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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 26<sup>th</sup> September 2025**



**1, COOK WAY, BROADBRIDGE HEATH, HORSHAM, RH12 3US**

## At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

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## Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,765 ft <sup>2</sup> / 164 m <sup>2</sup>
Plot Area:	33.97 acres
Year Built :	2015
Council Tax :	Band G
Annual Estimate:	£3,869
Title Number:	WSX359134
UPRN:	10013796356




Last Sold Date:	09/08/2017
Last Sold Price:	£615,000
Last Sold £/ft <sup>2</sup> :	£348
Tenure:	Freehold

## Local Area

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

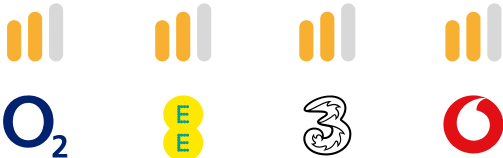
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>1</b>	<b>42</b>	<b>10000</b>
mb/s	mb/s	mb/s
		

### Mobile Coverage:

(based on calls indoors)

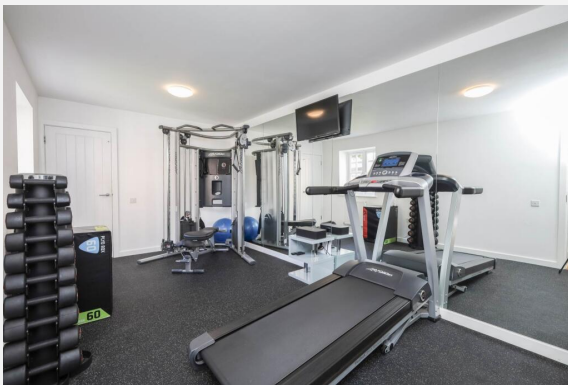
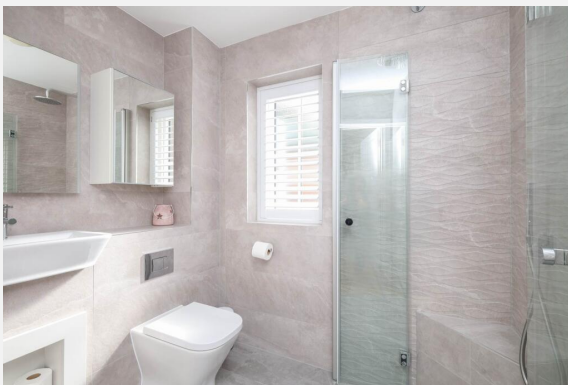
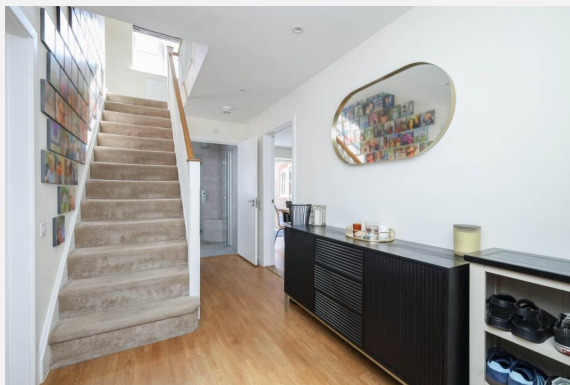


