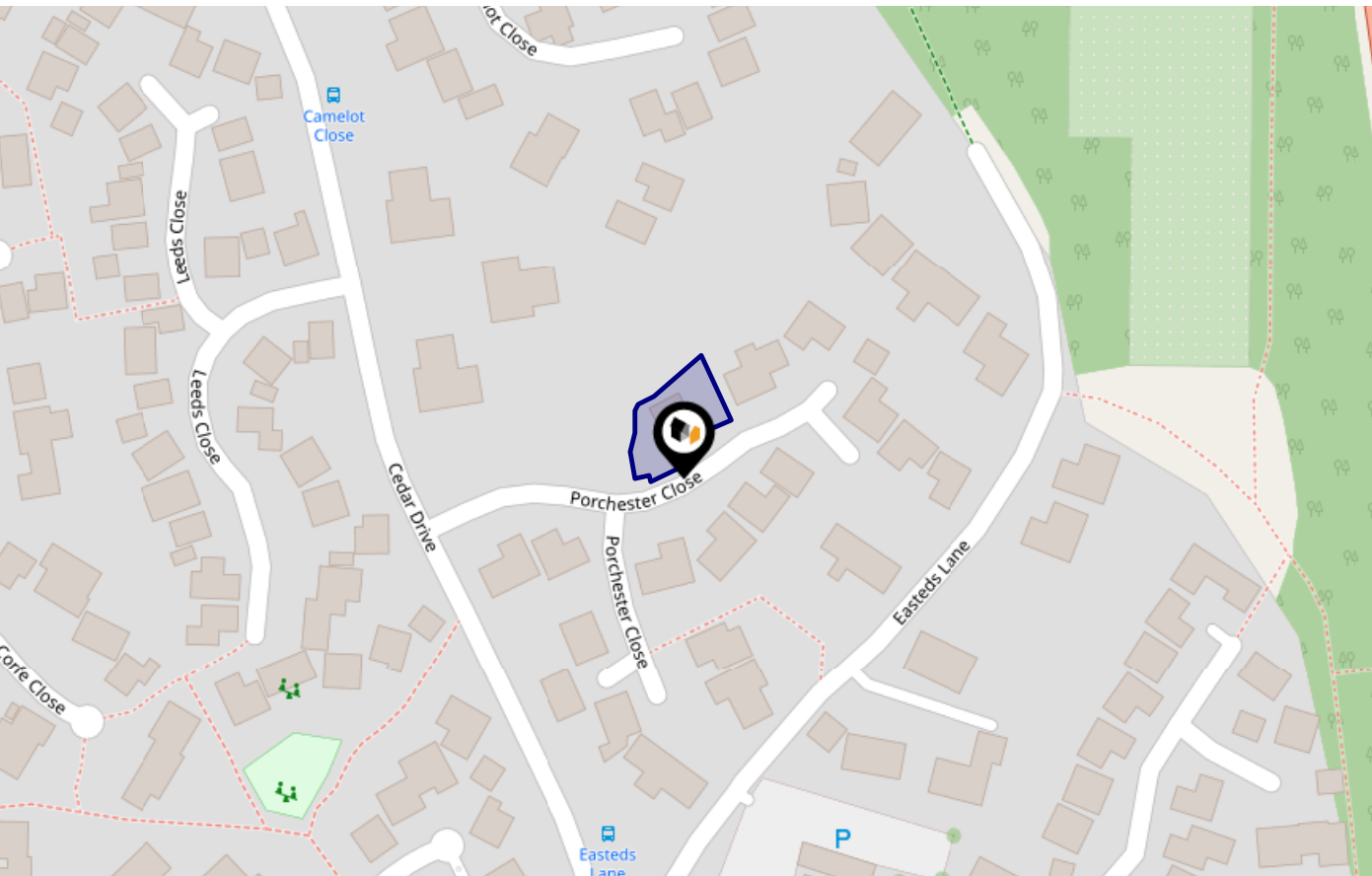
Chance of flooding to the following depths at this property:



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.

