

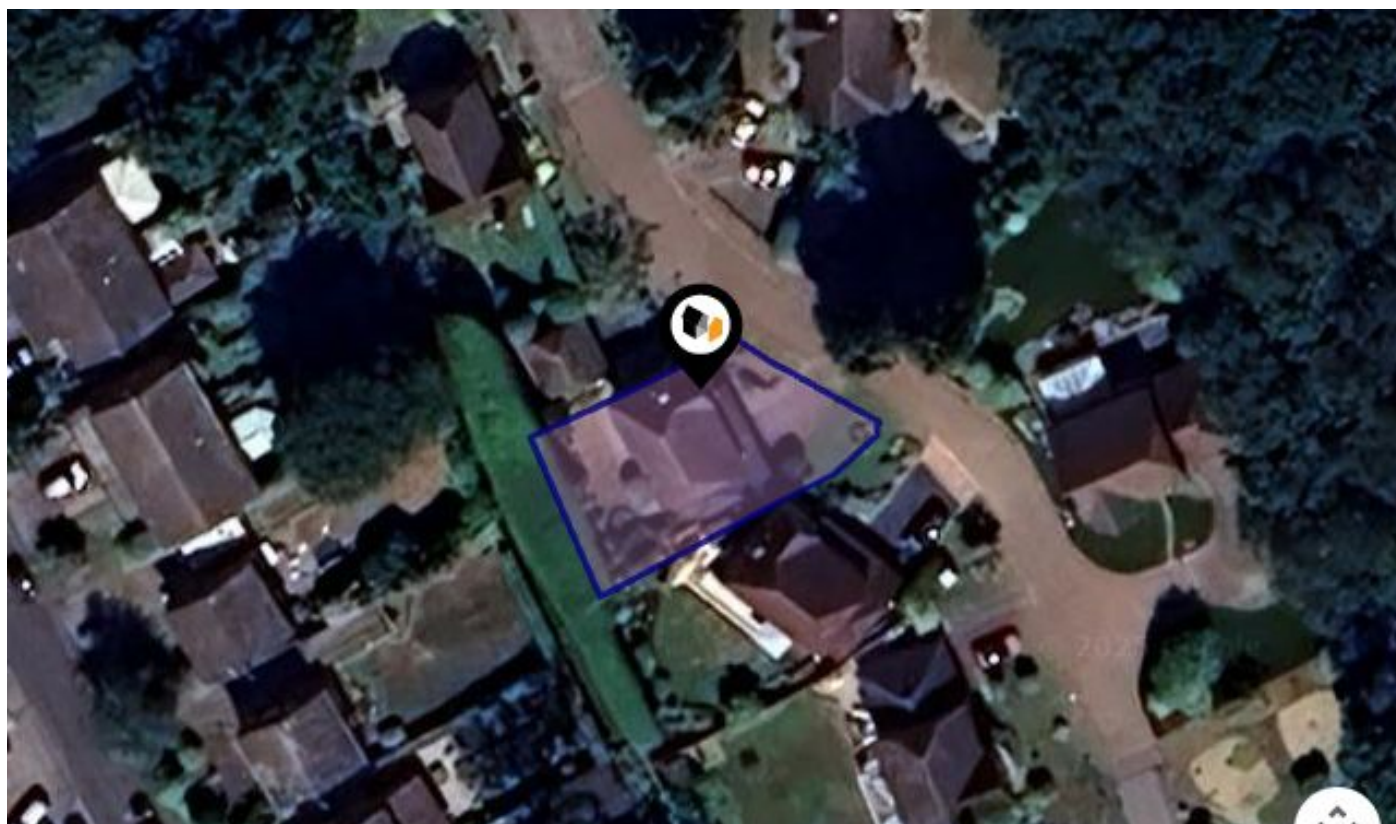


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 06th October 2025



9, HEATHERLANDS, STORRINGTON, PULBOROUGH, RH20 3NE

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

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Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,689 ft ² / 157 m ²
Plot Area:	0.09 acres
Year Built :	1995
Title Number:	WSX199746
UPRN:	100061829089

Last Sold Date:	11/11/2009
Last Sold Price:	£400,000
Last Sold £/ft ² :	£236
Tenure:	Freehold

Local Area

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

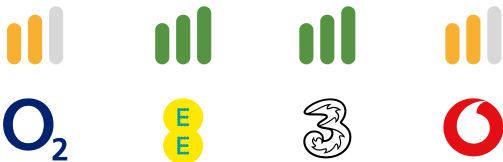
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15	54	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