### Satellite/Fibre TV Availability:











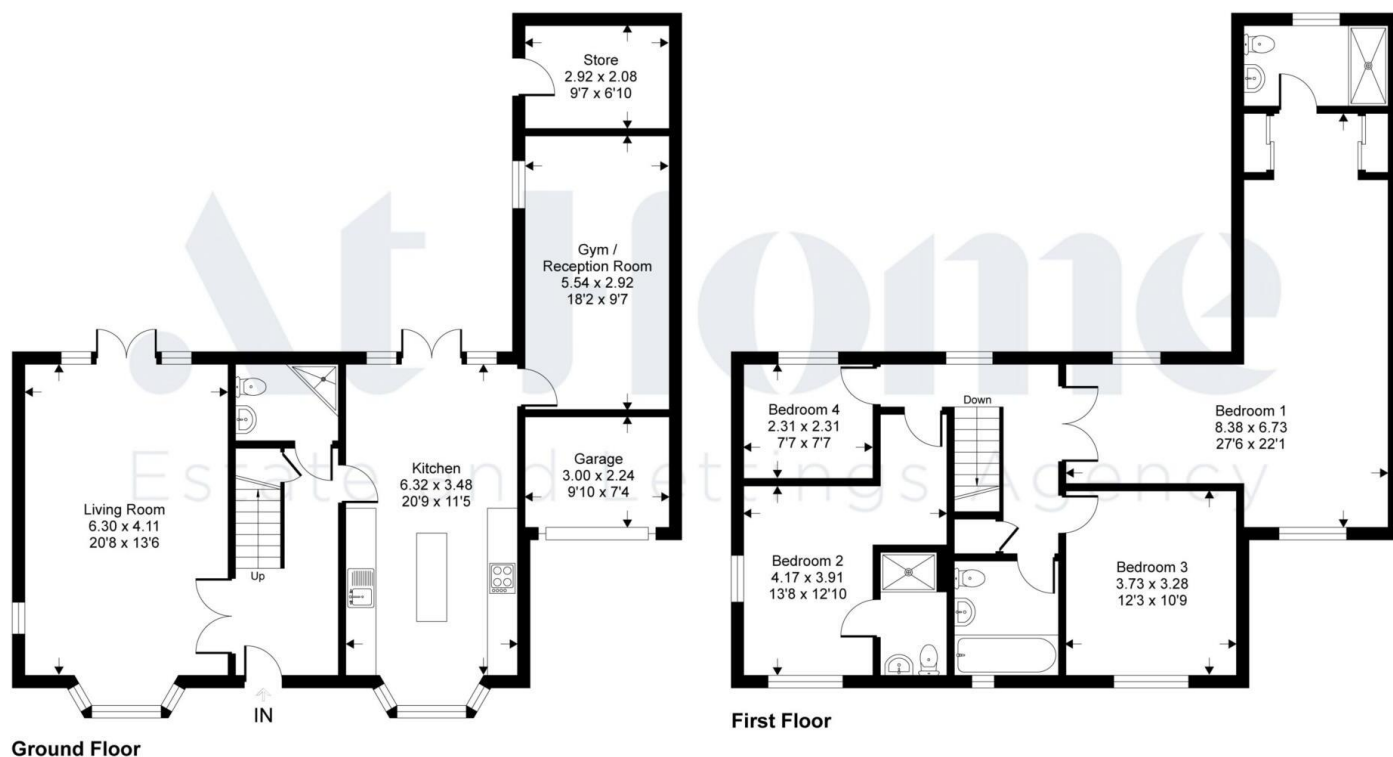
## 1, COOK WAY, BROADBRIDGE HEATH, HORSHAM, RH12 3US

### Cook Way, RH12

Approximate Gross Internal Area = 180.9 sq m / 1948 sq ft

Approximate Garage Internal Area = 6.5 sq m / 70 sq ft

Approximate Total Internal Area = 187.4 sq m / 2018 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.

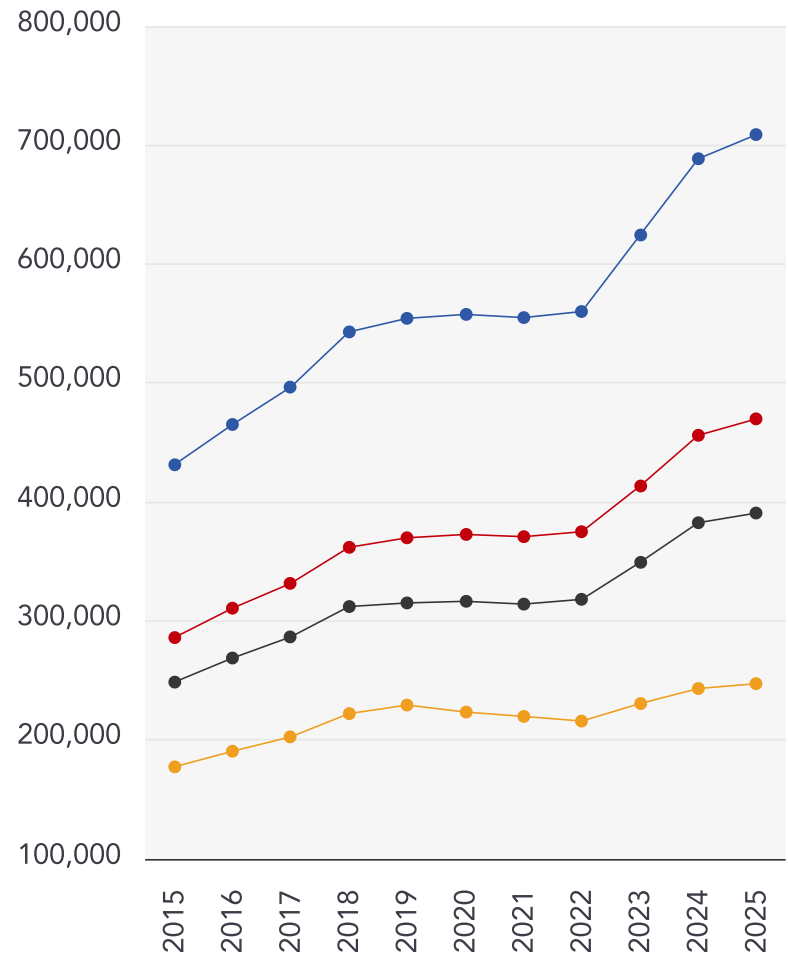
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1 Cook Way Broadbridge Heath HORSHAM RH12 3US		Energy rating  <b>C</b>	
Valid until 08.09.2035		Certificate number 07813054120135254204	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78   C	81   B
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, insulated (assumed)
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Pitched, 250 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	164 m <sup>2</sup>