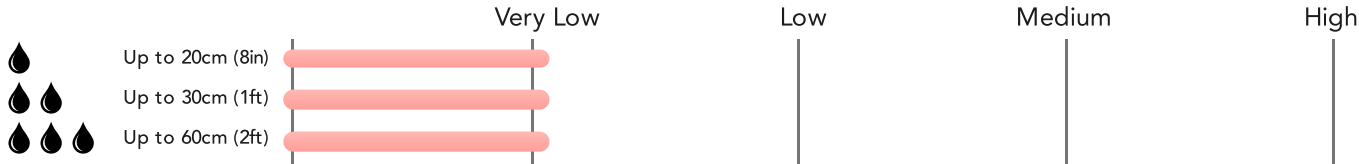


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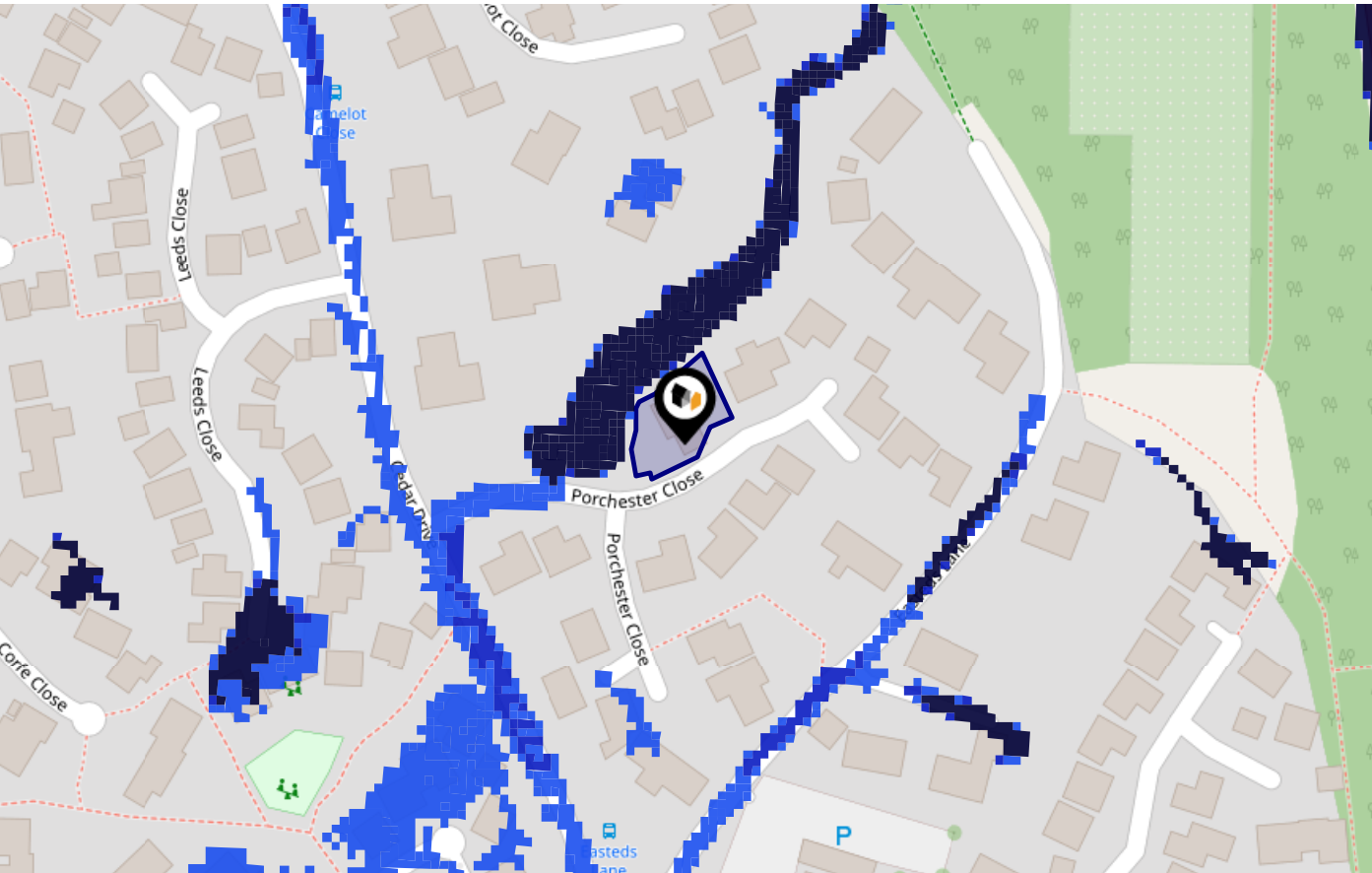
Chance of flooding to the following depths at this property:



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.