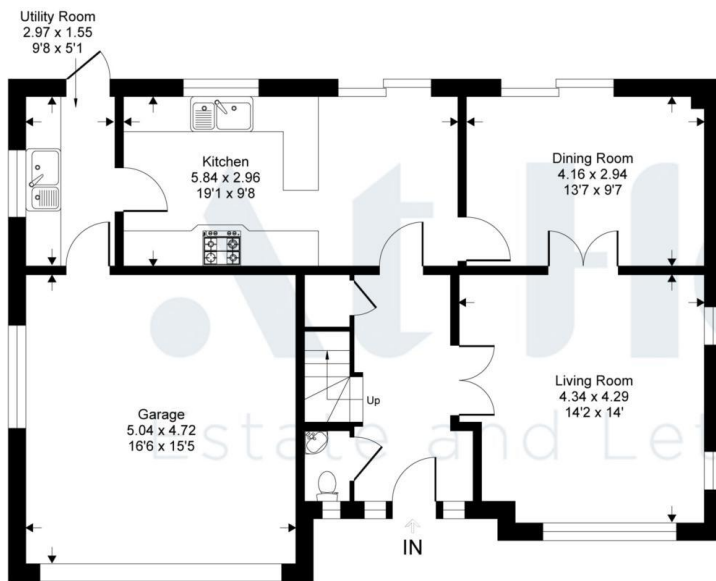




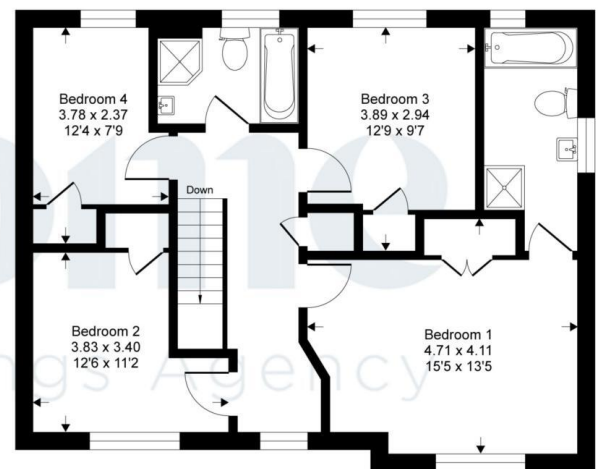
9, HEATHERLANDS, STORRINGTON, PULBOROUGH, RH20 3NE

Heatherlands, RH20

Approximate Gross Internal Area = 131.4 sq m / 1415 sq ft
Approximate Garage Internal Area = 23.5 sq m / 254 sq ft
Approximate Total Internal Area = 154.9 sq m / 1669 sq ft



Ground Floor



First 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.

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9 HEATHERLANDS, STORRINGTON, RH20 3NE		Energy rating	
		D	
Valid until 25.06.2029		Certificate number 8871-6026-5950-6069-1926	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

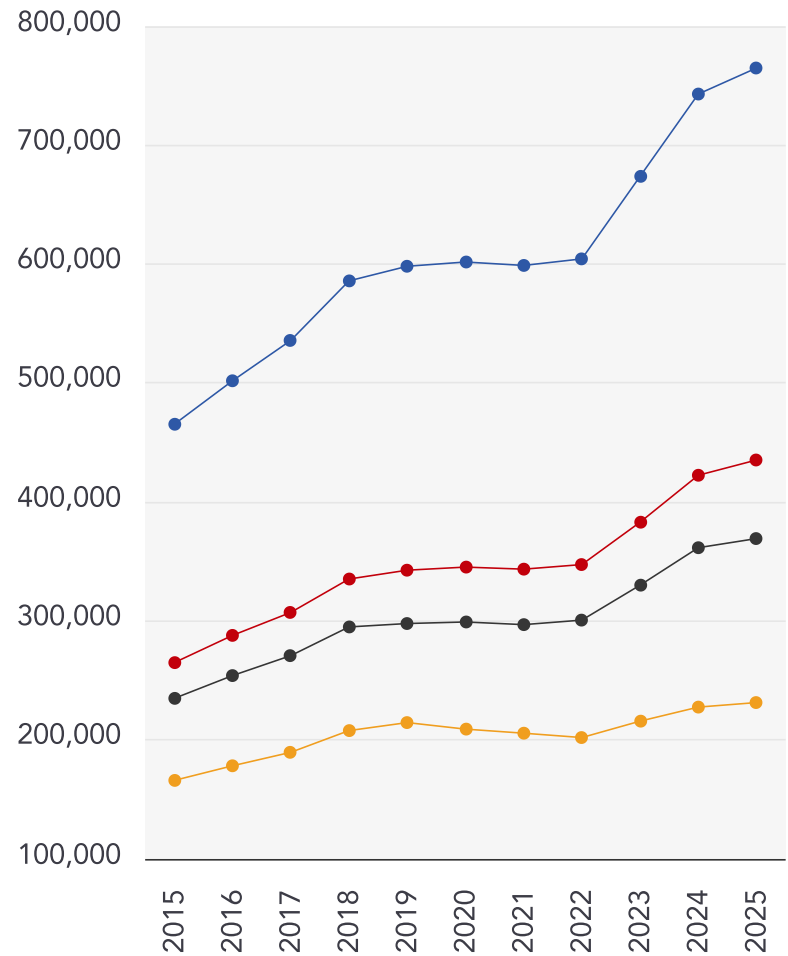
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 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, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 53% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	157 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RH20



