

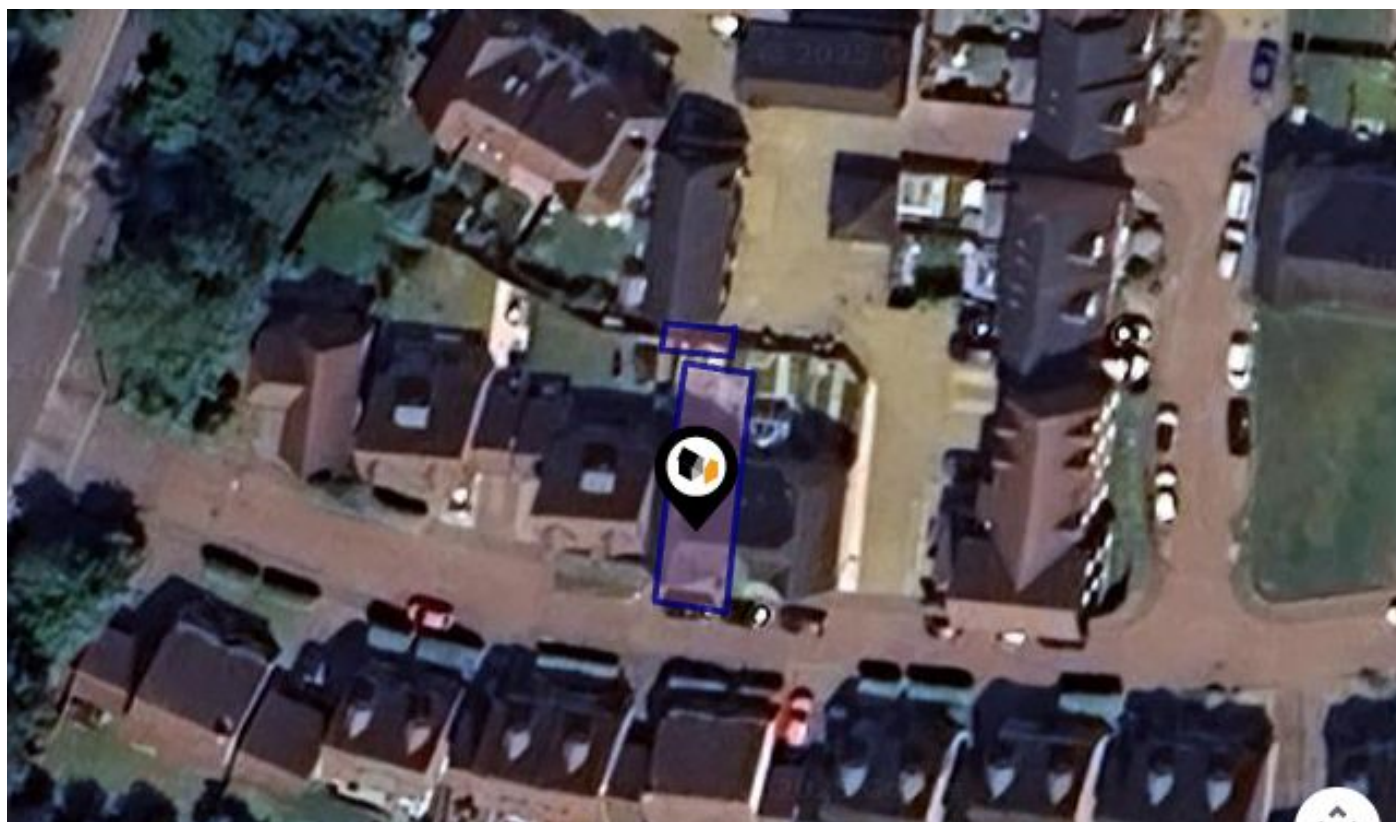


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th October 2025



4, THE ALDERS, BILLINGSHURST, RH14 9GU

At Home Estate And Lettings Agency

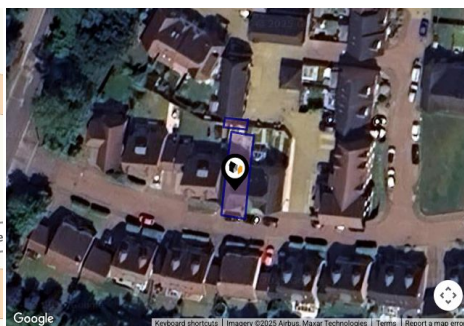
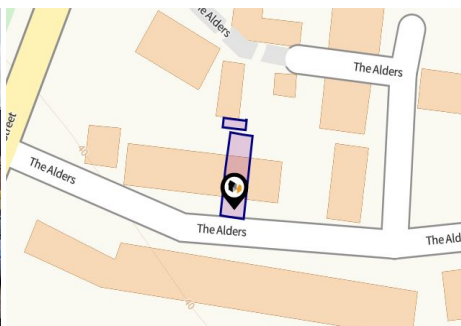
12 Church Street, Storrington, RH20 4LA

01903741212

james@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.03 acres
Year Built :	2012
Title Number:	WSX351548
UPRN:	10013791910

Last Sold Date:	21/04/2016
Last Sold Price:	£316,000
Last Sold £/ft²:	£371
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)

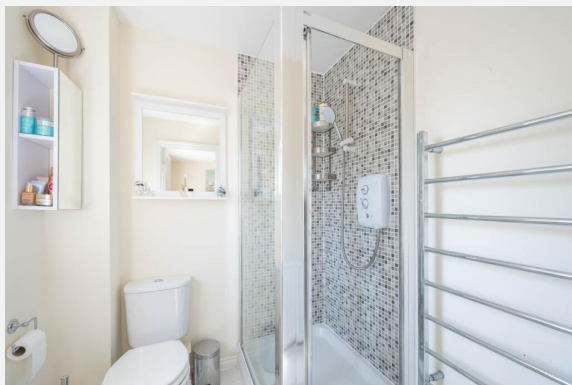
17 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