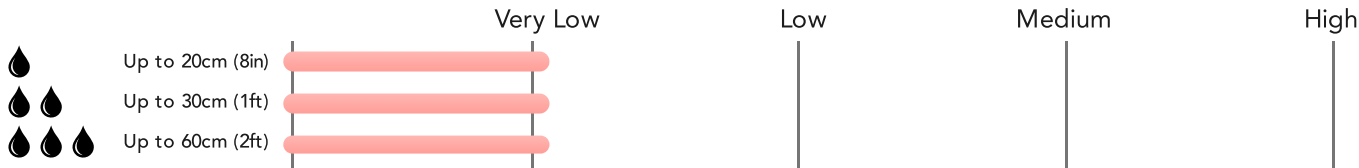


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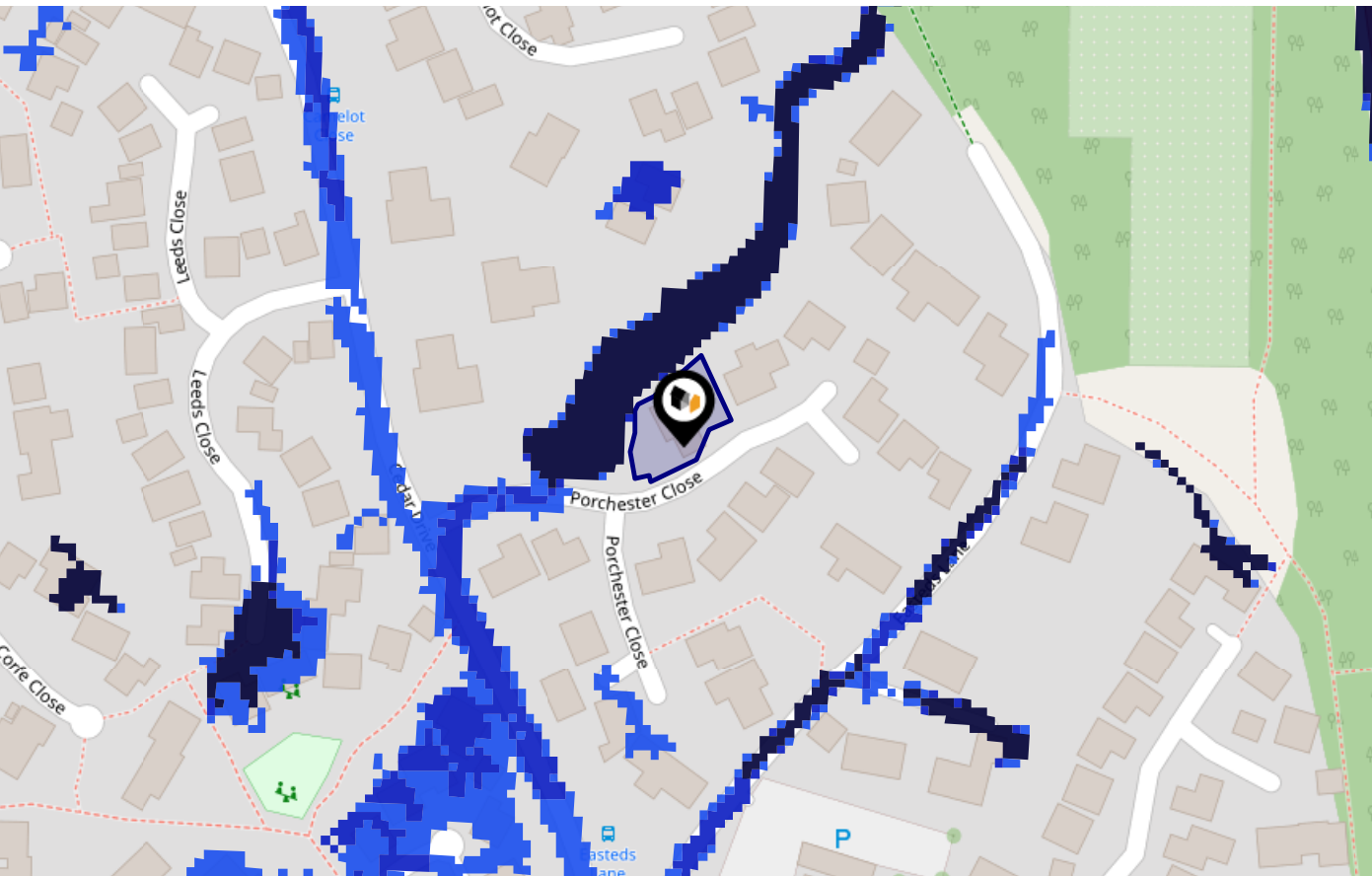
Chance of flooding to the following depths at this property:



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.