Detached

+64.34%

Semi-Detached

+64.26%

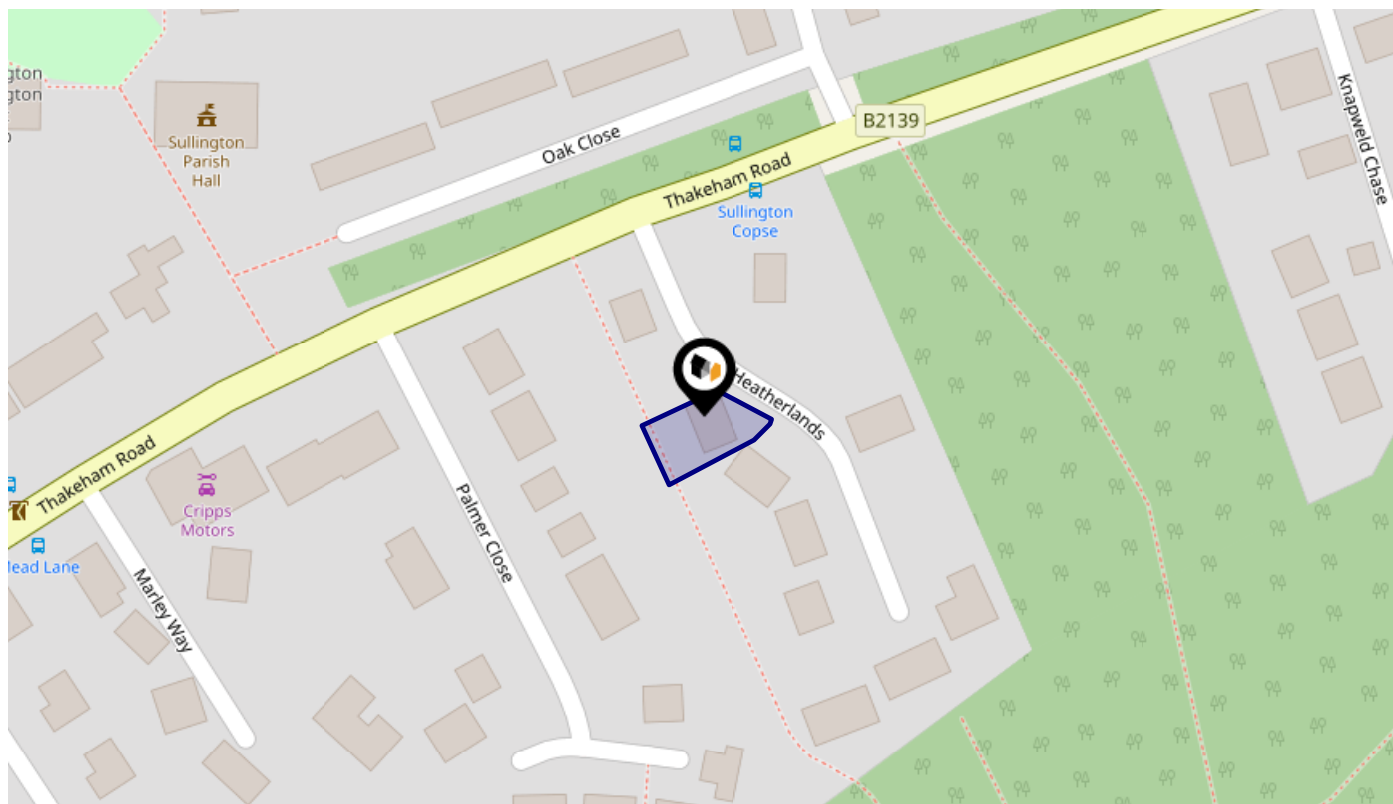
Terraced

+57.16%

Flat

+39.41%

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



