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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th October 2025



4 TILNEY HOUSE, TILNEY DRIVE, HORSHAM, RH12 1GS

At Home Estate And Lettings Agency

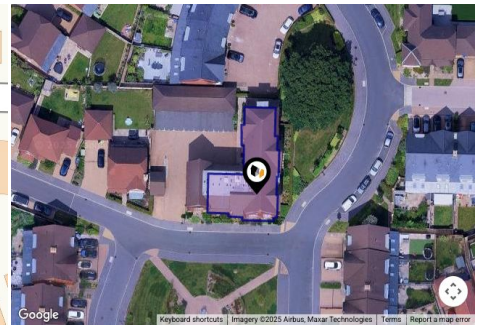
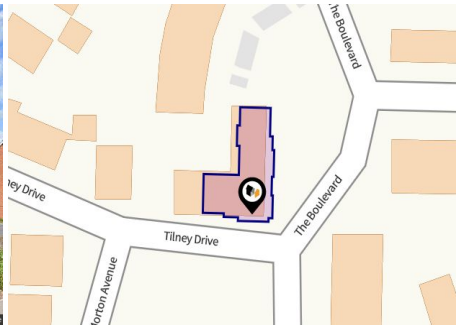
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Ali@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Flat / Maisonette	Last Sold Date:	18/12/2020
Bedrooms:	2	Last Sold Price:	£284,200
Floor Area:	656 ft ² / 61 m ²	Last Sold £/ft²:	£432
Plot Area:	0.08 acres	Tenure:	Leasehold
Year Built :	2020	Start Date:	17/12/2020
Title Number:	WSX421773	End Date:	01/01/2154
UPRN:	10094144746	Lease Term:	135 years from 1 January 2019
		Term Remaining:	128 years

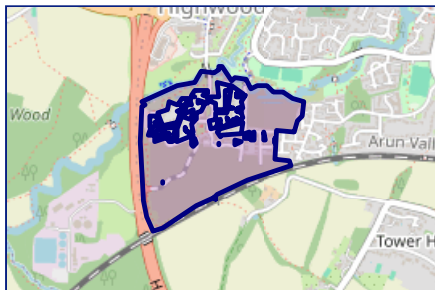
Local Area

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

Satellite/Fibre TV Availability:

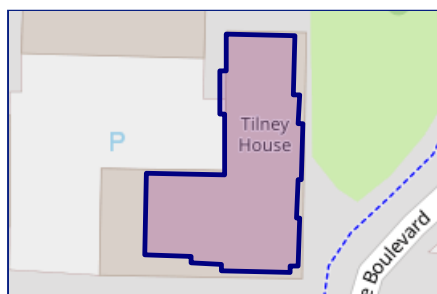


Freehold Title Plan



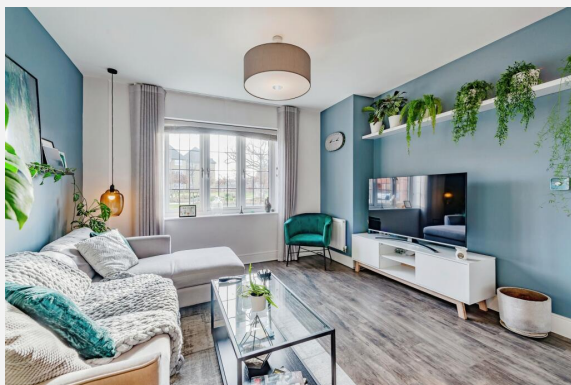
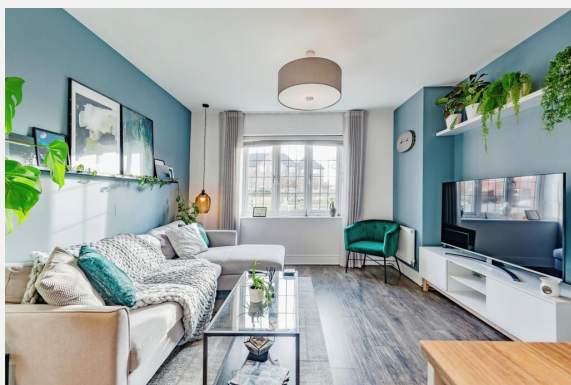
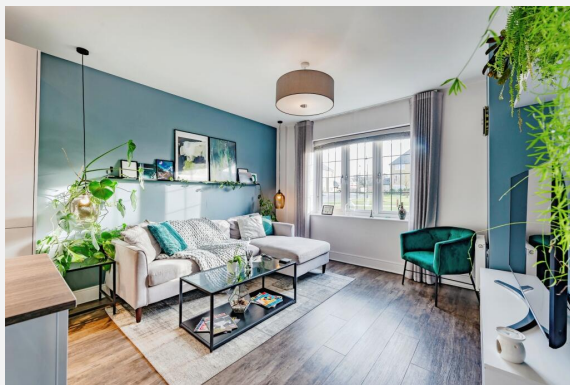
WSX340186