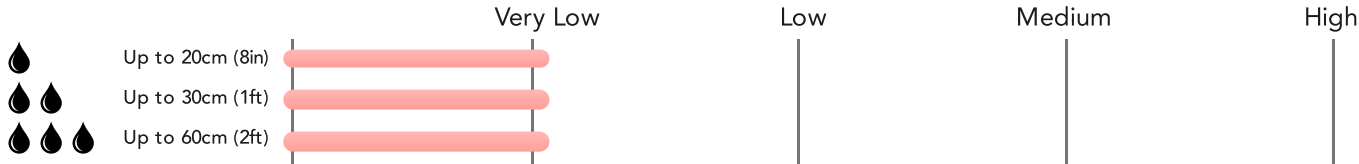


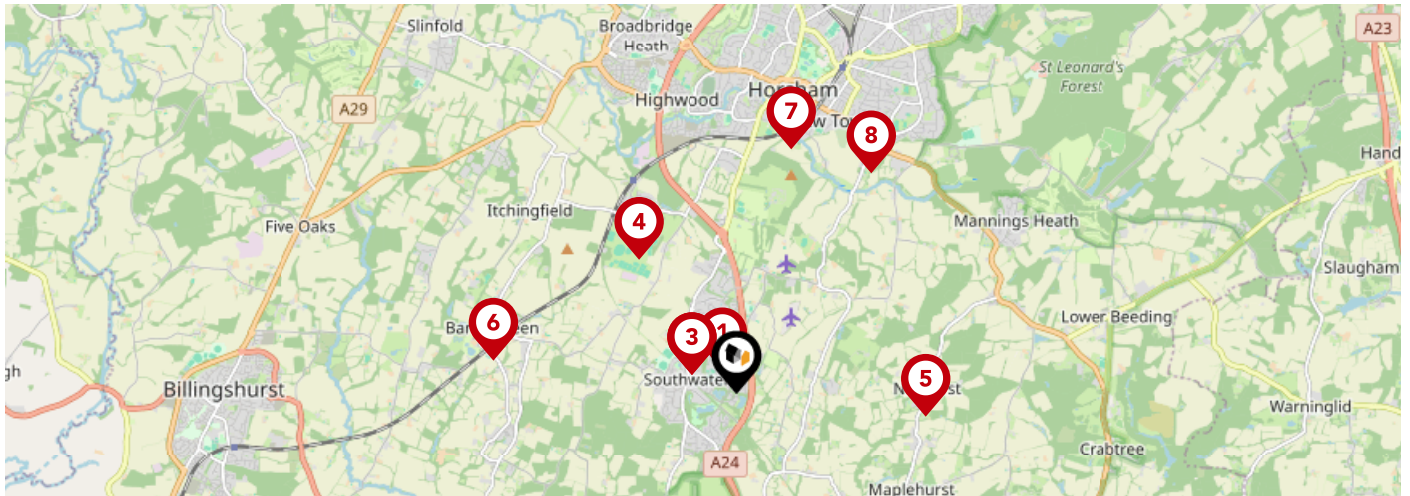
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