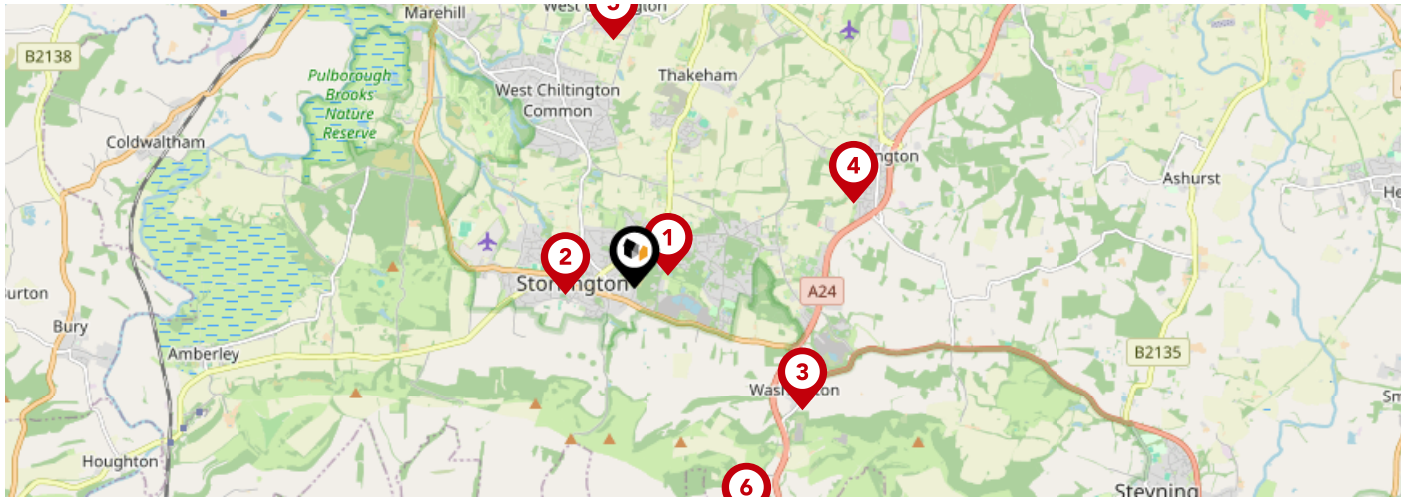
Rail Noise Data

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.

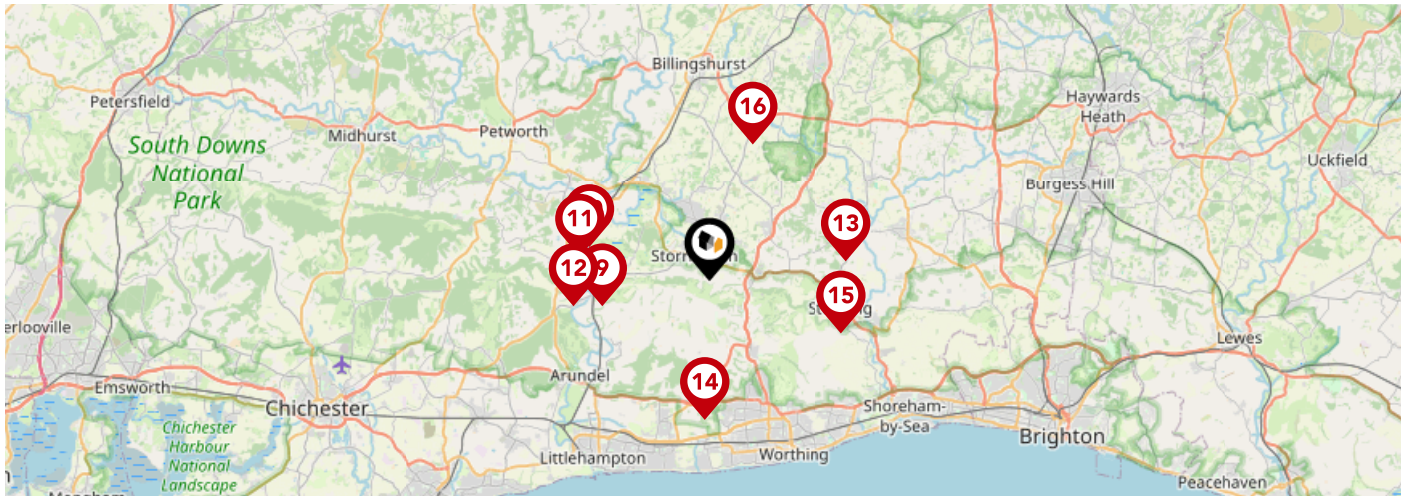
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	■