Leasehold Title Plan



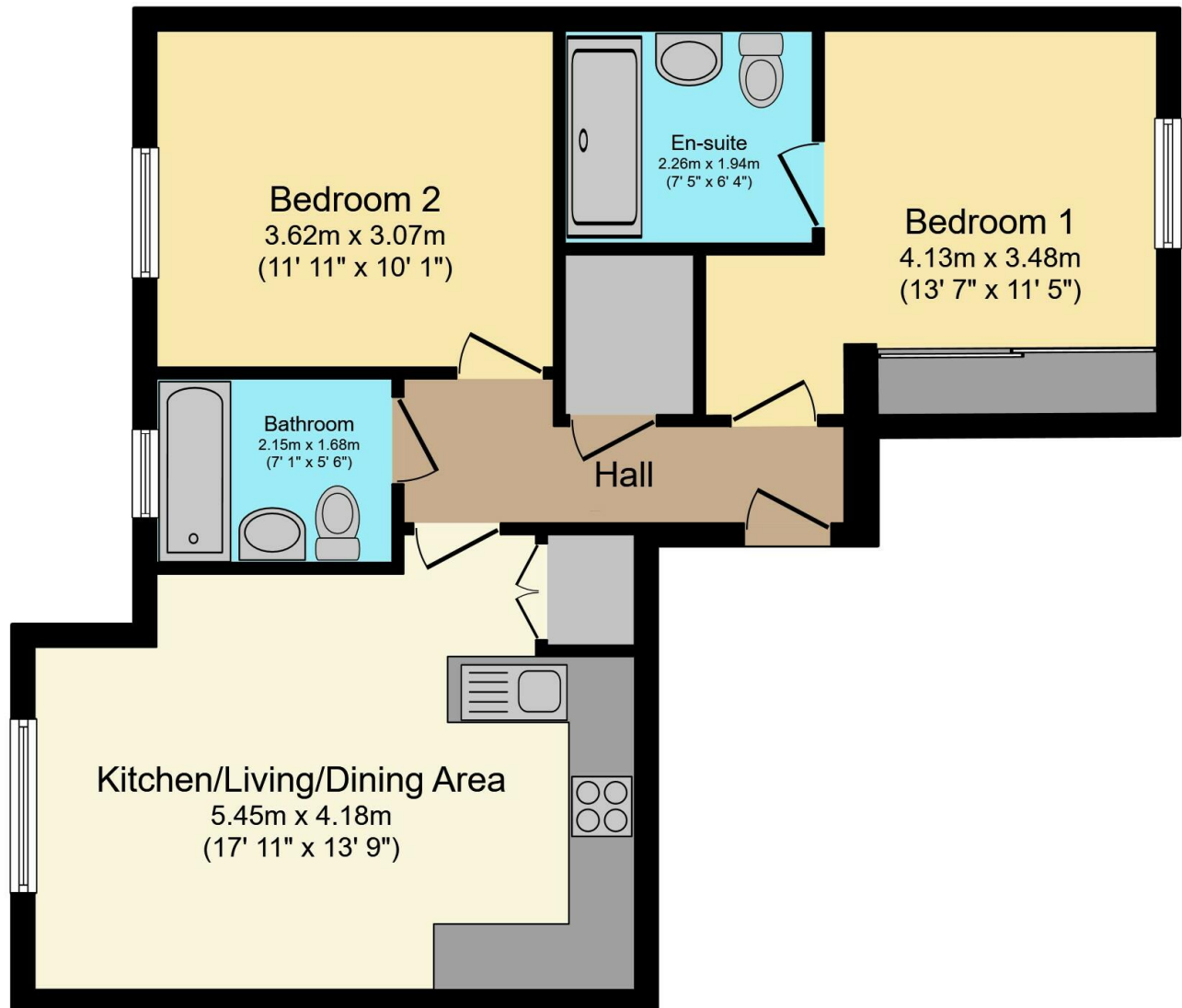