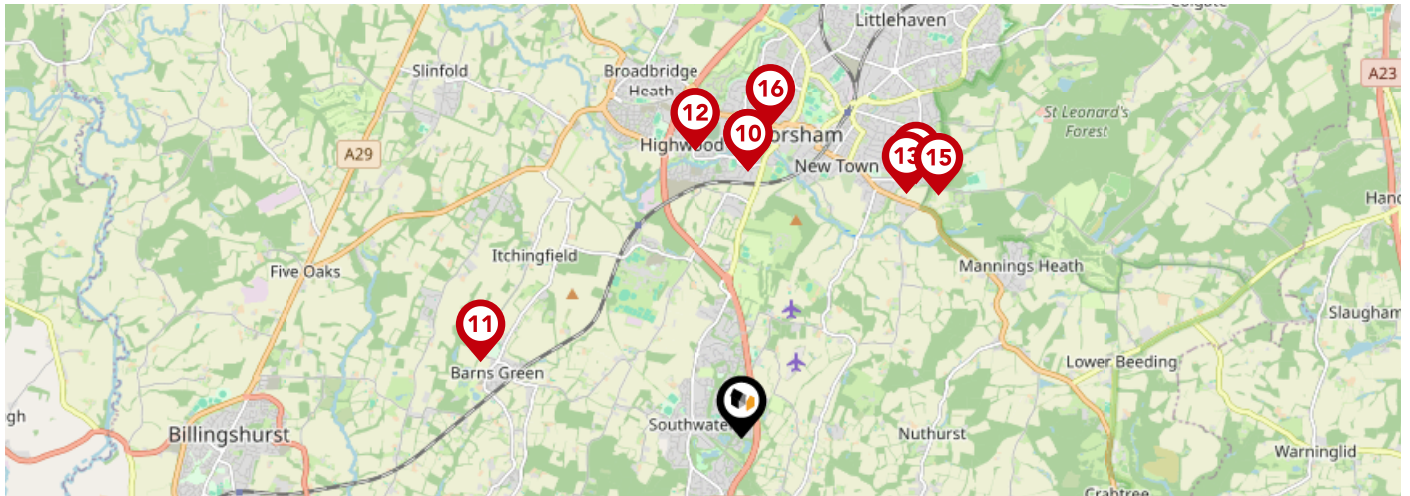
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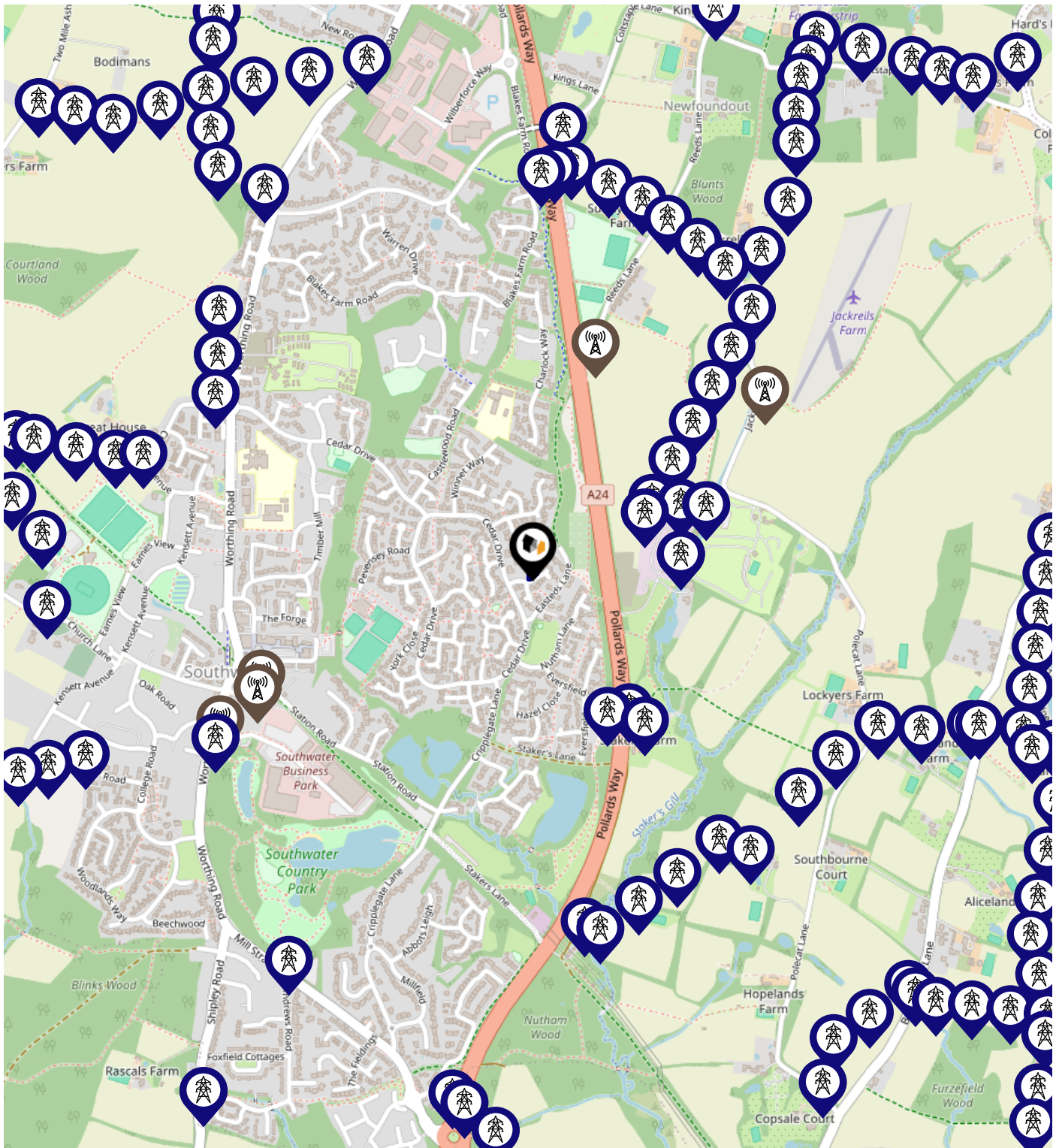