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



Detached

**+64.34%**

Semi-Detached

**+64.26%**

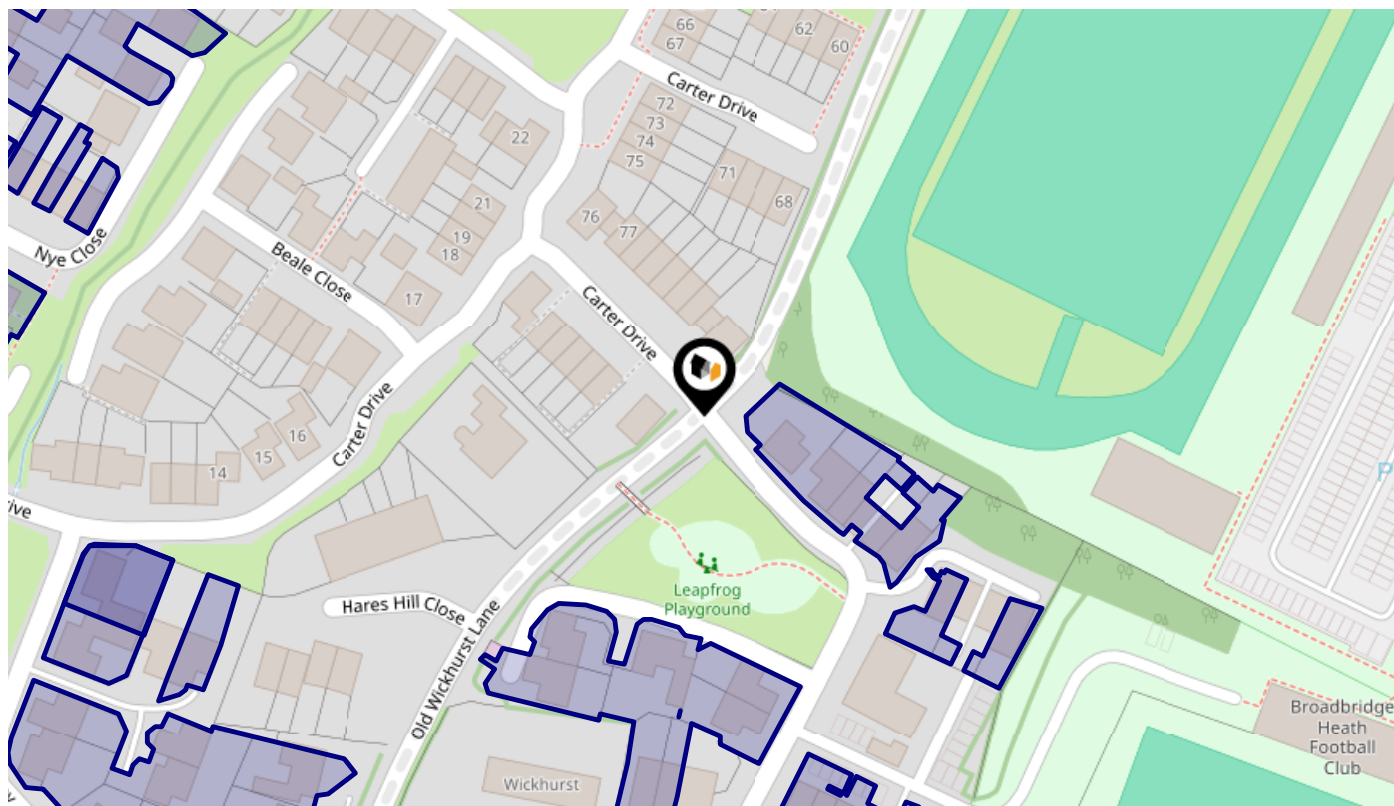
Terraced

**+57.16%**

Flat

**+39.41%**

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



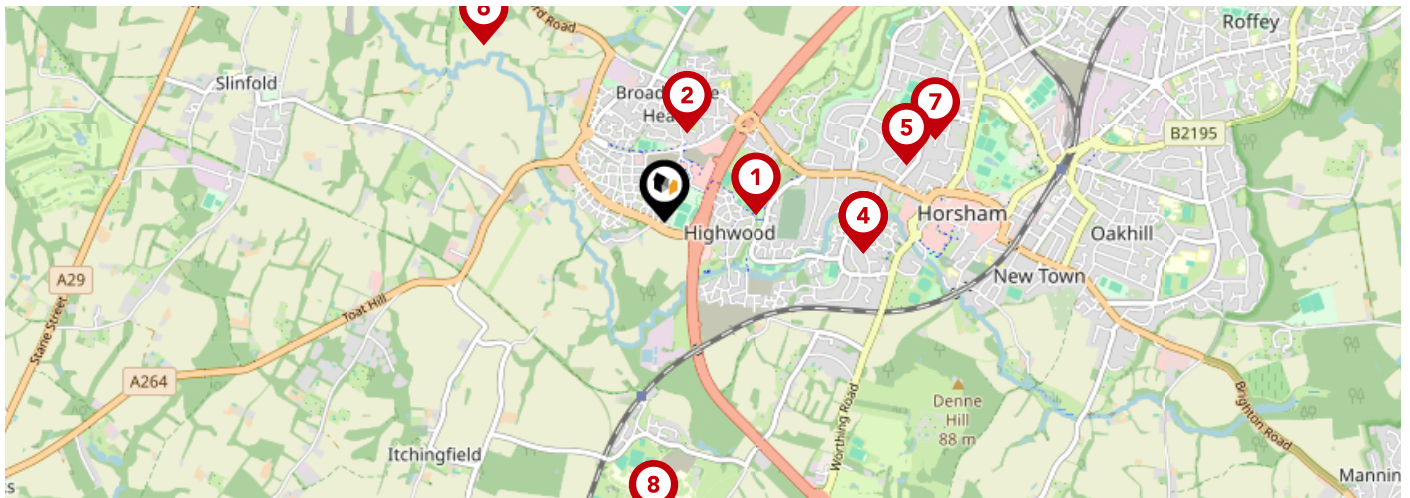