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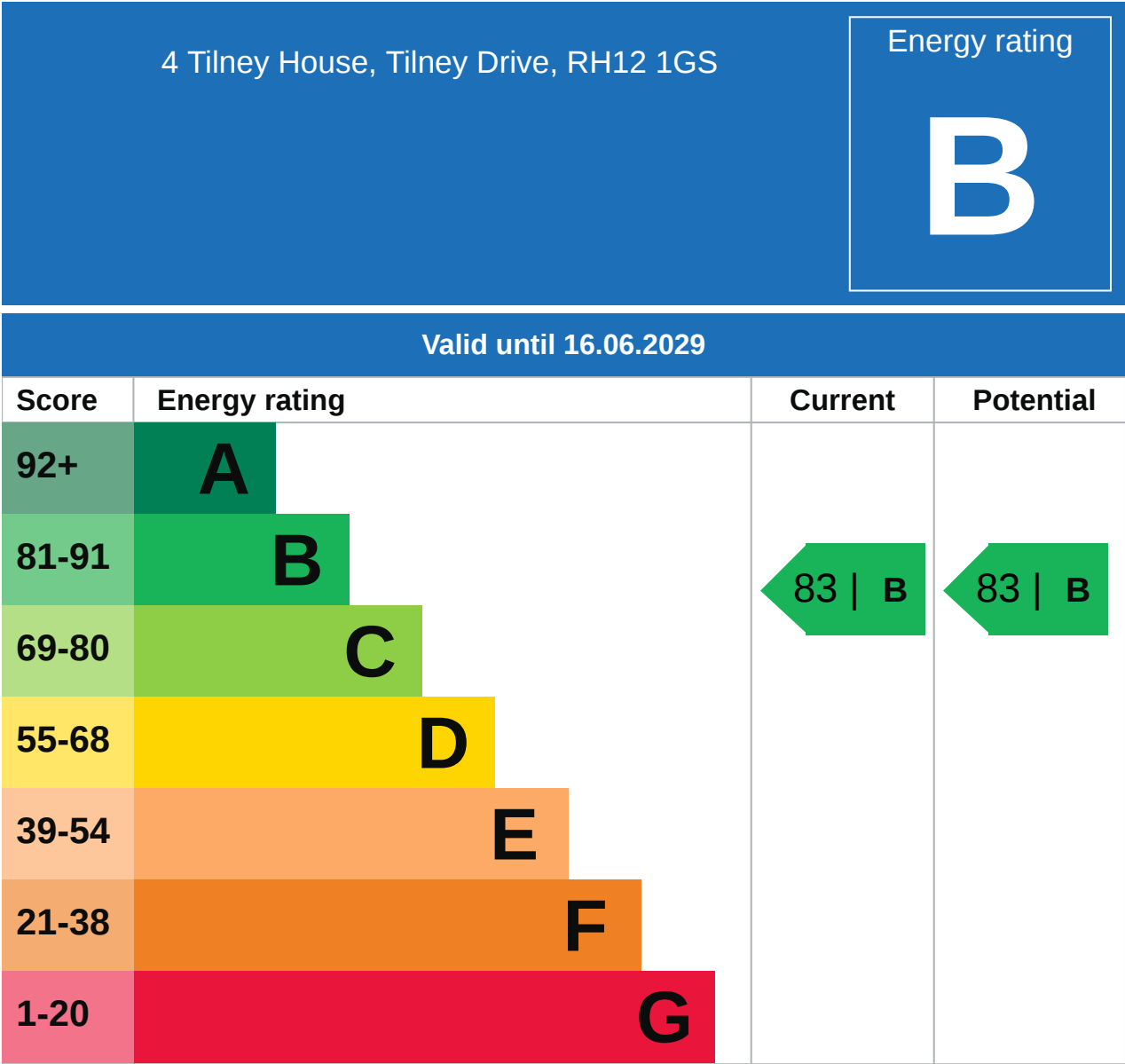