		Nursery	Primary	Secondary	College	Private
1	Castlewood Primary School Ofsted Rating: Good Pupils: 201 Distance:0.26	☐	☒	☐	☐	☐
2	Southwater Junior Academy Ofsted Rating: Good Pupils: 436 Distance:0.46	☐	☒	☐	☐	☐
3	Southwater Infant Academy Ofsted Rating: Good Pupils: 281 Distance:0.46	☐	☒	☐	☐	☐
4	Christ's Hospital Ofsted Rating: Not Rated Pupils: 866 Distance:1.55	☐	☐	☒	☐	☐
5	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 152 Distance:1.78	☐	☒	☐	☐	☐
6	Barns Green Primary School Ofsted Rating: Requires improvement Pupils: 133 Distance:2.3	☐	☒	☐	☐	☐
7	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:2.33	☐	☒	☐	☐	☐
8	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:2.41	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:2.5	☐	☒	☐	☐	☐
	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:2.5	☐	☒	☐	☐	☐
	Muntham House School Ofsted Rating: Good Pupils: 114 Distance:2.54	☐	☐	☒	☐	☐
	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:2.72	☐	☐	☒	☐	☐
	The Forest School Ofsted Rating: Good Pupils: 1039 Distance:2.75	☐	☐	☒	☐	☐
	Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 134 Distance:2.87	☐	☐	☒	☐	☐
	Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:2.92	☐	☒	☐	☐	☐
	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:2.92	☐	☒	☐	☐	☐

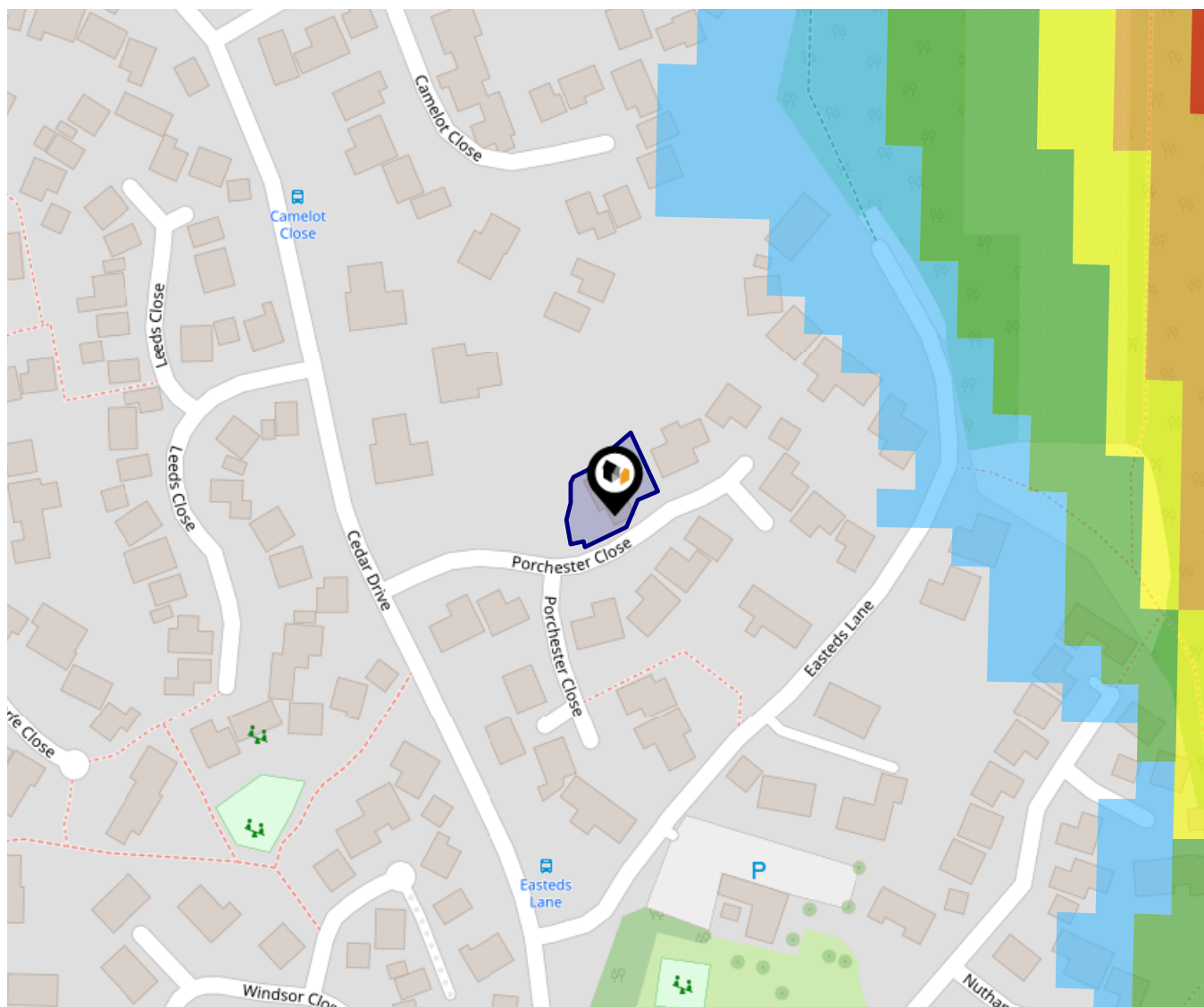
Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts