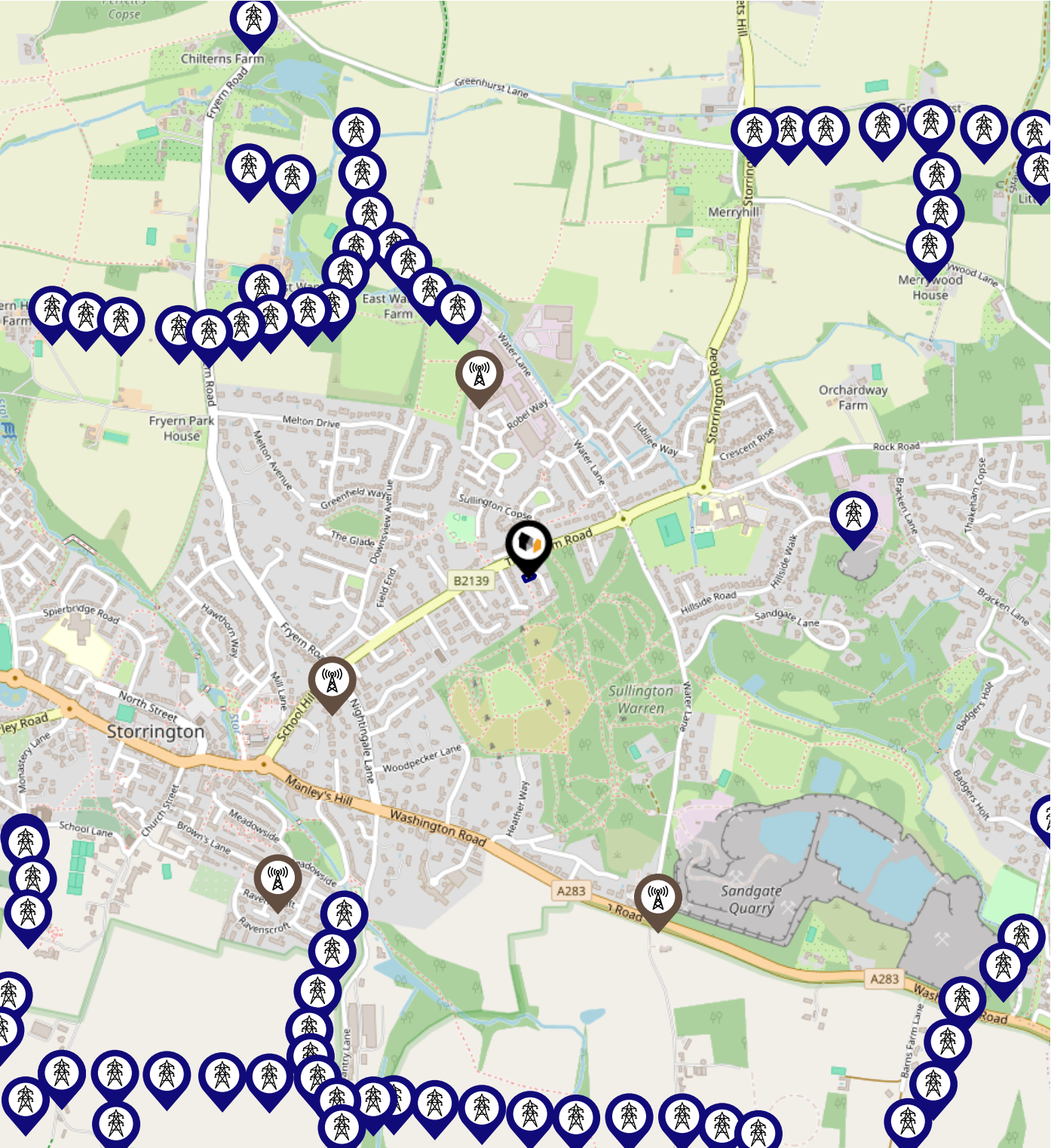
		Nursery	Primary	Secondary	College	Private
1	Thakeham Primary School Ofsted Rating: Good Pupils: 99 Distance:0.33	☐	☒	☐	☐	☐
2	Storrington Primary School Ofsted Rating: Good Pupils: 381 Distance:0.65	☐	☒	☐	☐	☐
3	St Mary's CofE Primary School Ofsted Rating: Good Pupils: 91 Distance:1.95	☐	☒	☐	☐	☐
4	Ashington CofE Primary School Ofsted Rating: Good Pupils: 185 Distance:2.2	☐	☒	☐	☐	☐
5	West Chiltington Community Primary School Ofsted Rating: Good Pupils: 191 Distance:2.32	☐	☒	☐	☐	☐
6	Windlesham House School Ofsted Rating: Not Rated Pupils: 331 Distance:2.45	☐	☐	☒	☐	☐
7	St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 301 Distance:3.69	☐	☒	☐	☐	☐
8	St John the Baptist CofE Primary School Ofsted Rating: Good Pupils: 131 Distance:3.94	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Amberley CofE Primary School Ofsted Rating: Good Pupils: 51 Distance:4.12	☐	☒	☐	☐	☐
10	St James' CofE Primary School, Coldwaltham Ofsted Rating: Requires improvement Pupils: 73 Distance:4.69	☐	☒	☐	☐	☐
11	Lodge Hill Residential Centre Ofsted Rating: Not Rated Pupils:0 Distance:4.91	☐	☐	☒	☐	☐
12	Dorset House School Ofsted Rating: Not Rated Pupils: 133 Distance:5.15	☐	☐	☒	☐	☐
13	Ashurst CofE Primary School Ofsted Rating: Good Pupils: 55 Distance:5.15	☐	☒	☐	☐	☐
14	Clapham and Patching CofE Primary School Ofsted Rating: Requires improvement Pupils: 59 Distance:5.23	☐	☒	☐	☐	☐
15	Steying Grammar School Ofsted Rating: Requires improvement Pupils: 2116 Distance:5.3	☐	☐	☒	☐	☐
16	William Penn School Ofsted Rating: Good Pupils: 91 Distance:5.34	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