### Rail Noise Data

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.

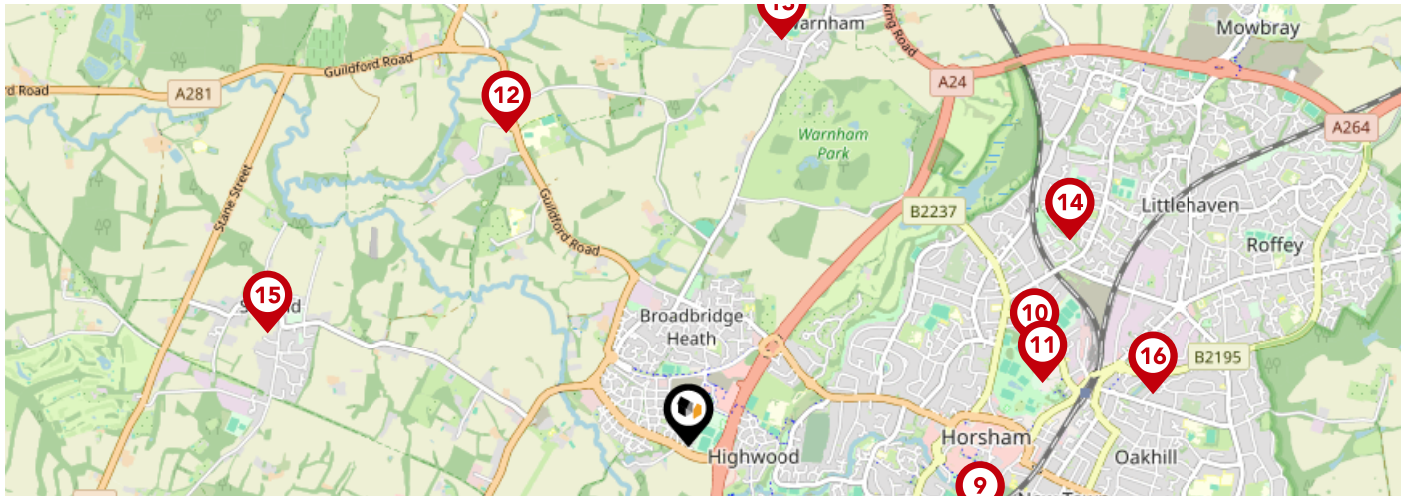
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.









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	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>