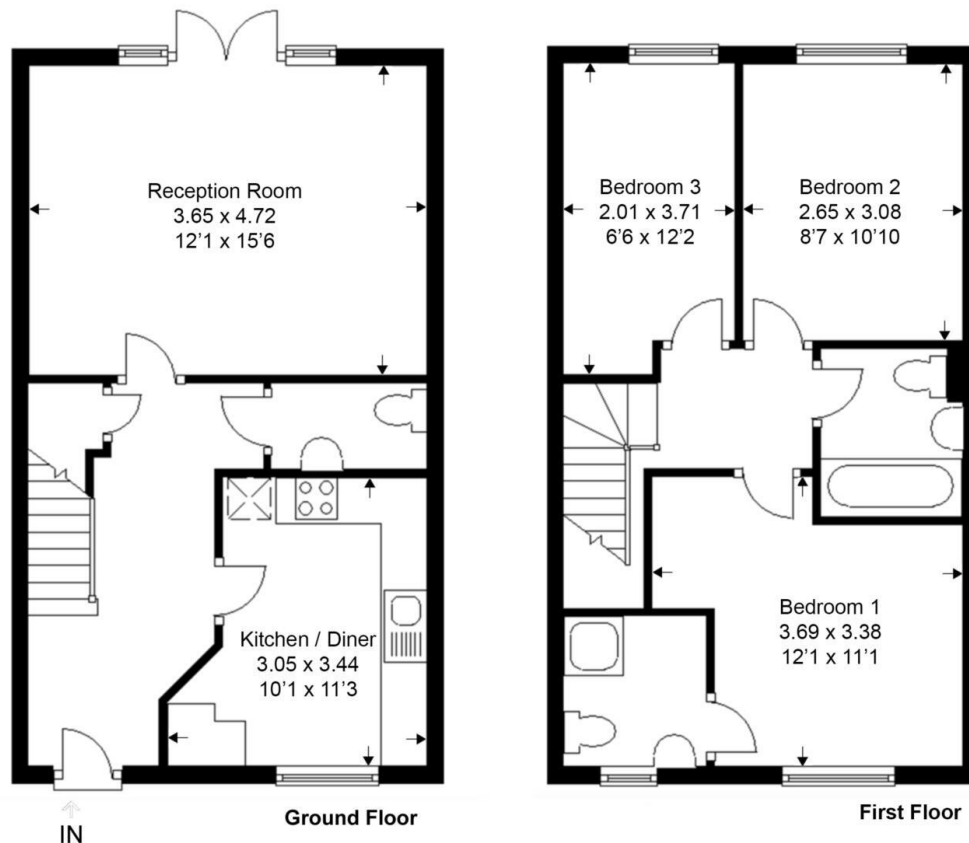




4, THE ALDERS, BILLINGSHURST, RH14 9GU

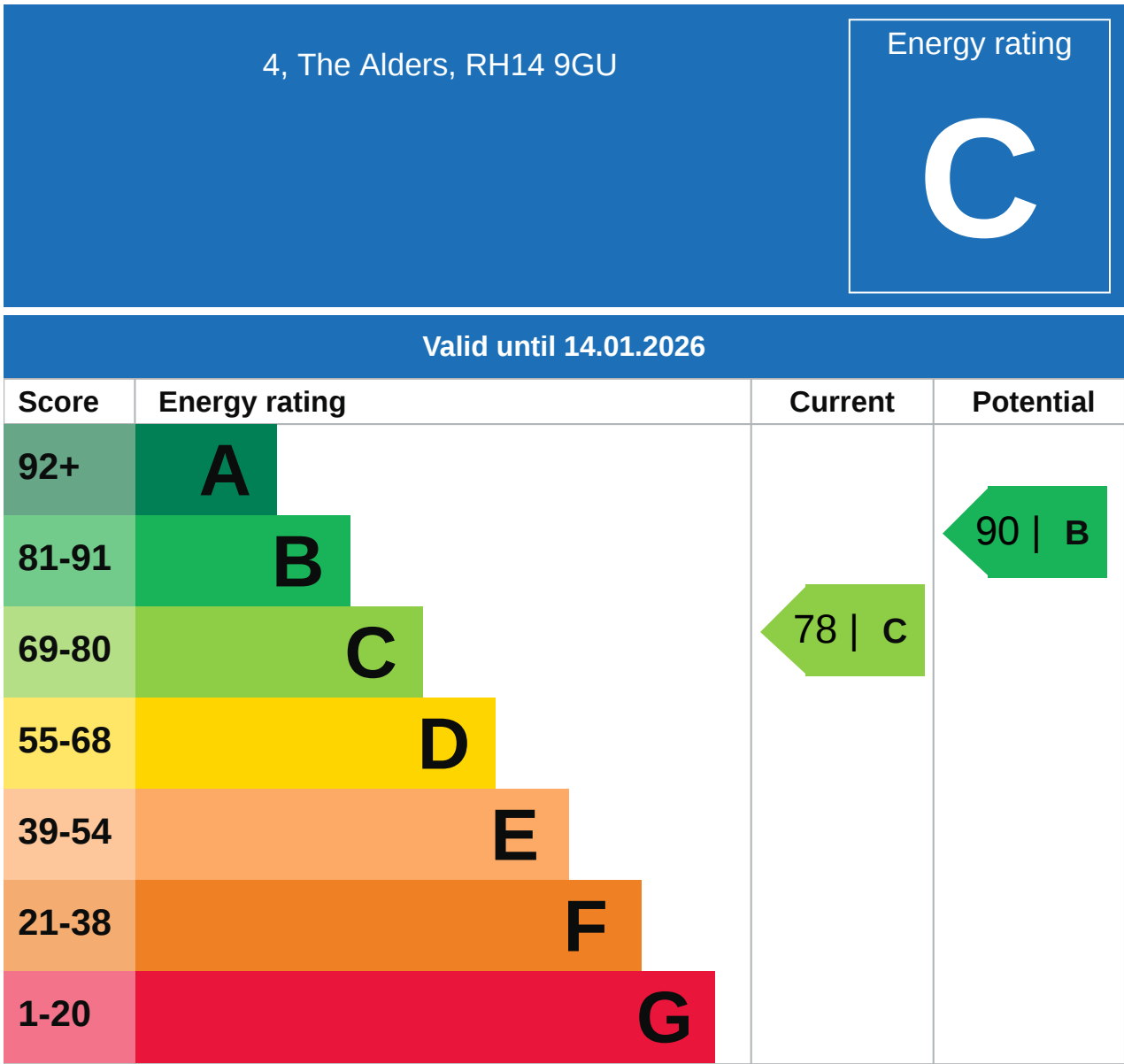
The Alders, RH14

Approximate Gross Internal Area = 75.9 sq m / 817 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.

Copyright Within Walls. 2025 - Produced for At Home



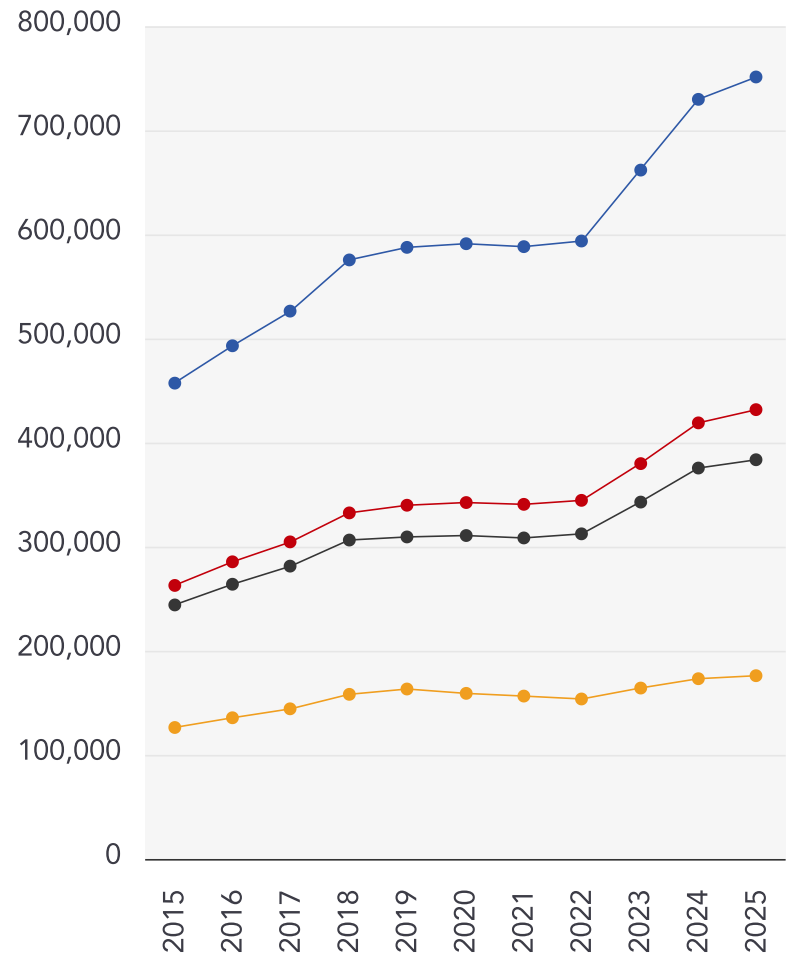
Additional EPC Data

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 during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	79 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RH14



Detached

+64.34%

Semi-Detached

+64.26%

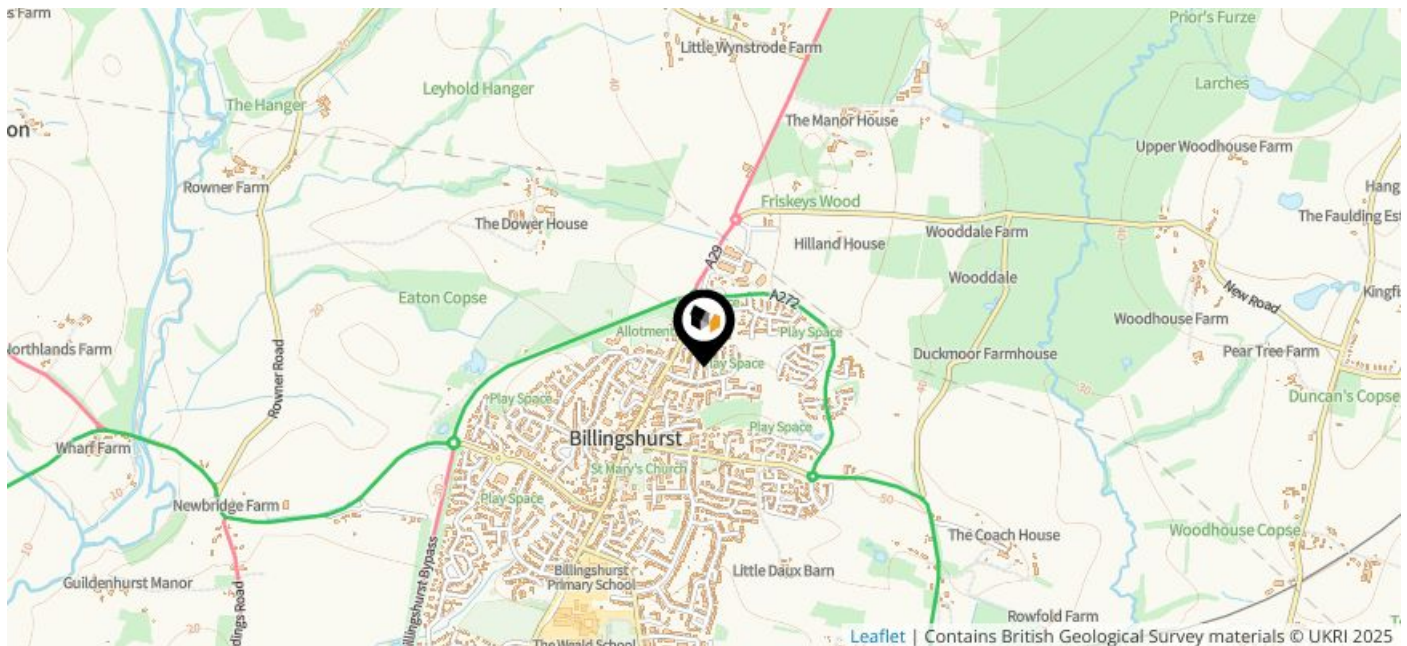
Terraced

+57.16%

Flat

+39.41%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

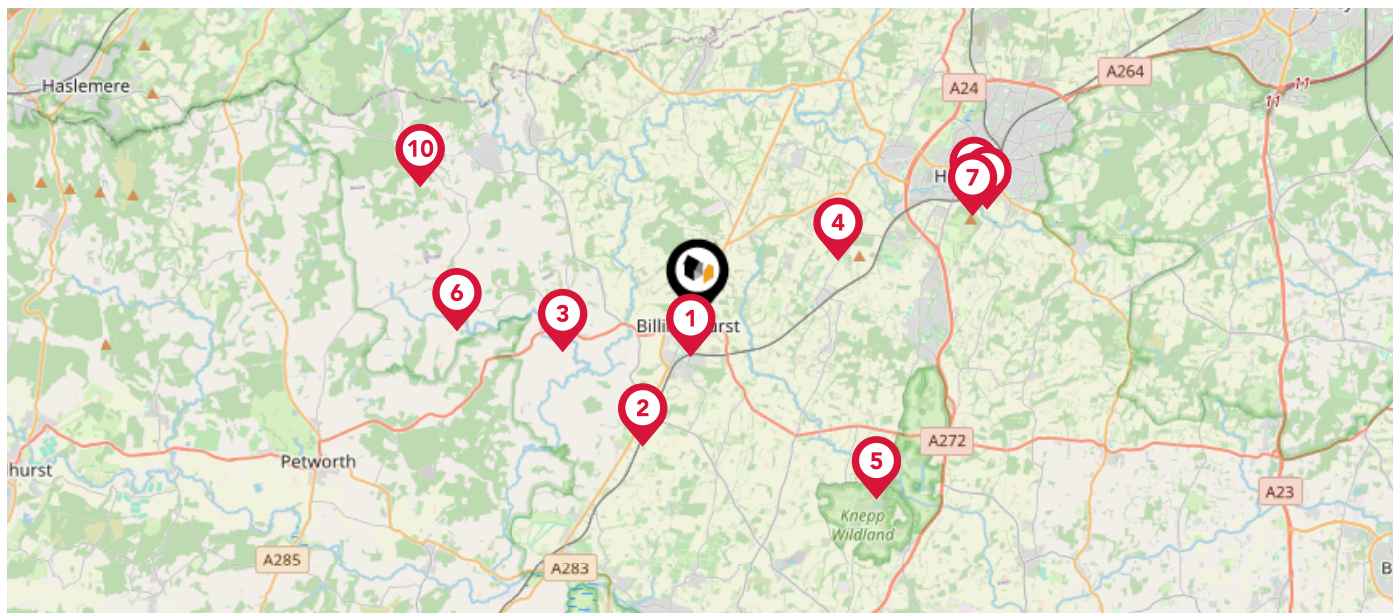
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Billingshurst