4 TILNEY HOUSE, TILNEY DRIVE, HORSHAM, RH12 1GS



Total floor area 60.1 m² (647 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



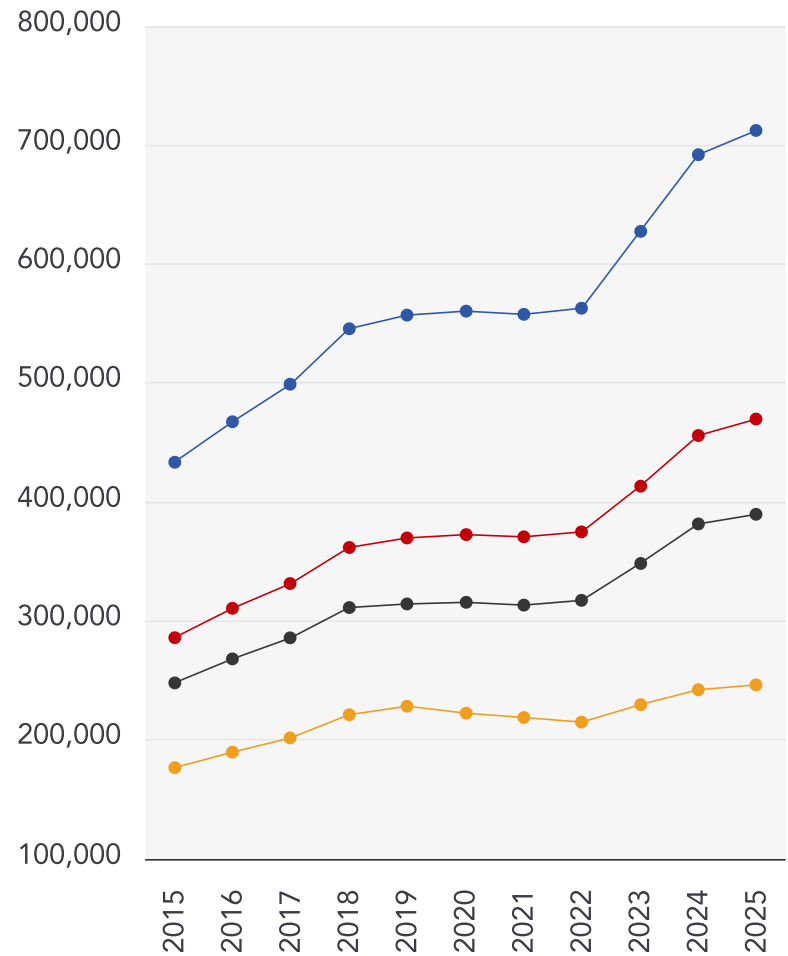
Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
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:	Average thermal transmittance 0.17 W/m-Â°K
Total Floor Area:	61 m ²