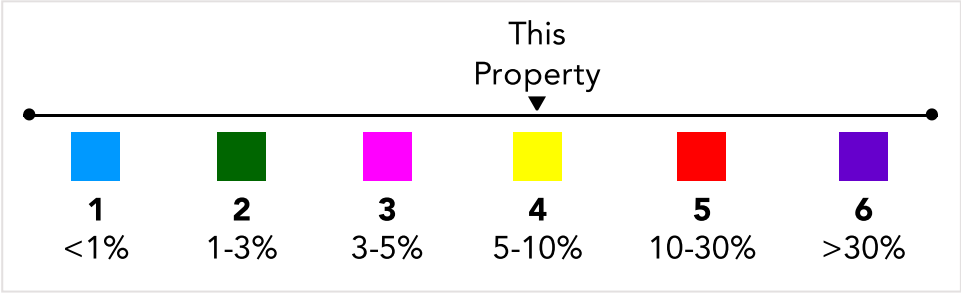
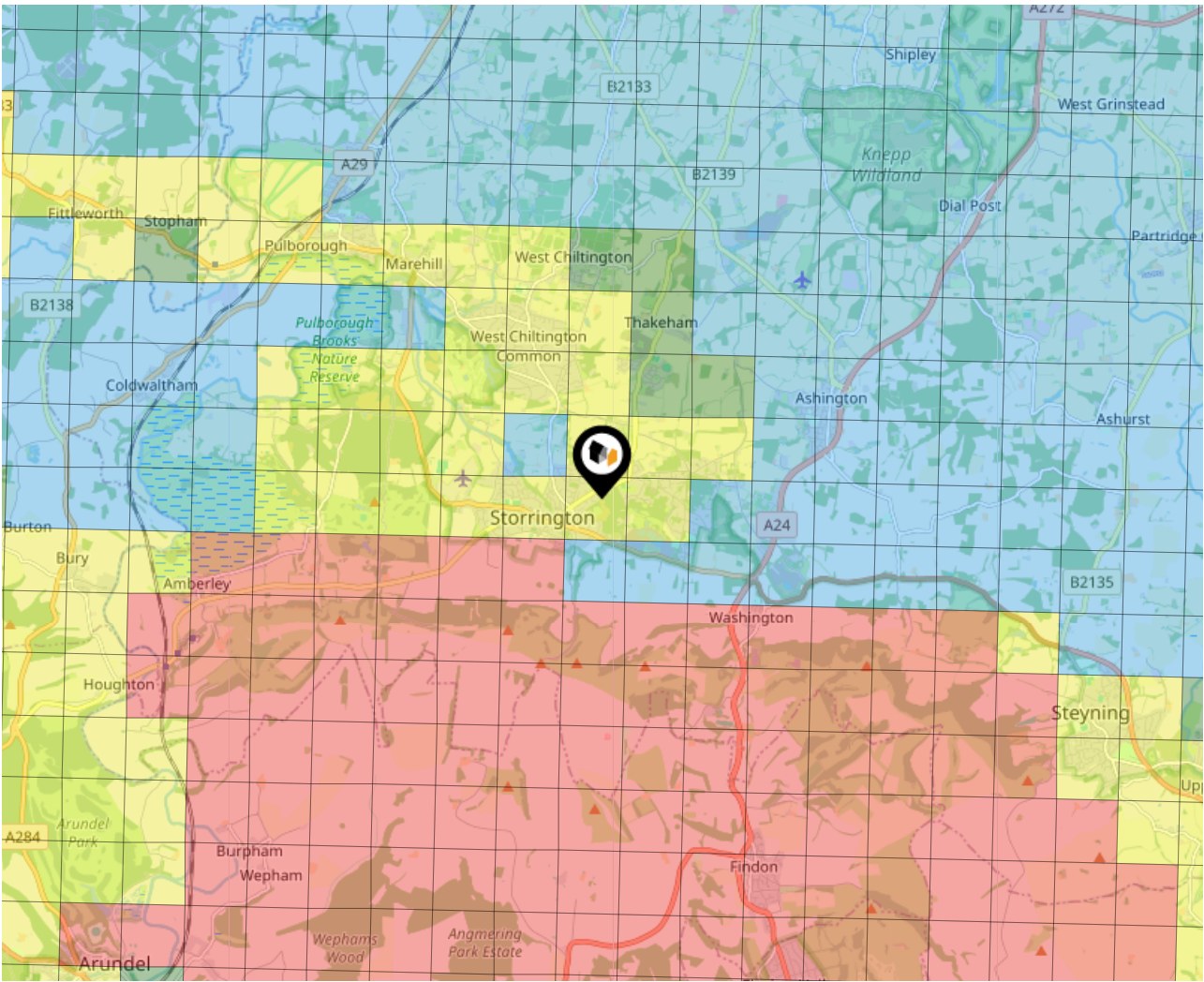