Adversane



Wisborough Green



Itchingfield



Shipley



Kirdford



Horsham



Horsham, London Road

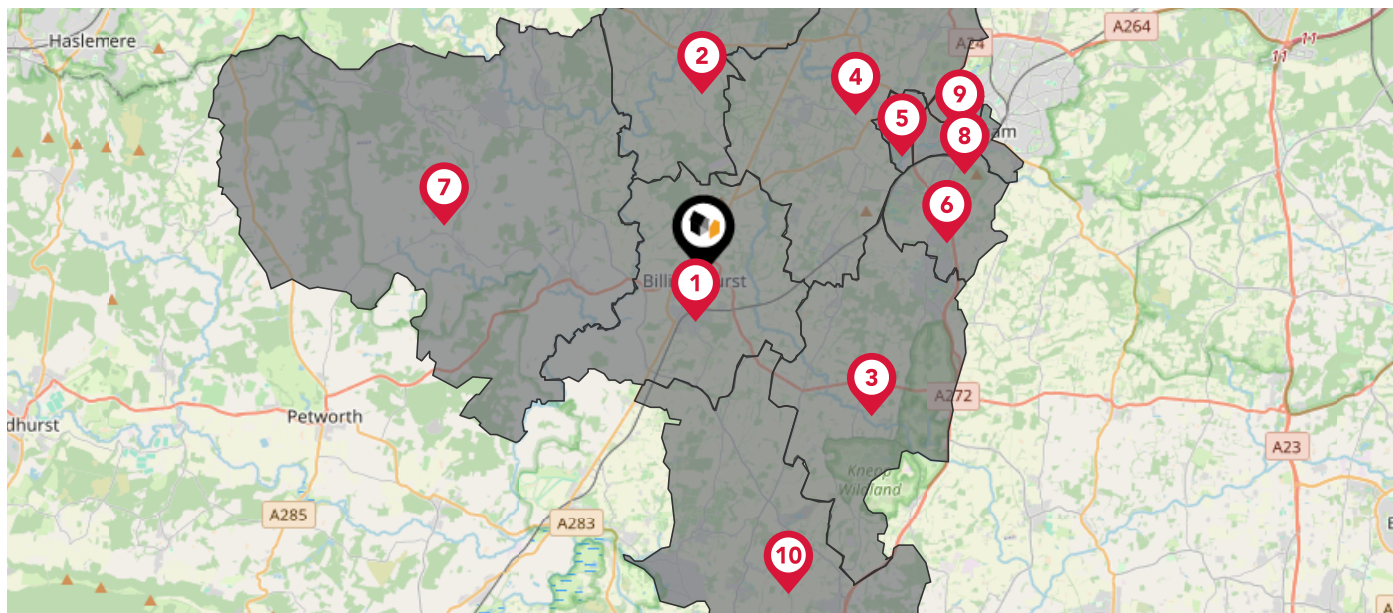


Horsham (Park Terrace Gardens) Conservation Area



Plaistow

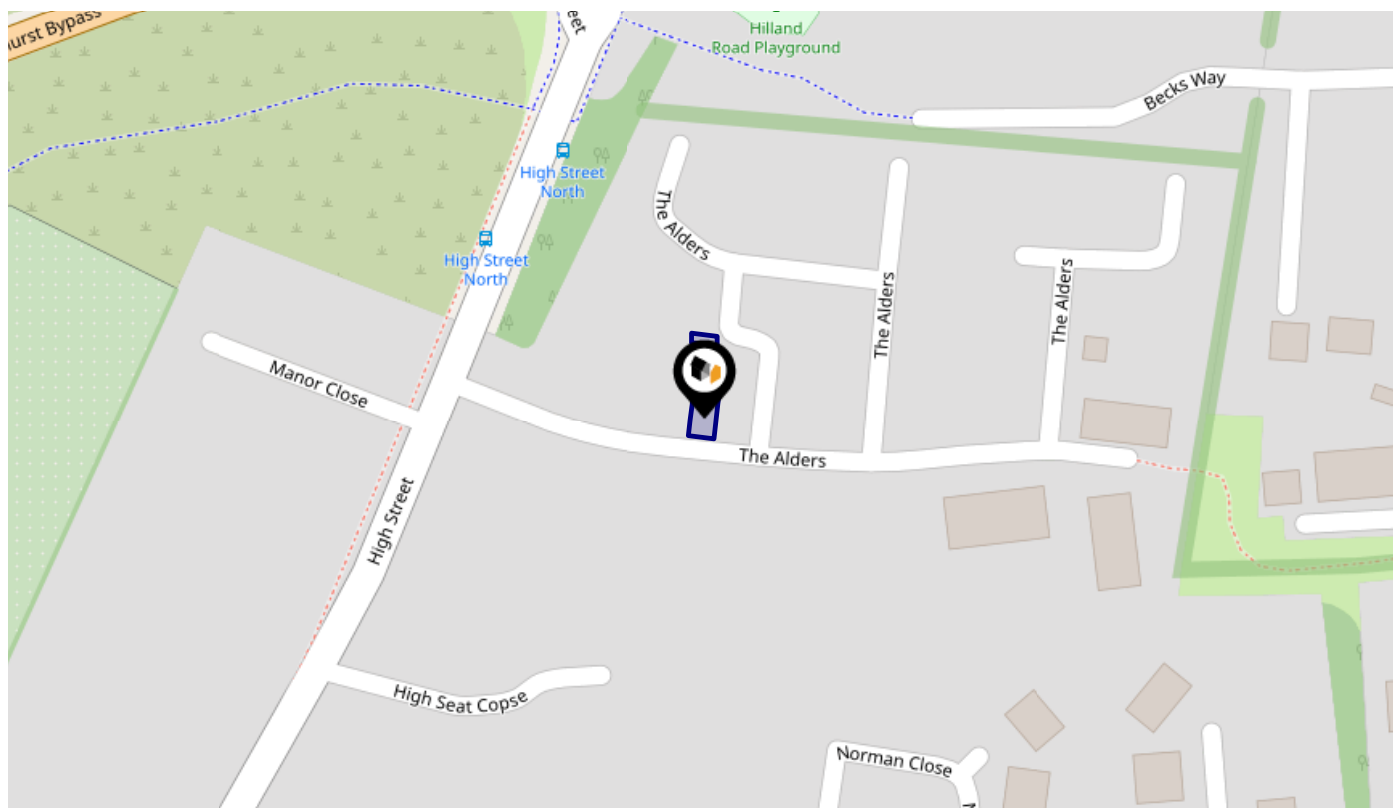
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|---|
| 1 | Billingshurst Ward |
| 2 | Rudgwick Ward |
| 3 | Southwater South & Shipley Ward |
| 4 | Itchingfield, Slinfold & Warnham Ward |
| 5 | Broadbridge Heath Ward |
| 6 | Southwater North Ward |
| 7 | Loxwood Ward |
| 8 | Denne Ward |
| 9 | Trafalgar Ward |
| 10 | West Chiltington, Thakeham & Ashington Ward |

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.

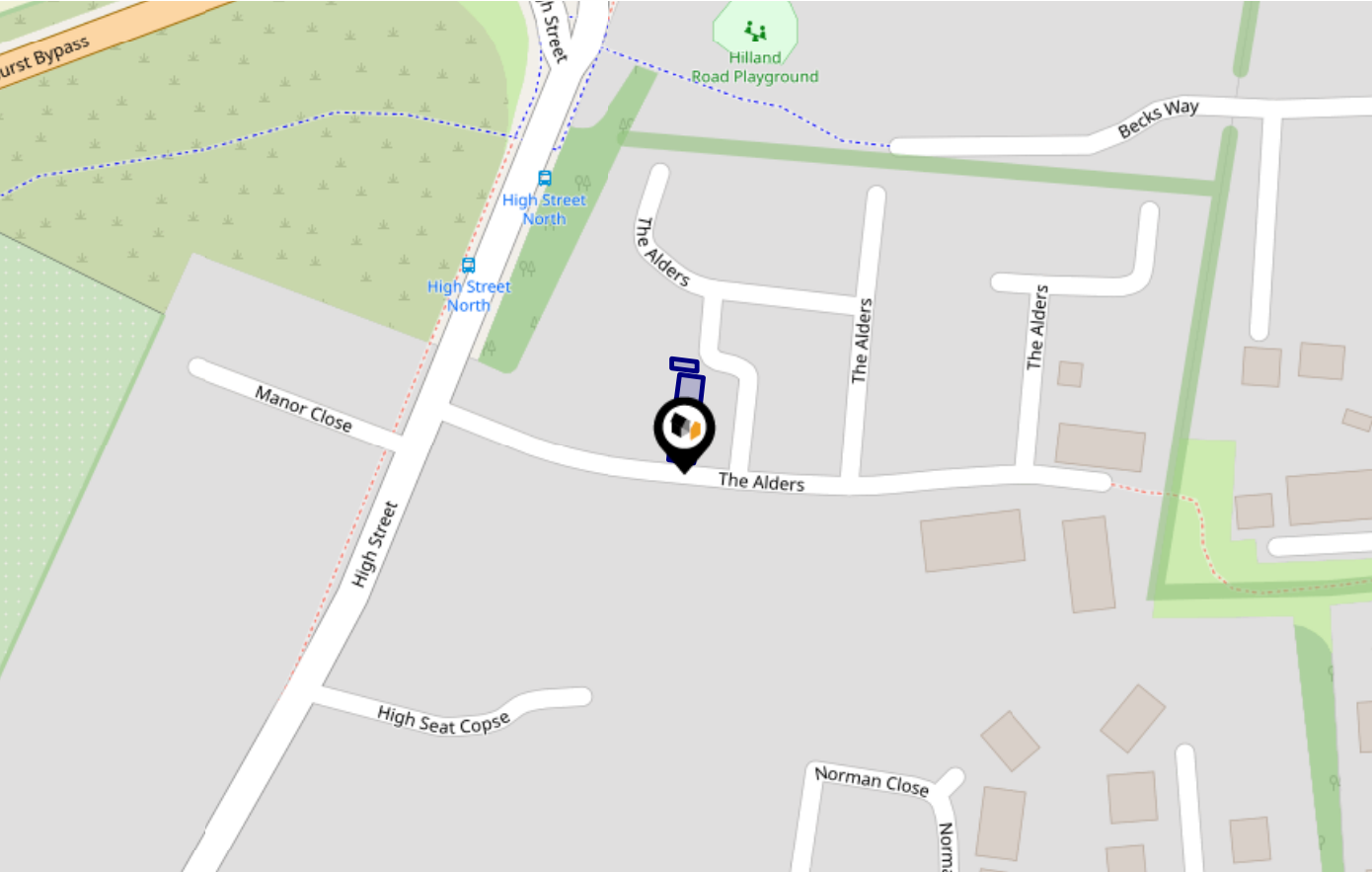
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