Market

House Price Statistics

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



Detached

+64.34%

Semi-Detached

+64.26%

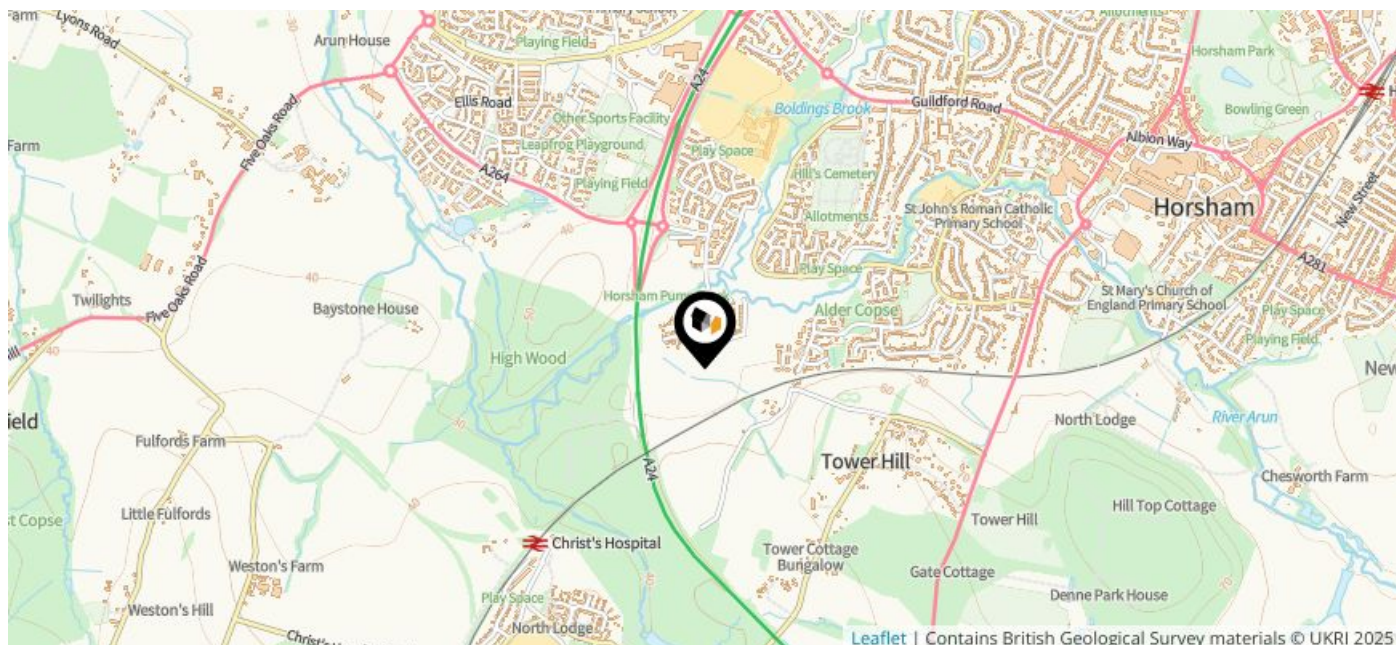
Terraced

+57.16%

Flat

+39.41%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

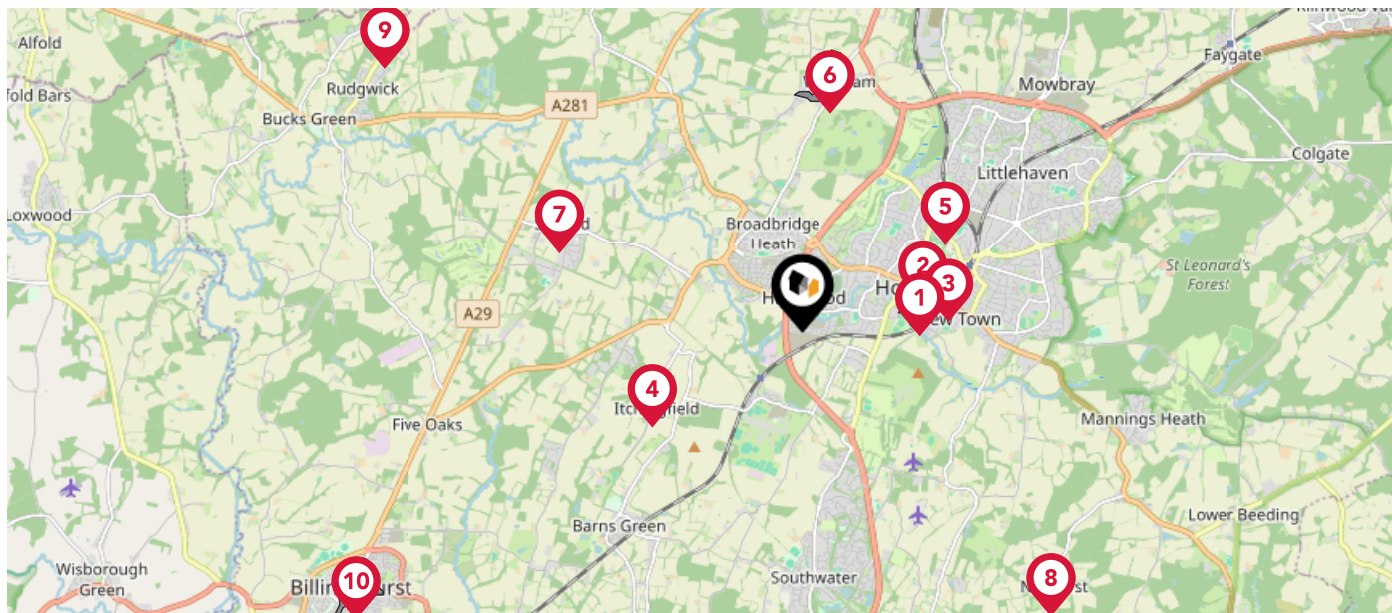
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Horsham