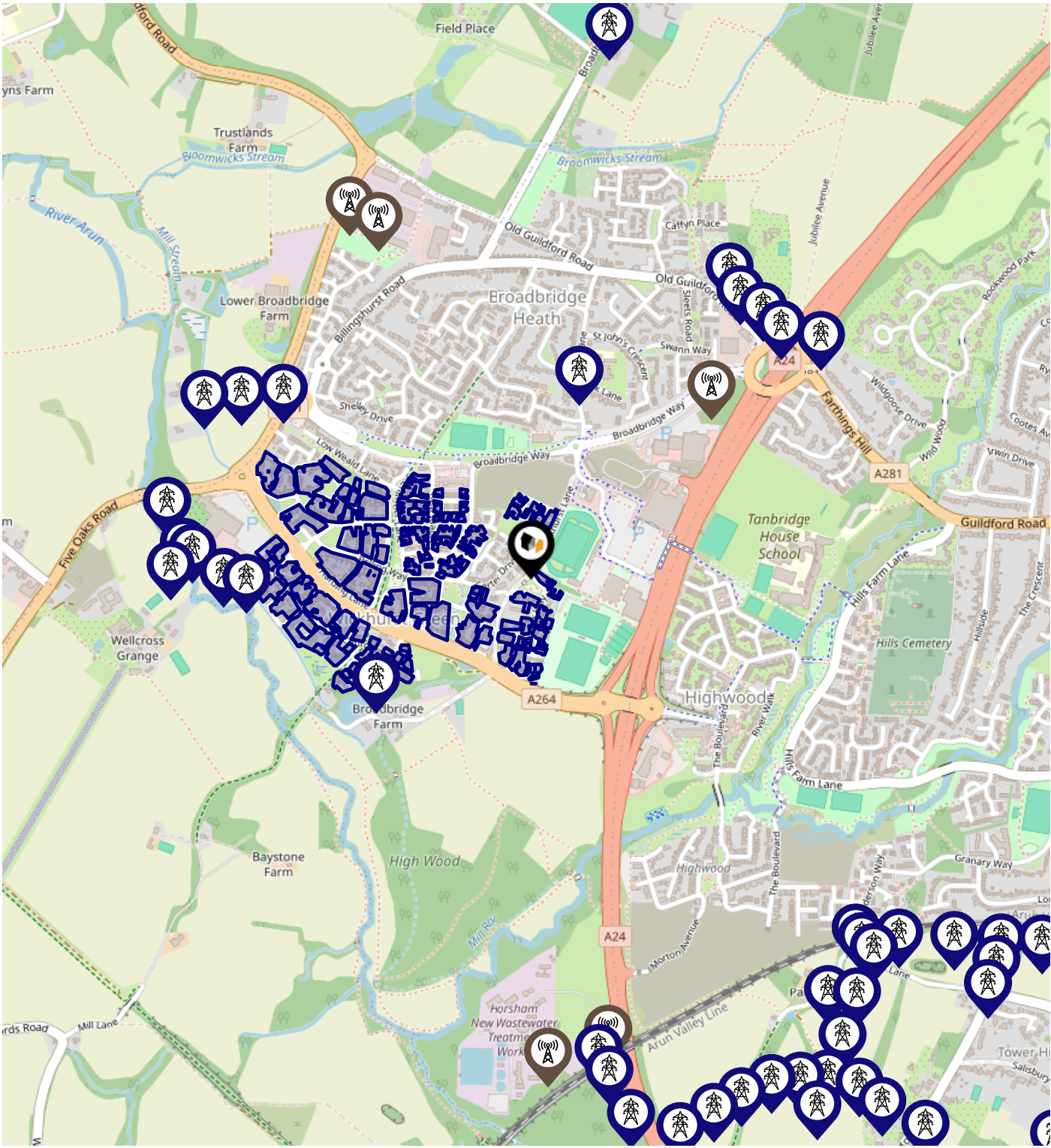
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Tanbridge House School</b> Ofsted Rating: Outstanding   Pupils: 1508   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Shelley Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 419   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Greenway Junior School</b> Ofsted Rating: Good   Pupils: 309   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>New Barn School</b> Ofsted Rating: Good   Pupils: 80   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 234   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 866   Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The College of Richard Collyer In Horsham</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bohunt Horsham</b> Ofsted Rating: Good   Pupils: 966   Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farlington School</b> Ofsted Rating: Not Rated   Pupils: 429   Distance: 1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Warnham CofE Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance: 1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance: 2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Slinfold CofE Primary School and Pre School</b> Ofsted Rating: Good   Pupils: 128   Distance: 2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Horsham Nursery School</b> Ofsted Rating: Good   Pupils: 142   Distance: 2.17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