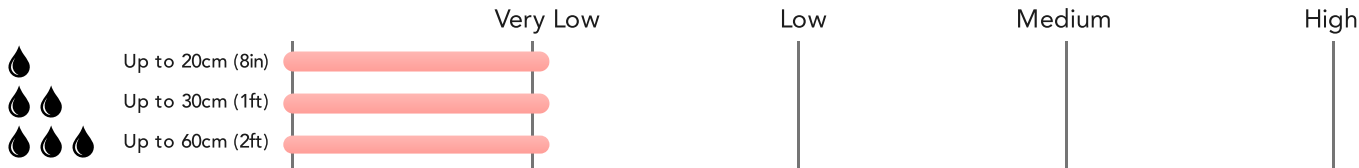


Risk Rating: Very low

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.

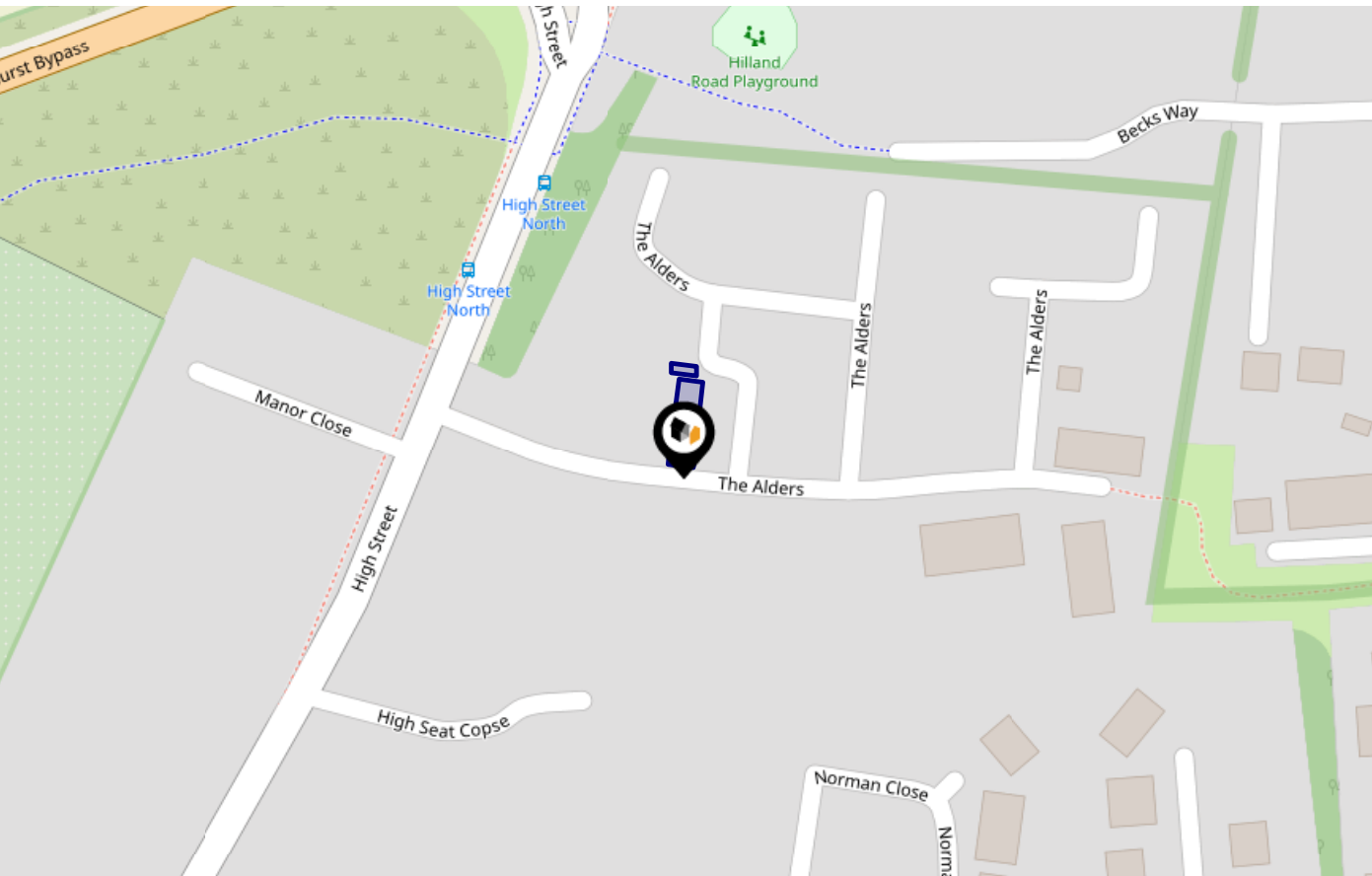
Chance of flooding to the following depths at this property:



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.

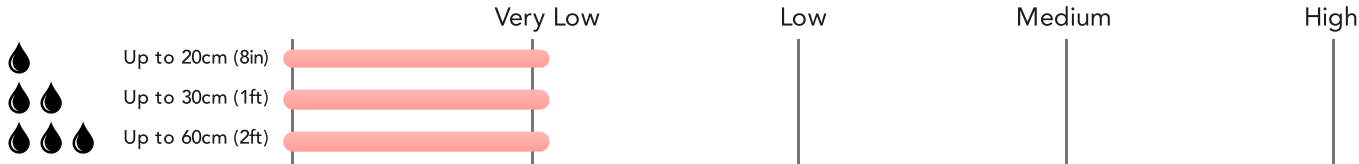


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

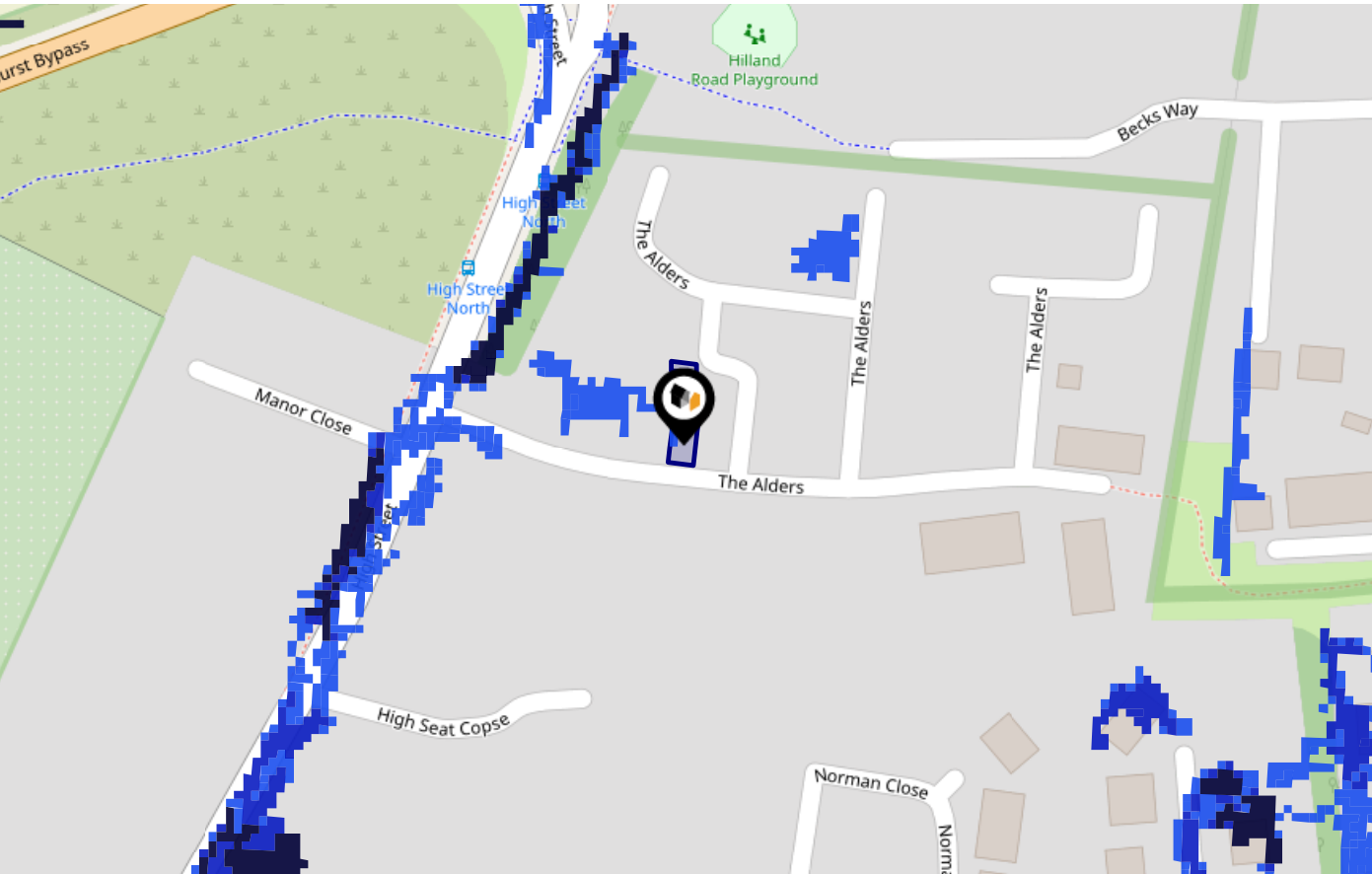
Chance of flooding to the following depths at this property:



Flood Risk

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.