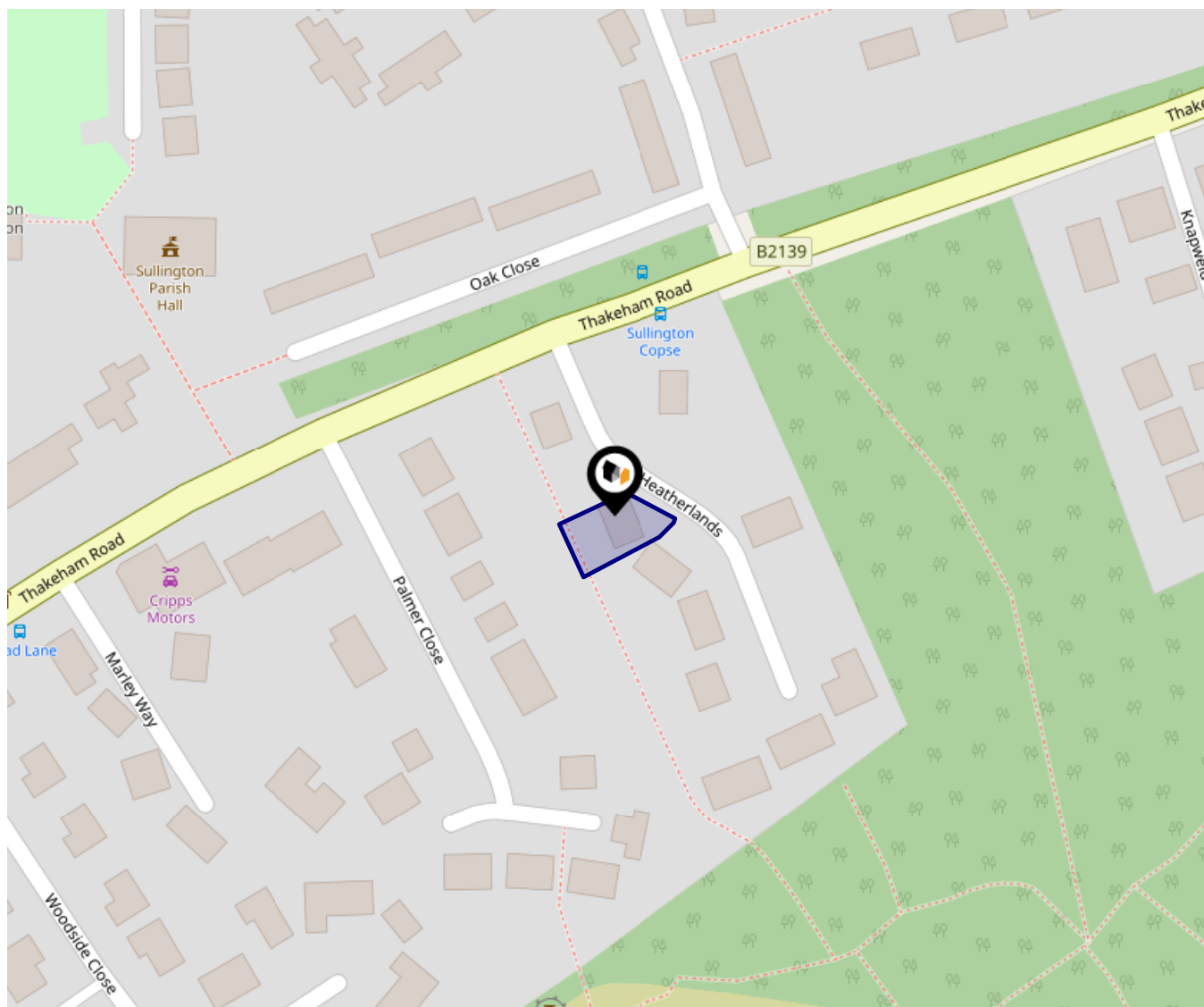
Key:

-  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).





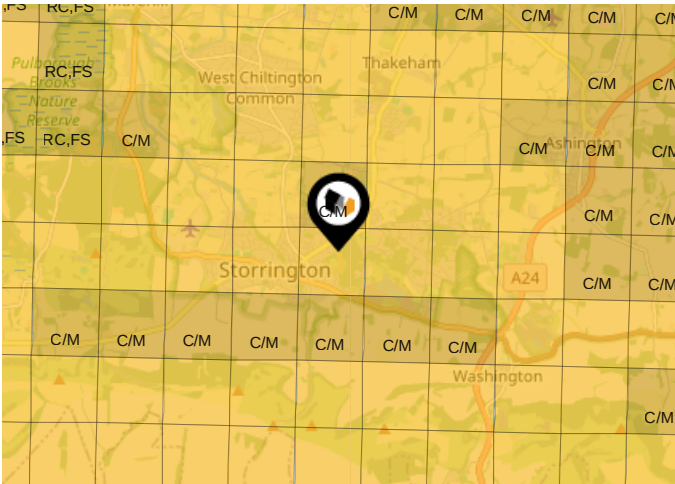
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