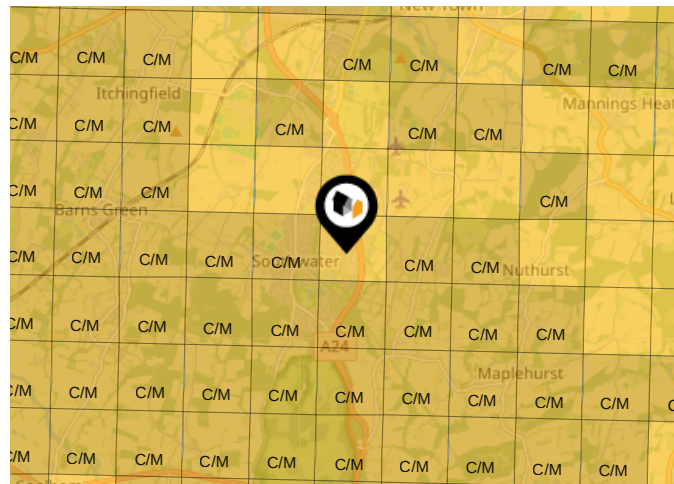
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

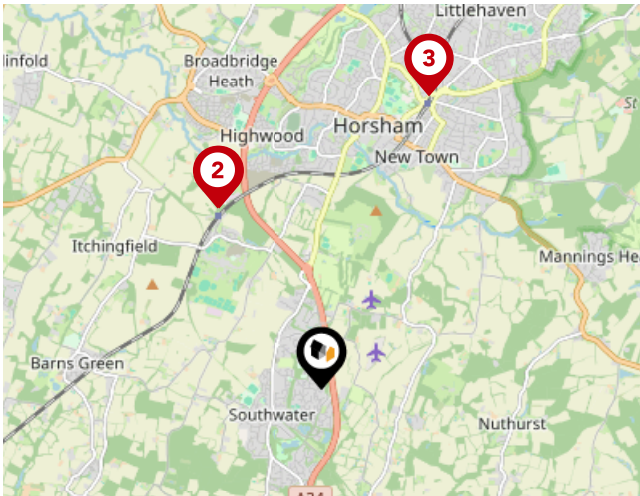


Primary Classifications (Most Common Clay Types)

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

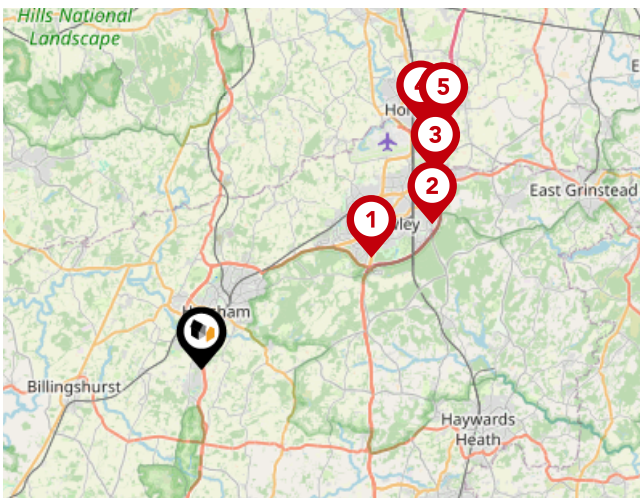
Area

Transport (National)