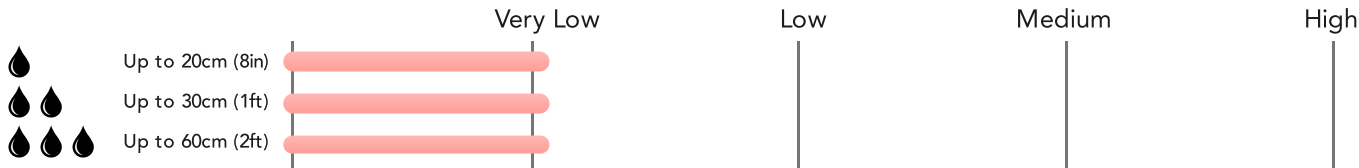


Risk Rating: Very low

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.

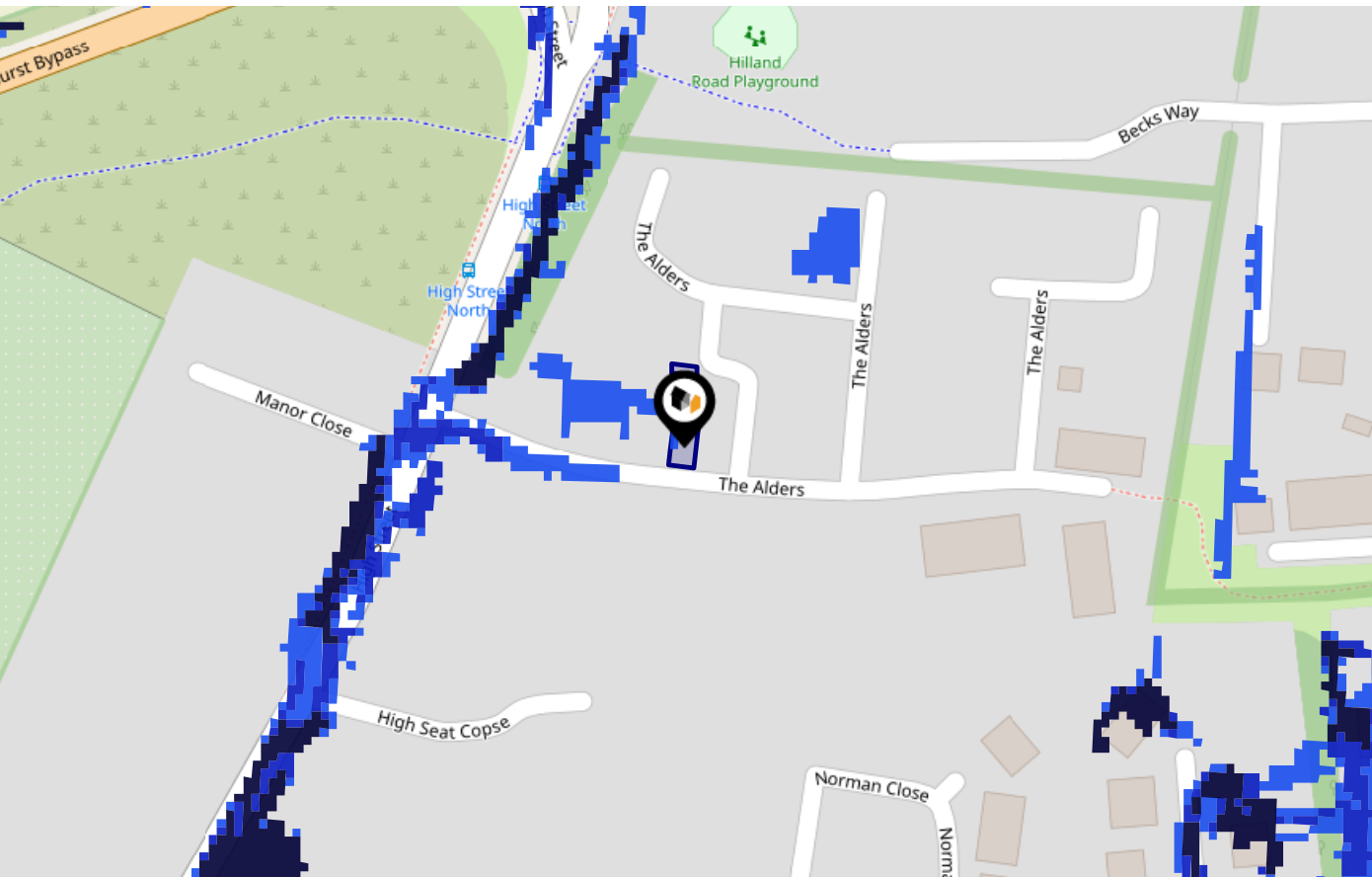
Chance of flooding to the following depths at this property:



Flood Risk

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.

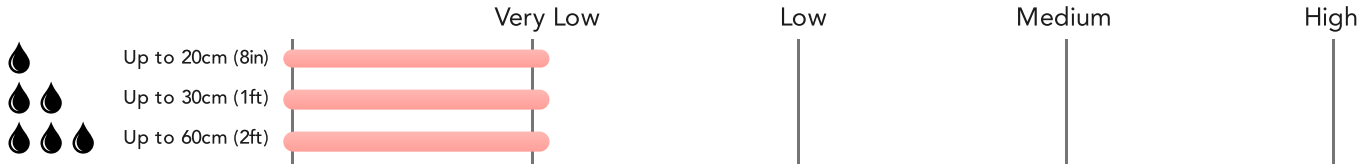


Risk Rating: Very low

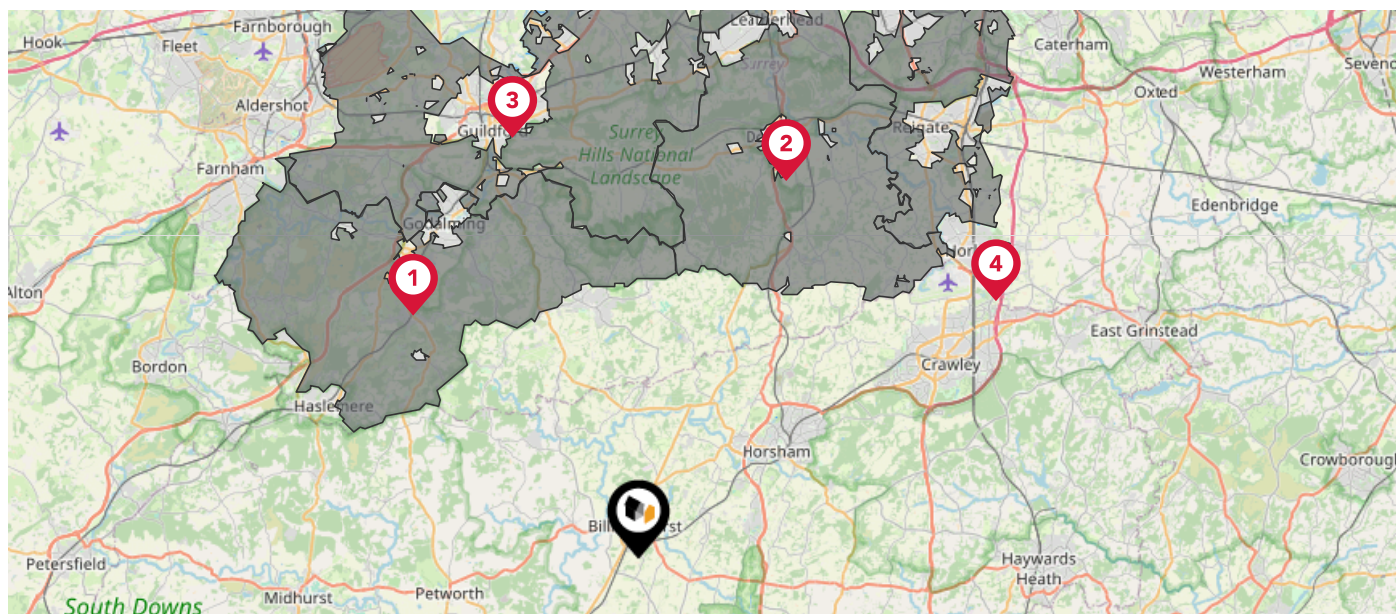
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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- 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:



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



Nearby Green Belt Land



London Green Belt - Waverley



London Green Belt - Mole Valley

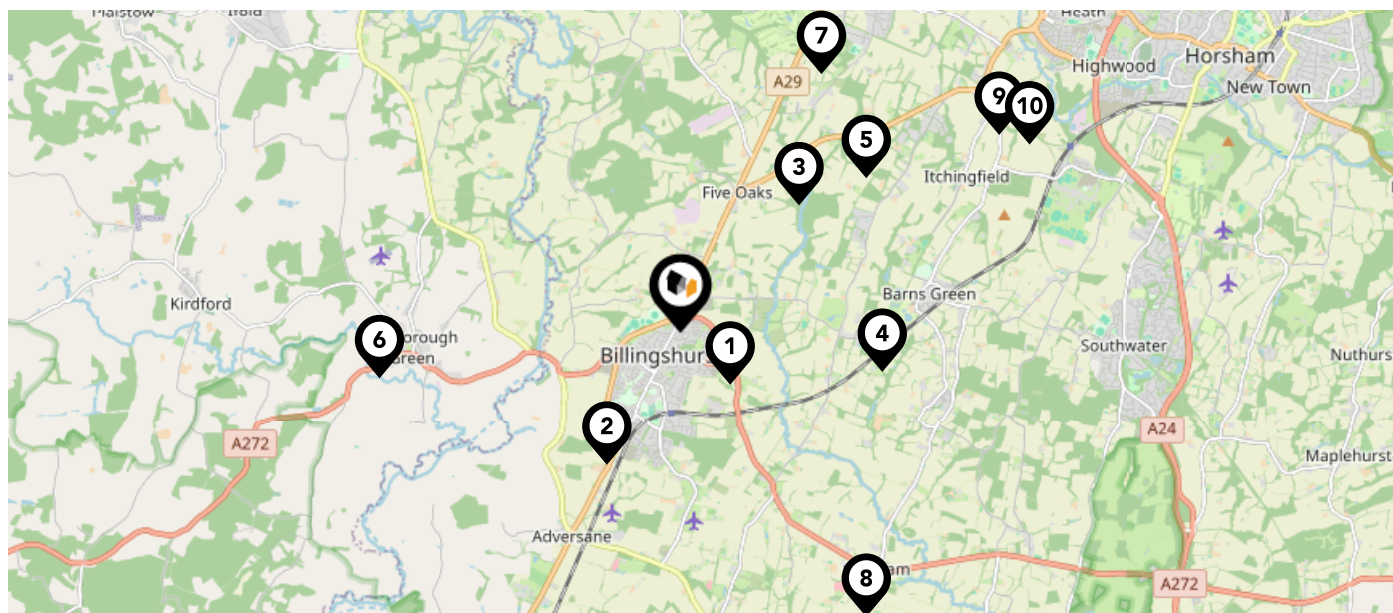


London Green Belt - Guildford



London Green Belt - Reigate and Banstead

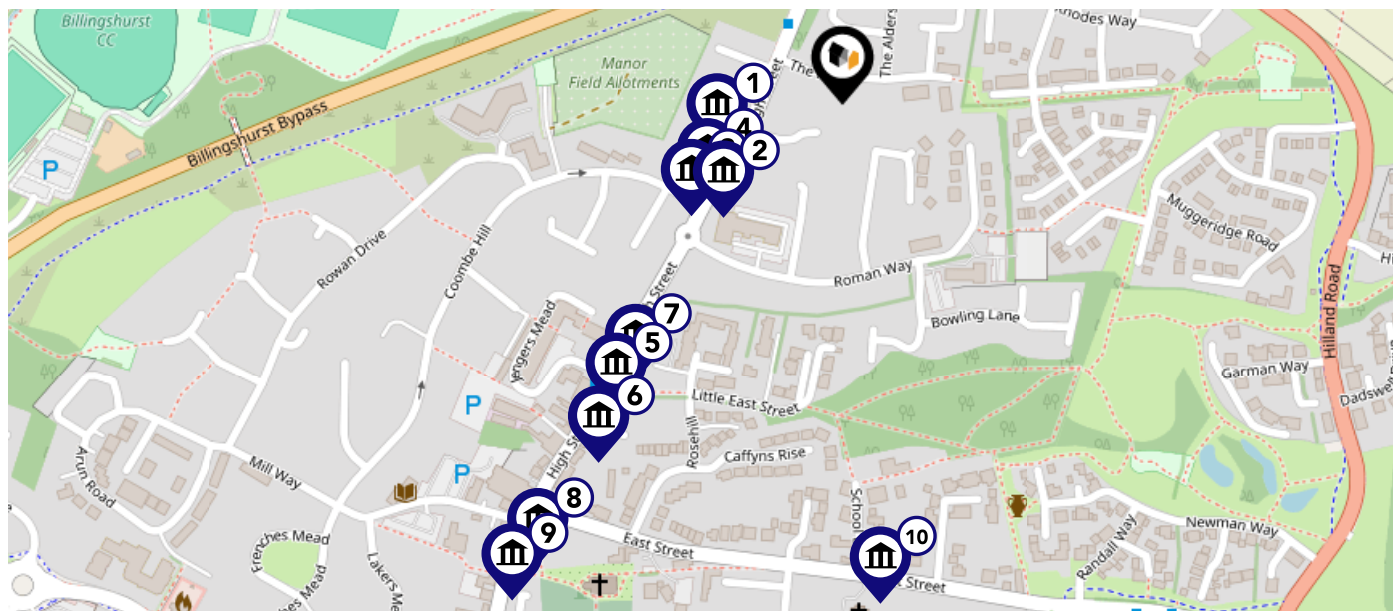
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



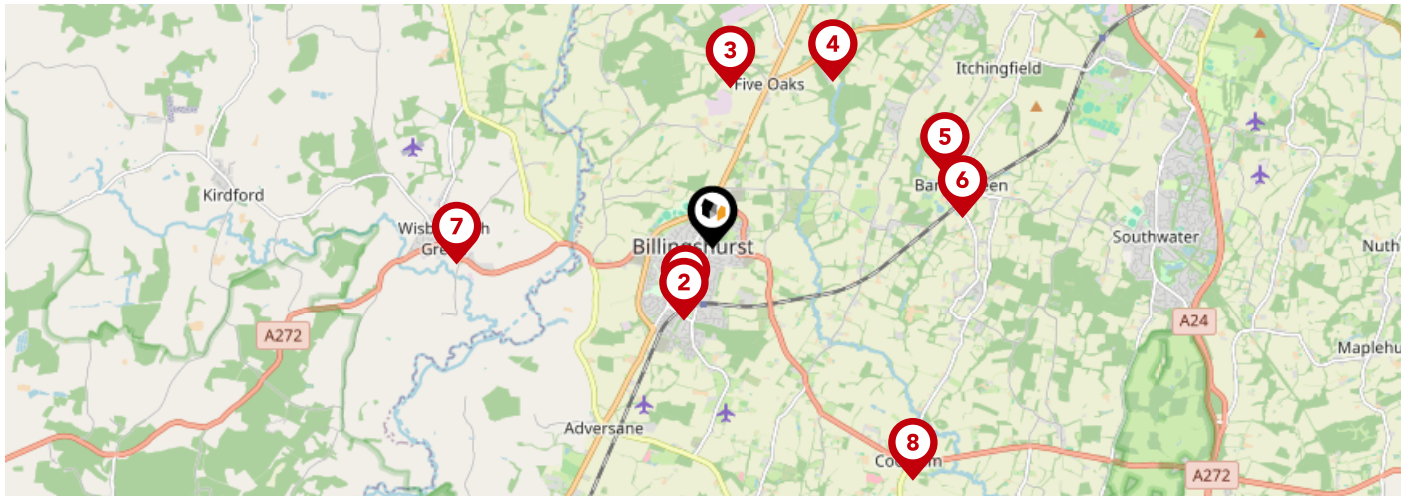
Nearby Landfill Sites

1	Wooddale Lane-Billingshurst, Sussex	Historic Landfill	
2	Billingshurst Sewage Works-Billingshurst, Sussex	Historic Landfill	
3	Gleniffer Farm-Slinfold, Sussex	Historic Landfill	
4	Vale Wood Lane-Barns Green, Sussex	Historic Landfill	
5	Elmhurst Farm-Slinfold, Sussex	Historic Landfill	
6	The Luth-Wisborough Green, Sussex	Historic Landfill	
7	Whitebreads Farm-Slinfold, Sussex	Historic Landfill	
8	Bridgehill Farm-Coolham, Sussex	Historic Landfill	
9	Itchingfield Disused Railway Cutting-Itchingfield, Sussex	Historic Landfill	
10	Baystone Farm-Mill Lane, Itchingfield, West Sussex	Historic Landfill	

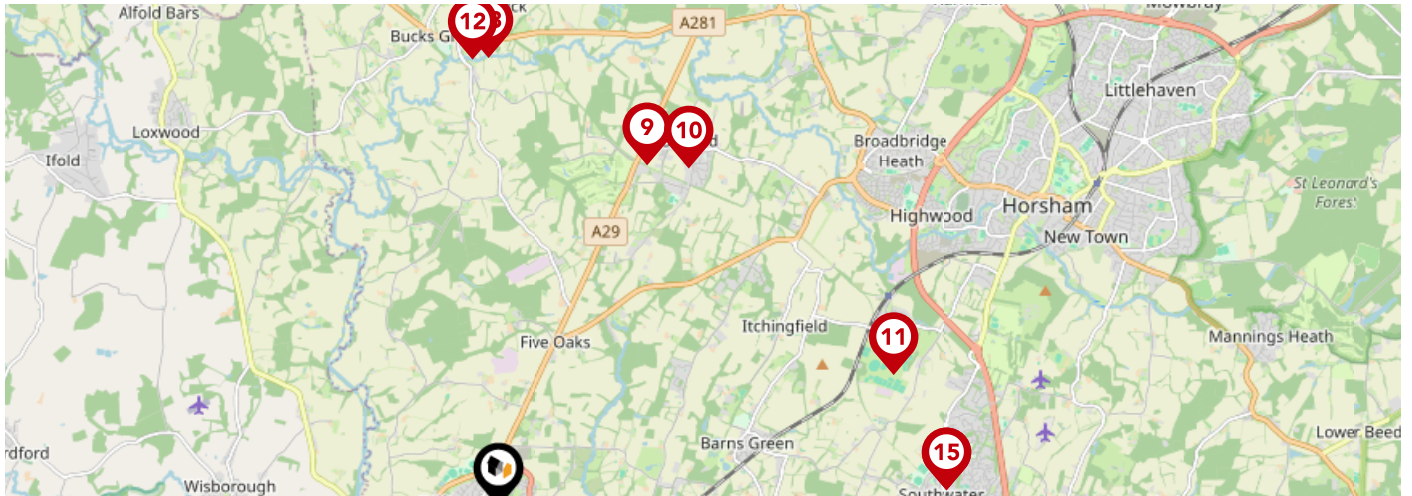
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1380083 - The Manor House Including Attached Outbuilding And Garden Wall With Pump And Tank	Grade II	0.1 miles
	1286509 - Highseat	Grade II	0.1 miles
	1192724 - Oakwood Cottages	Grade II	0.1 miles
	1354104 - The White Cottage	Grade II	0.1 miles
	1192694 - Middle Gingers Oak Cottage Stow Cottage The Old Coach House	Grade II	0.2 miles
	1354102 - 35, 35a And 35b, High Street	Grade II	0.2 miles
	1027133 - 13, High Street	Grade II	0.2 miles
	1192705 - 59, High Street	Grade II	0.3 miles
	1354103 - The Hermitage	Grade II	0.3 miles
	1354141 - 51 And 53, East Street	Grade II	0.3 miles