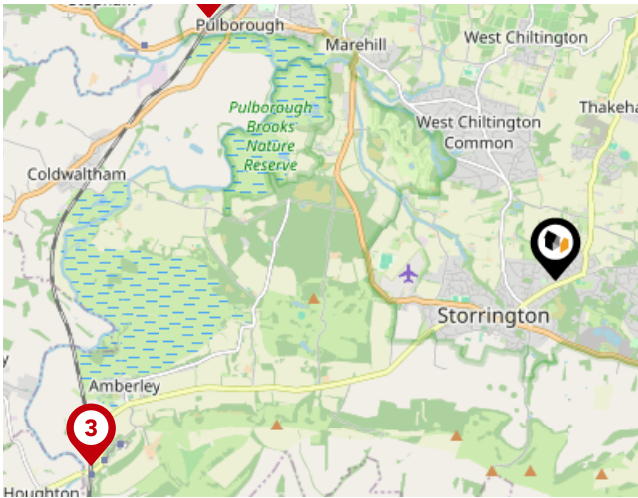


Primary Classifications (Most Common Clay Types)

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

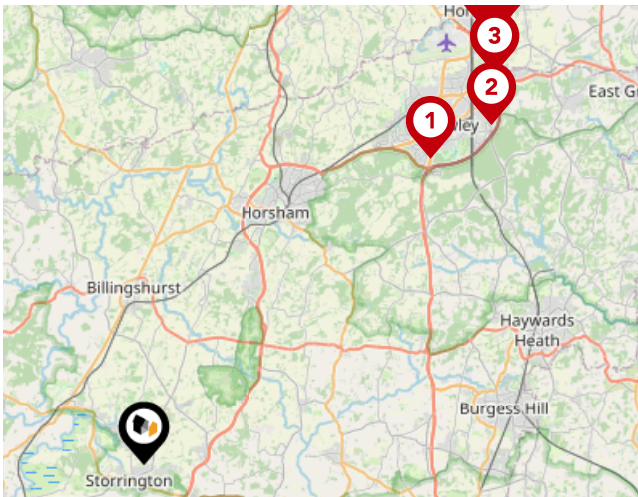
Area

Transport (National)



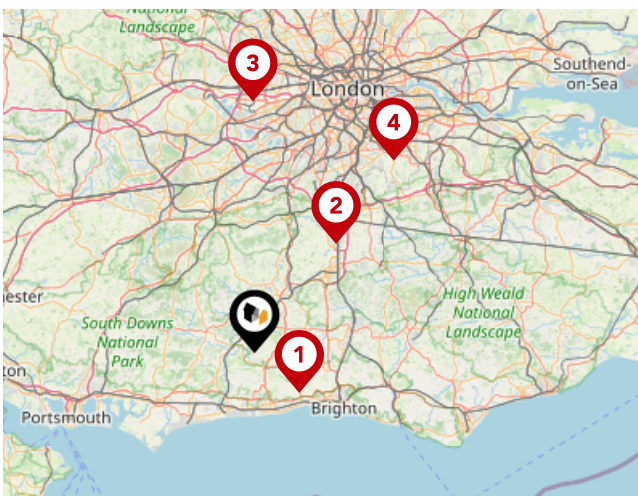
National Rail Stations

Pin	Name	Distance
1	Pulborough Rail Station	4.06 miles
2	Pulborough Rail Station	4.06 miles
3	Amberley Rail Station	4.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	15.64 miles
2	M23 J10A	18.14 miles
3	M23 J10	19.62 miles
4	M23 J9A	20.68 miles
5	M23 J9	21.14 miles

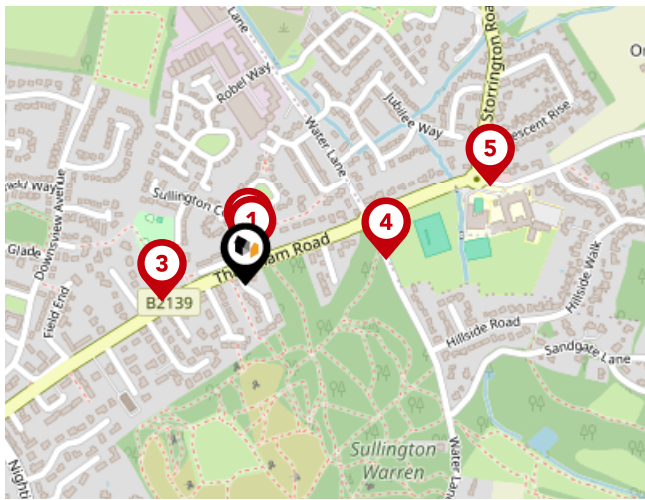


Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	9.04 miles
2	Gatwick Airport	20.23 miles
3	Heathrow Airport Terminal 4	37.22 miles
4	Leaves Green	35.12 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sullington Copse	0.03 miles
2	Sullington Copse	0.04 miles
3	Mead Lane	0.1 miles
4	Thakeham Road	0.17 miles
5	Rydon Community College	0.31 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



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

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