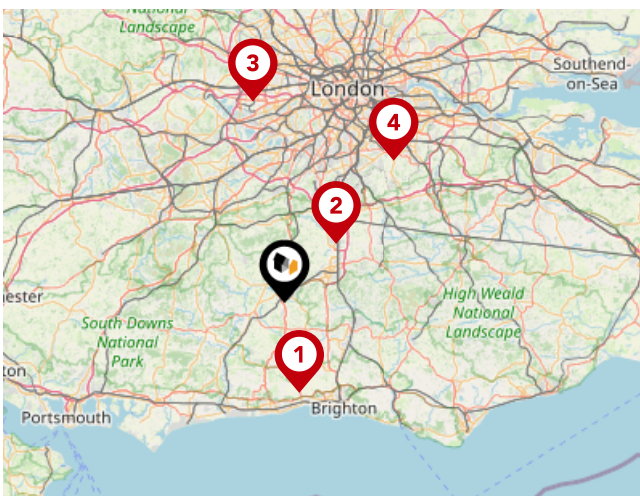
National Rail Stations

Pin	Name	Distance
1	Christs Hospital Rail Station	1.94 miles
2	Christs Hospital Rail Station	1.95 miles
3	Horsham Rail Station	2.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.57 miles
2	M23 J10A	10.17 miles
3	M23 J10	11.41 miles
4	M23 J9A	12.31 miles
5	M23 J9	12.83 miles

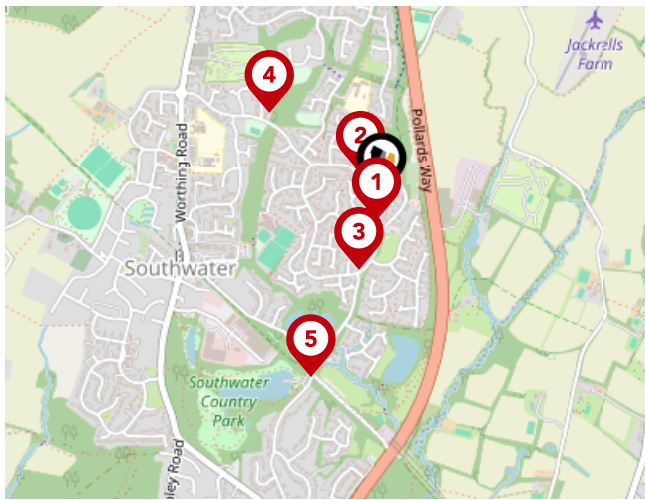


Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	13.56 miles
2	Gatwick Airport	11.84 miles
3	Heathrow Airport Terminal 4	30.35 miles
4	Leaves Green	26.71 miles

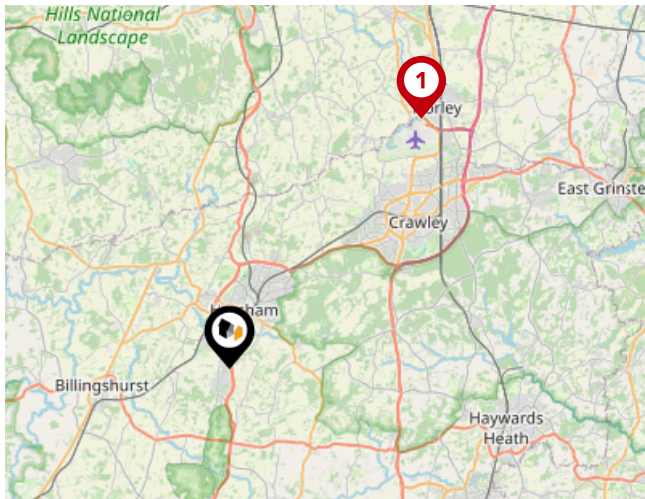
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Easteds Lane	0.06 miles
2	Camelot Close	0.07 miles
3	Cripplegate Lane	0.18 miles
4	The Brook	0.33 miles
5	Country Park	0.45 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	11.74 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

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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!



/athomeestateagency



/HOMEeagents



/-home-estate-agency-and-lettings-ltd

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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.

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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