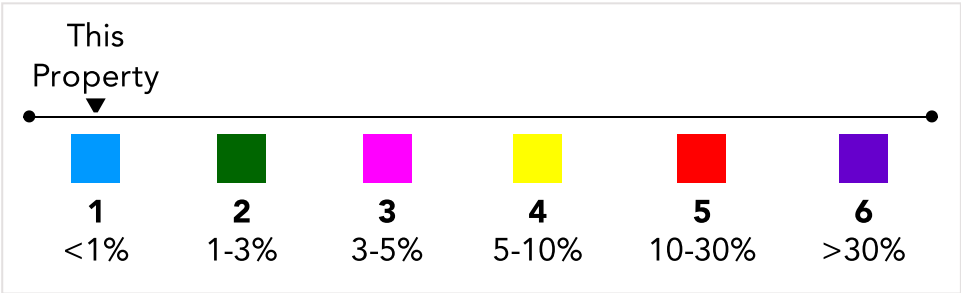
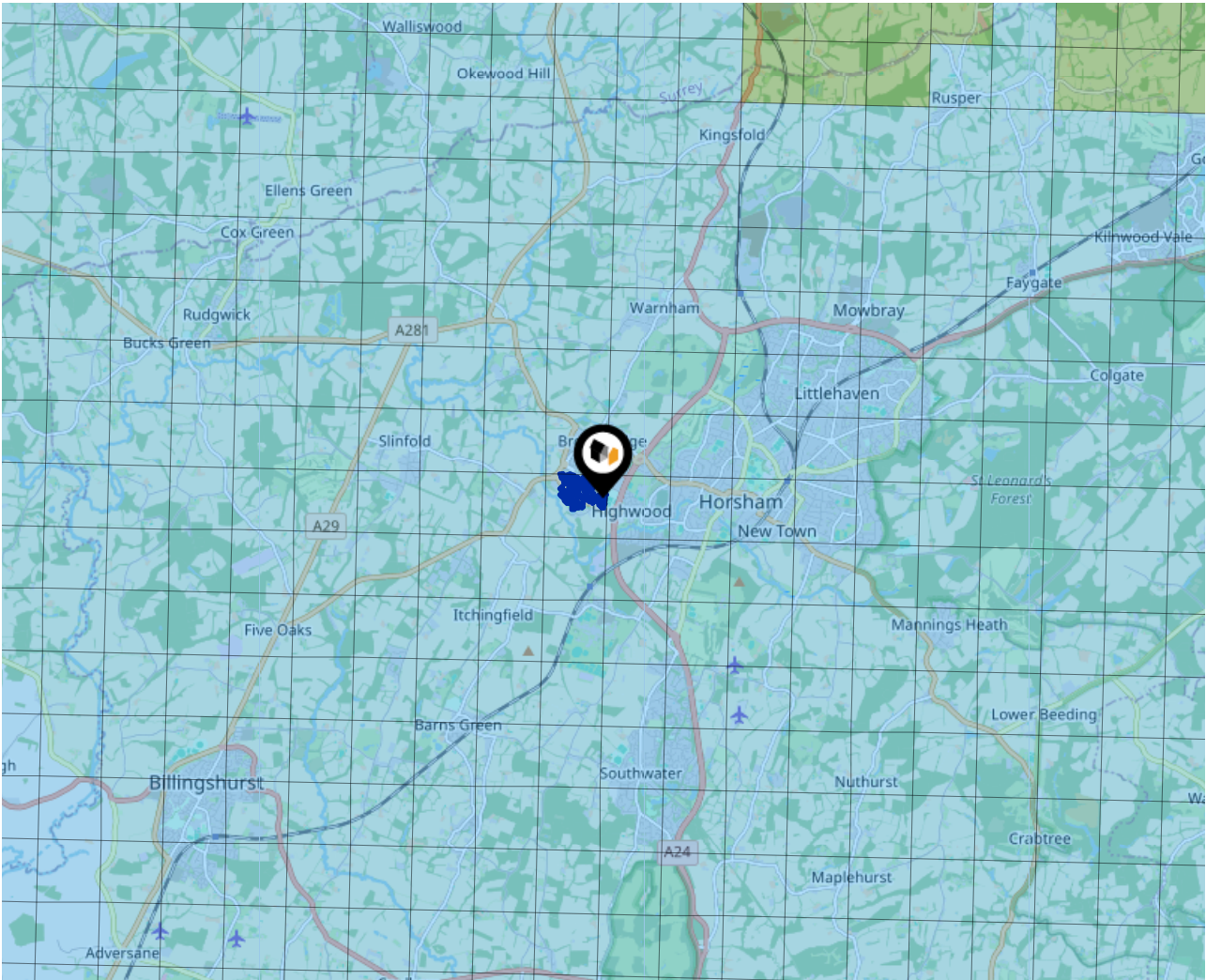