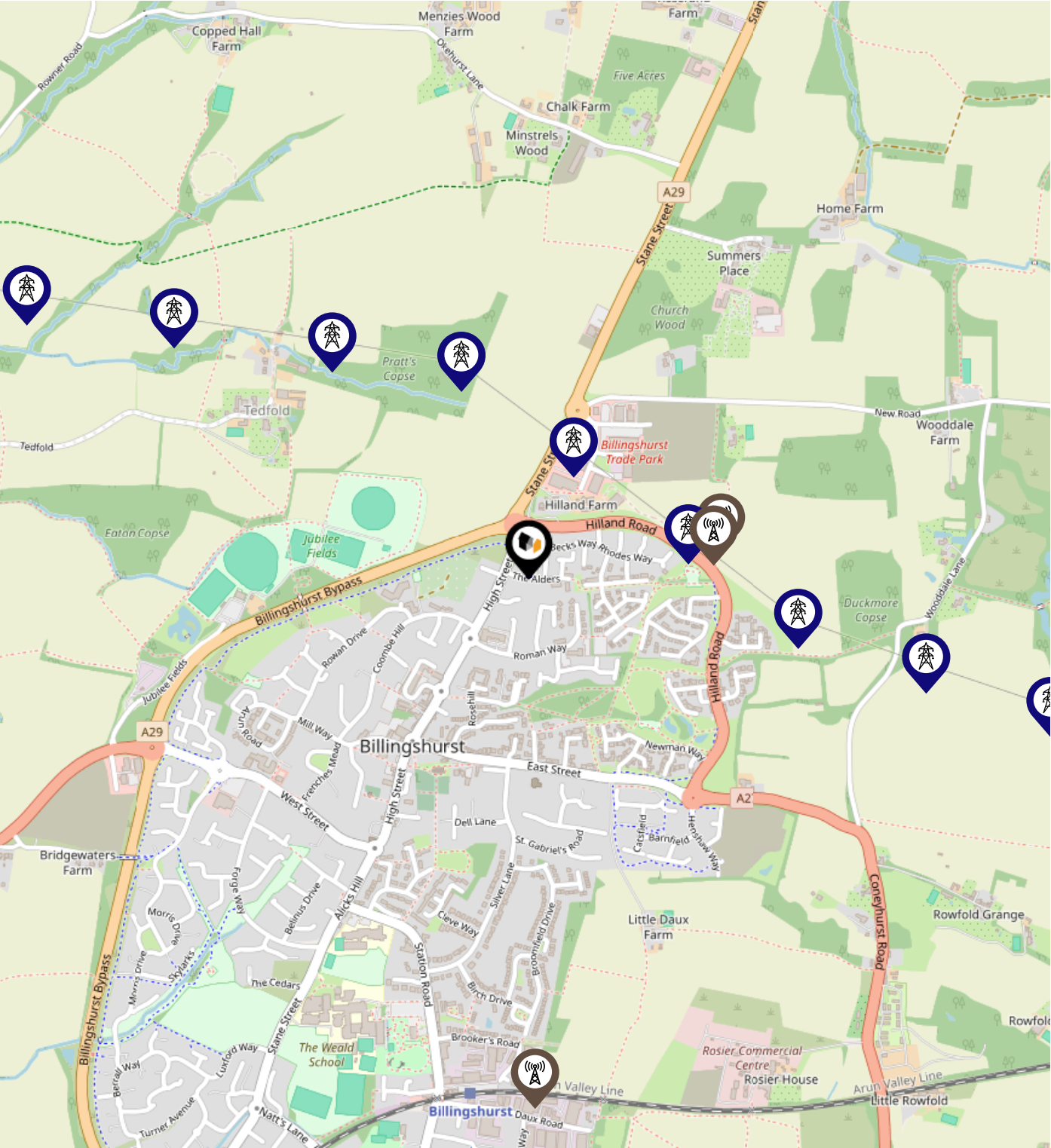
		Nursery	Primary	Secondary	College	Private
1	Billingshurst Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:0.61	☐	☒	☐	☐	☐
2	Weald School, The Ofsted Rating: Outstanding Pupils: 1745 Distance:0.72	☐	☐	☒	☐	☐
3	Ingfield Manor School Ofsted Rating: Good Pupils: 69 Distance:1.51	☐	☐	☒	☐	☐
4	Apple Orchard School Ofsted Rating: Good Pupils: 18 Distance:1.92	☐	☐	☒	☐	☐
5	Muntham House School Ofsted Rating: Good Pupils: 114 Distance:2.27	☐	☐	☒	☐	☐
6	Barns Green Primary School Ofsted Rating: Requires improvement Pupils: 133 Distance:2.35	☐	☒	☐	☐	☐
7	Wisborough Green Primary School Ofsted Rating: Good Pupils: 194 Distance:2.4	☐	☒	☐	☐	☐
8	William Penn School Ofsted Rating: Good Pupils: 91 Distance:2.86	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Manor House School Ofsted Rating: Good Pupils: 48 Distance:3.47	☐	☐	☒	☐	☐
10	Slinfold CofE Primary School and Pre School Ofsted Rating: Good Pupils: 128 Distance:3.61	☐	☒	☐	☐	☐
11	Christ's Hospital Ofsted Rating: Not Rated Pupils: 866 Distance:3.89	☐	☐	☒	☐	☐
12	Pennthorpe School Ofsted Rating: Not Rated Pupils: 267 Distance:4.18	☐	☐	☒	☐	☐
13	Rudgwick Primary School Ofsted Rating: Good Pupils: 211 Distance:4.18	☐	☒	☐	☐	☐
14	Southwater Junior Academy Ofsted Rating: Good Pupils: 436 Distance:4.19	☐	☒	☐	☐	☐
15	Southwater Infant Academy Ofsted Rating: Good Pupils: 281 Distance:4.19	☐	☒	☐	☐	☐
16	Shipley CofE Primary School Ofsted Rating: Good Pupils: 80 Distance:4.24	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

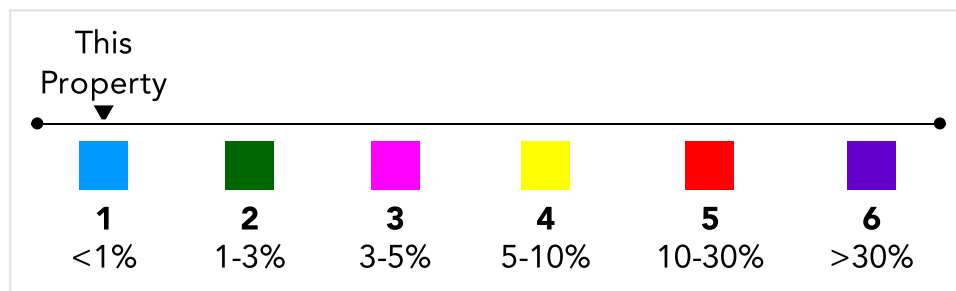
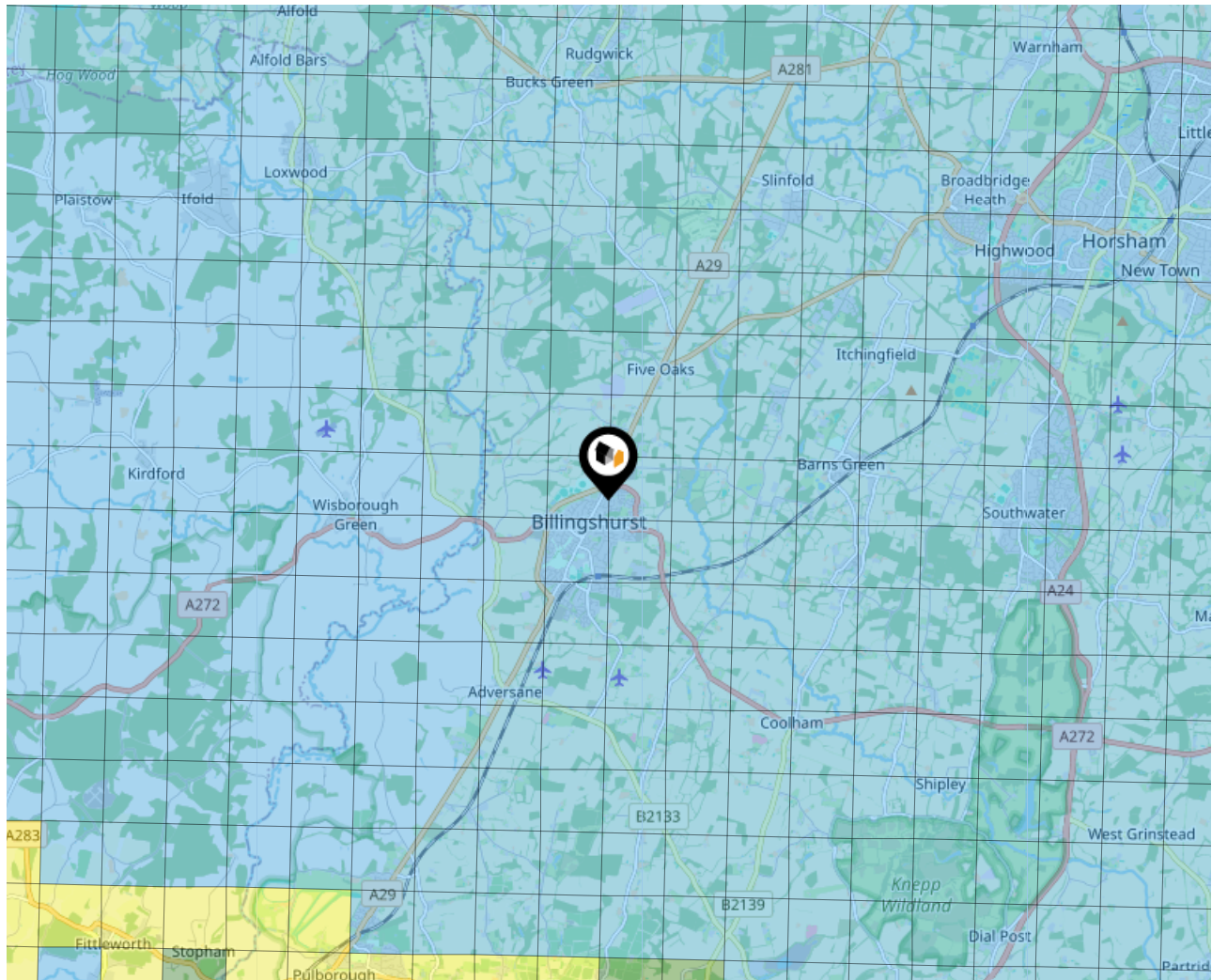