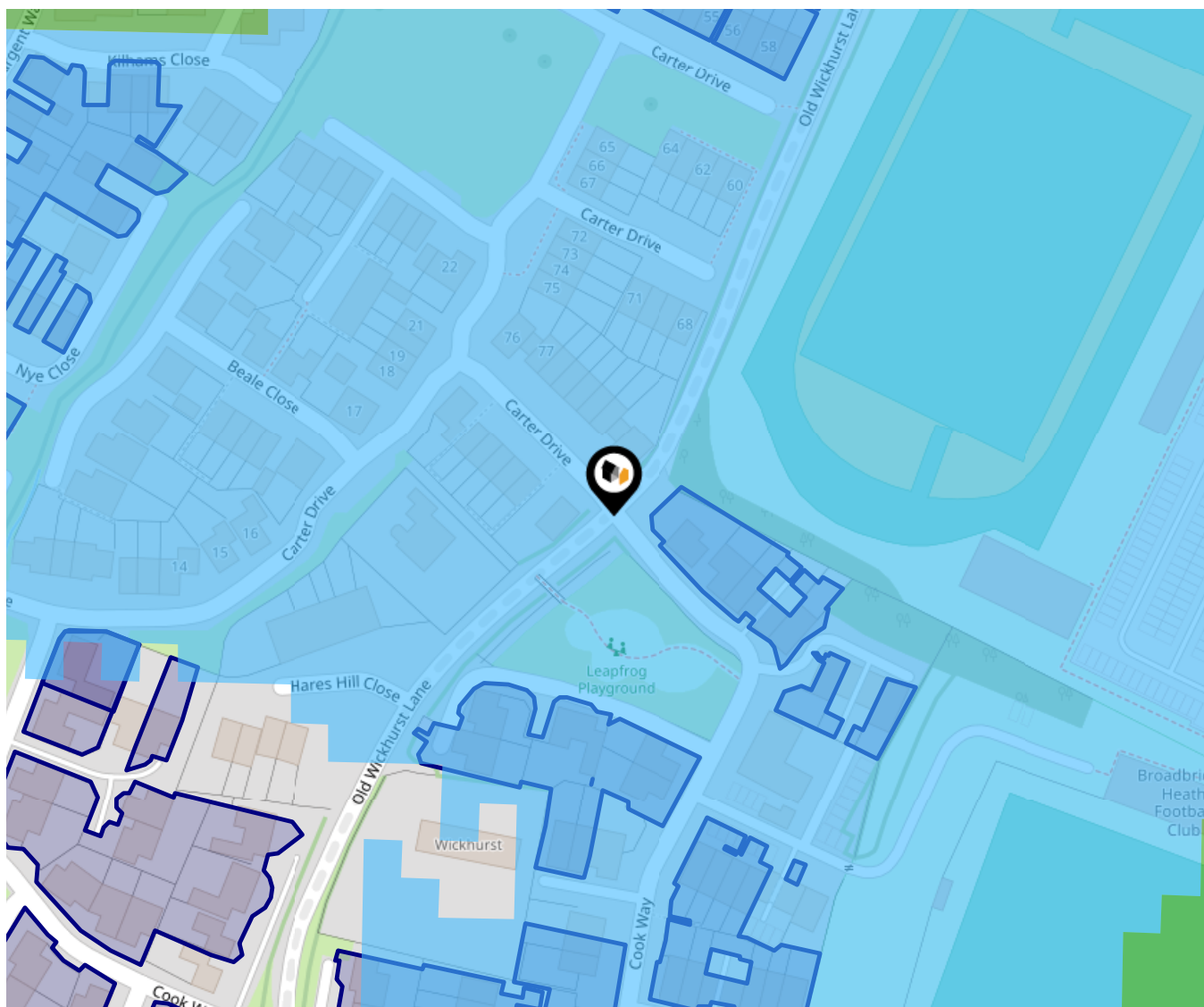
**Key:**

-  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>).





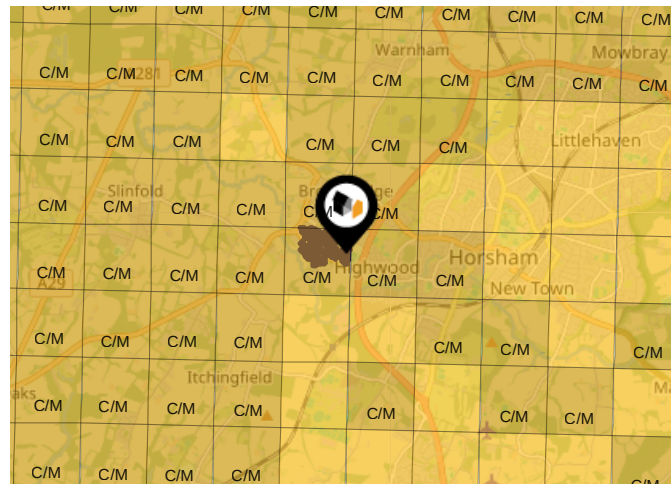
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

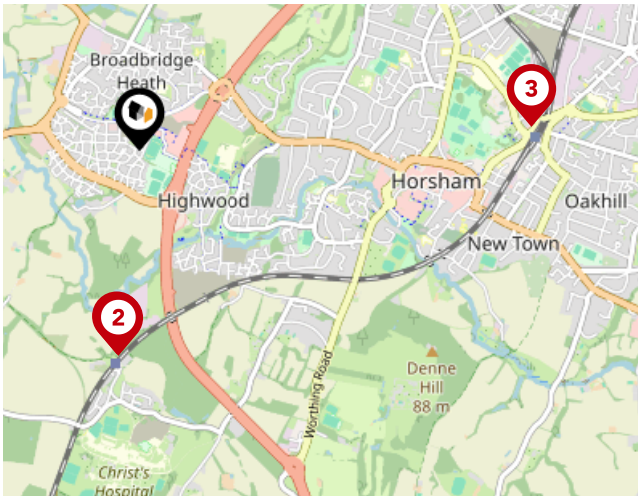


## Primary Classifications (Most Common Clay Types)

<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

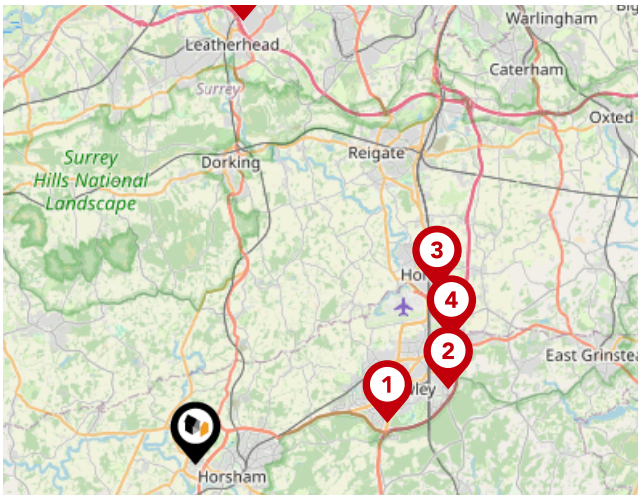
# Area

## Transport (National)



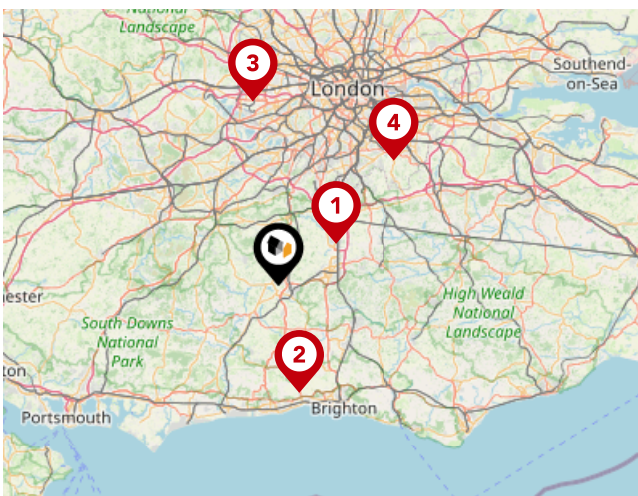
### National Rail Stations

Pin	Name	Distance
1	Christs Hospital Rail Station	0.96 miles
2	Christs Hospital Rail Station	0.96 miles
3	Horsham Rail Station	1.83 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.34 miles
2	M23 J10A	9.86 miles
3	M23 J9A	11.16 miles
4	M23 J10	10.67 miles
5	M25 J9	16.59 miles

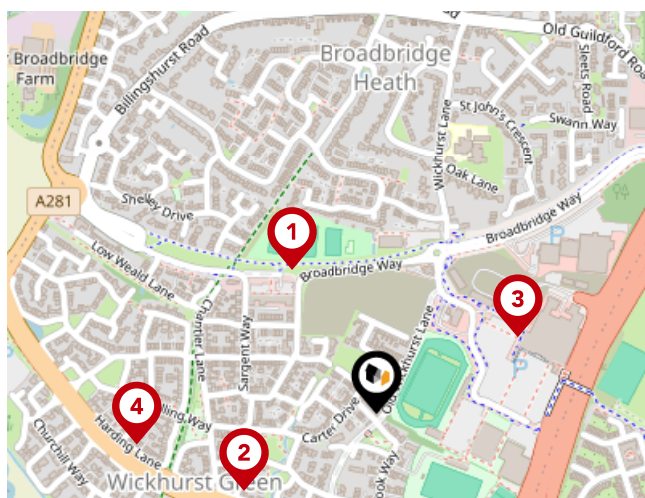


### Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	10.66 miles
2	Shoreham-by-Sea	16.31 miles
3	Heathrow Airport Terminal 4	27.61 miles
4	Leaves Green	25.23 miles

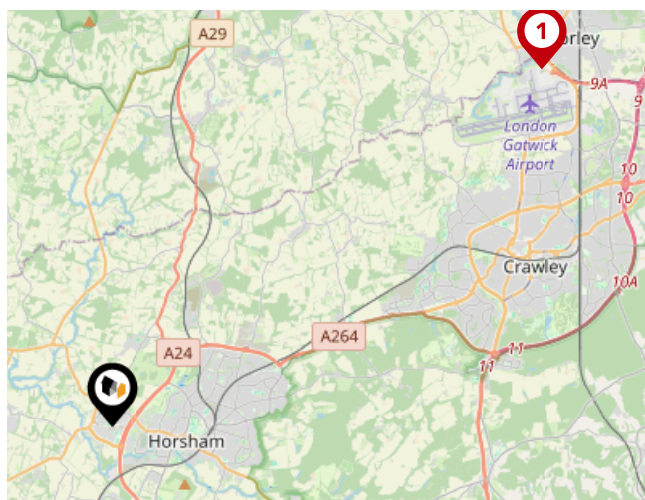
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wickhurst Square	0.2 miles
2	Bucks Way	0.18 miles
3	Tesco	0.19 miles
4	Harding Lane	0.28 miles
5	Church Road	0.48 miles



### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	10.42 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



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

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