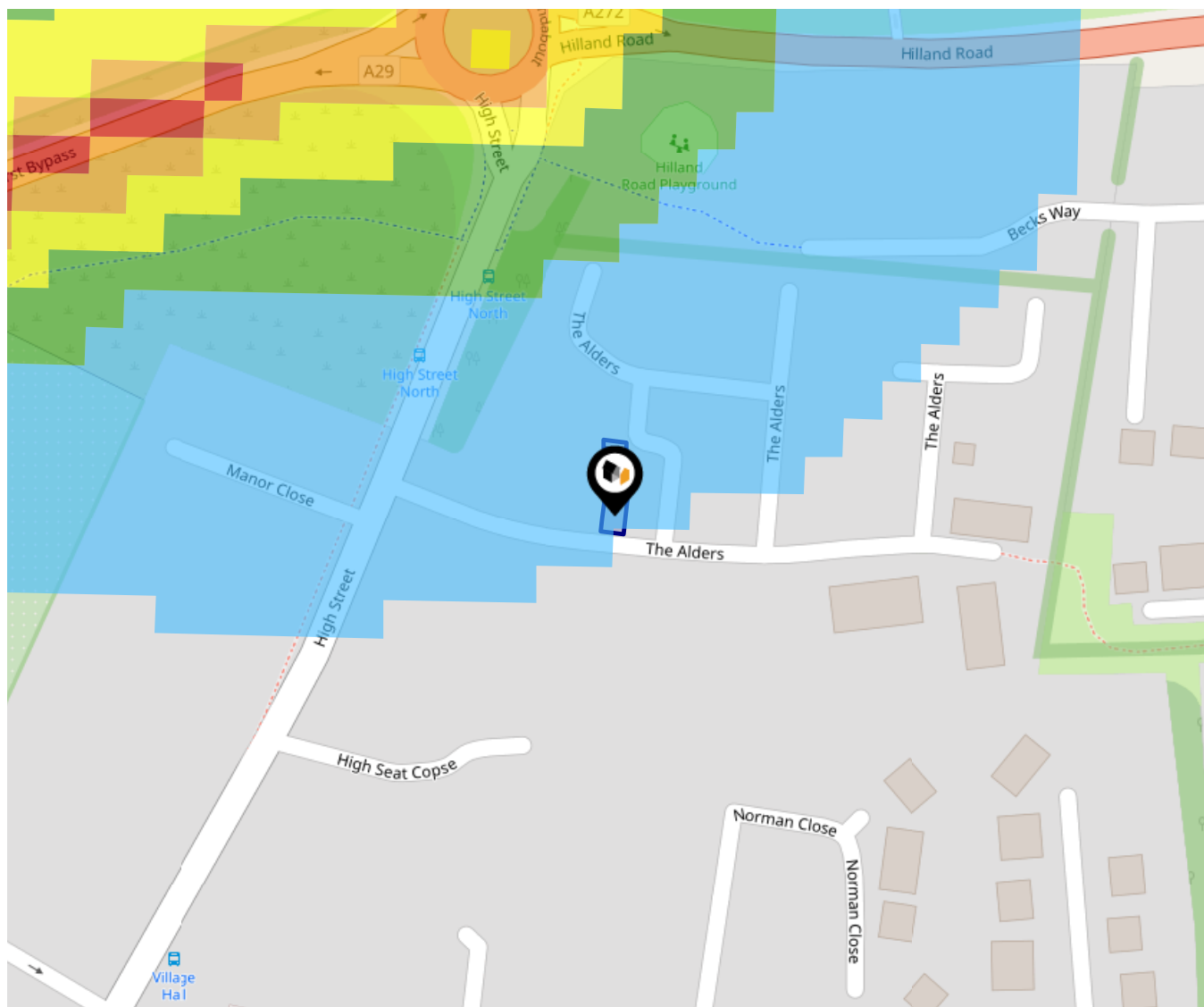
Key:

-  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).





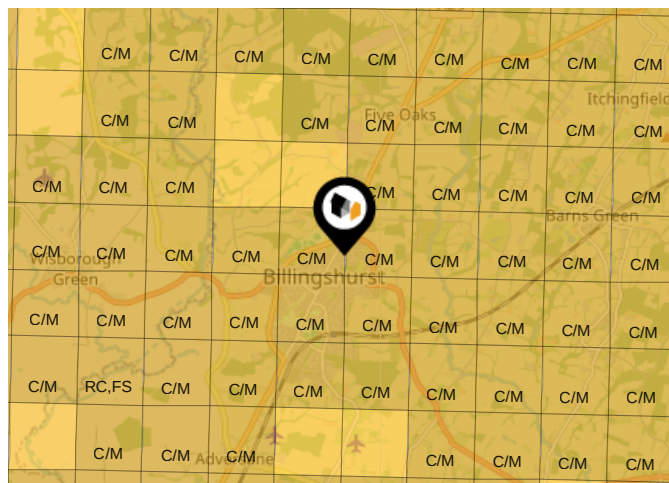
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

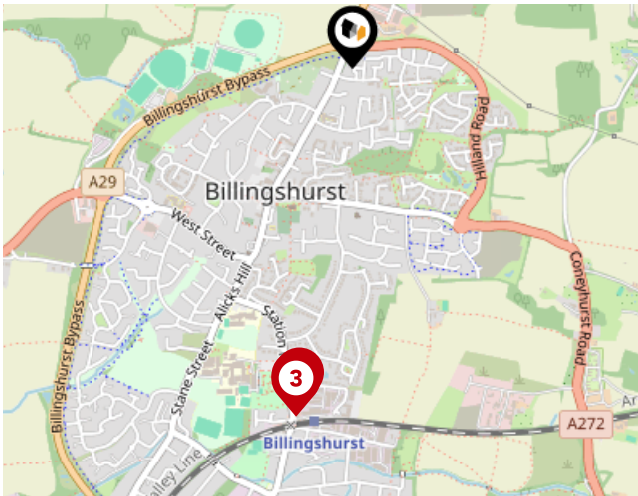


Primary Classifications (Most Common Clay Types)

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

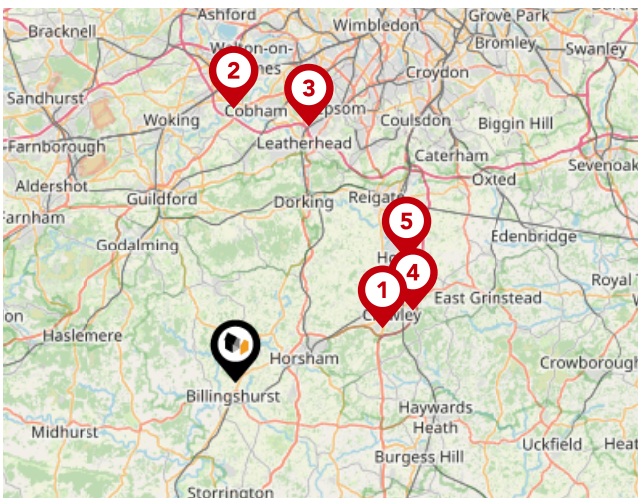
Area

Transport (National)



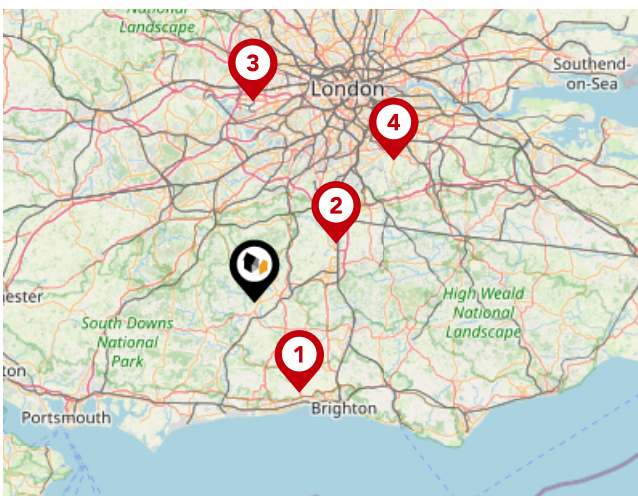
National Rail Stations

Pin	Name	Distance
	Billingshurst Rail Station	0.81 miles
	Billingshurst Rail Station	0.81 miles
	Billingshurst Rail Station	0.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M23 J11	11.68 miles
	M25 J10	20.42 miles
	M25 J9	19.89 miles
	M23 J10A	14.27 miles
	M23 J9A	15.72 miles

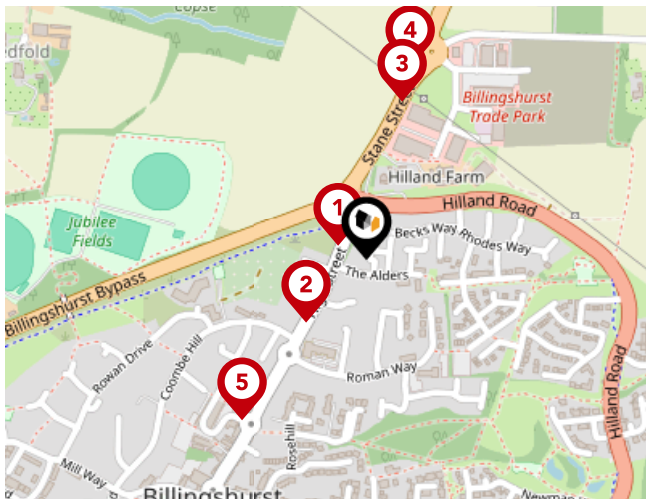


Airports/Helipads

Pin	Name	Distance
	Shoreham-by-Sea	15.04 miles
	Gatwick Airport	15.23 miles
	Heathrow Airport Terminal 4	29.97 miles
	Leaves Green	29.71 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street North	0.04 miles
2	Village Hall	0.1 miles
3	New Road	0.19 miles
4	New Road	0.23 miles
5	Jengers Mead	0.24 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.

6 The Parade, Caterways, Horsham, RH12 2AL

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

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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www.athomeestates.co.uk