Horsham, London Road



Horsham (Park Terrace Gardens) Conservation Area



Itchingfield



Horsham, Richmond Road



Warnham



Slinfold



Nuthurst

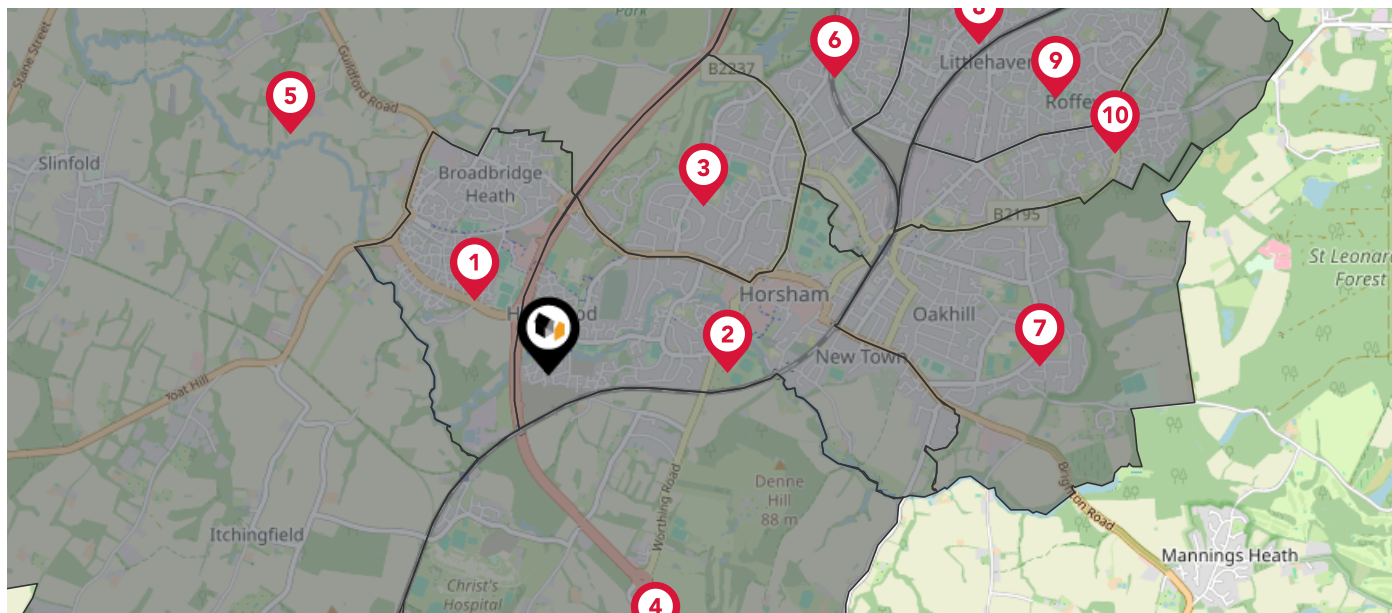


Rudgwick



Billingshurst

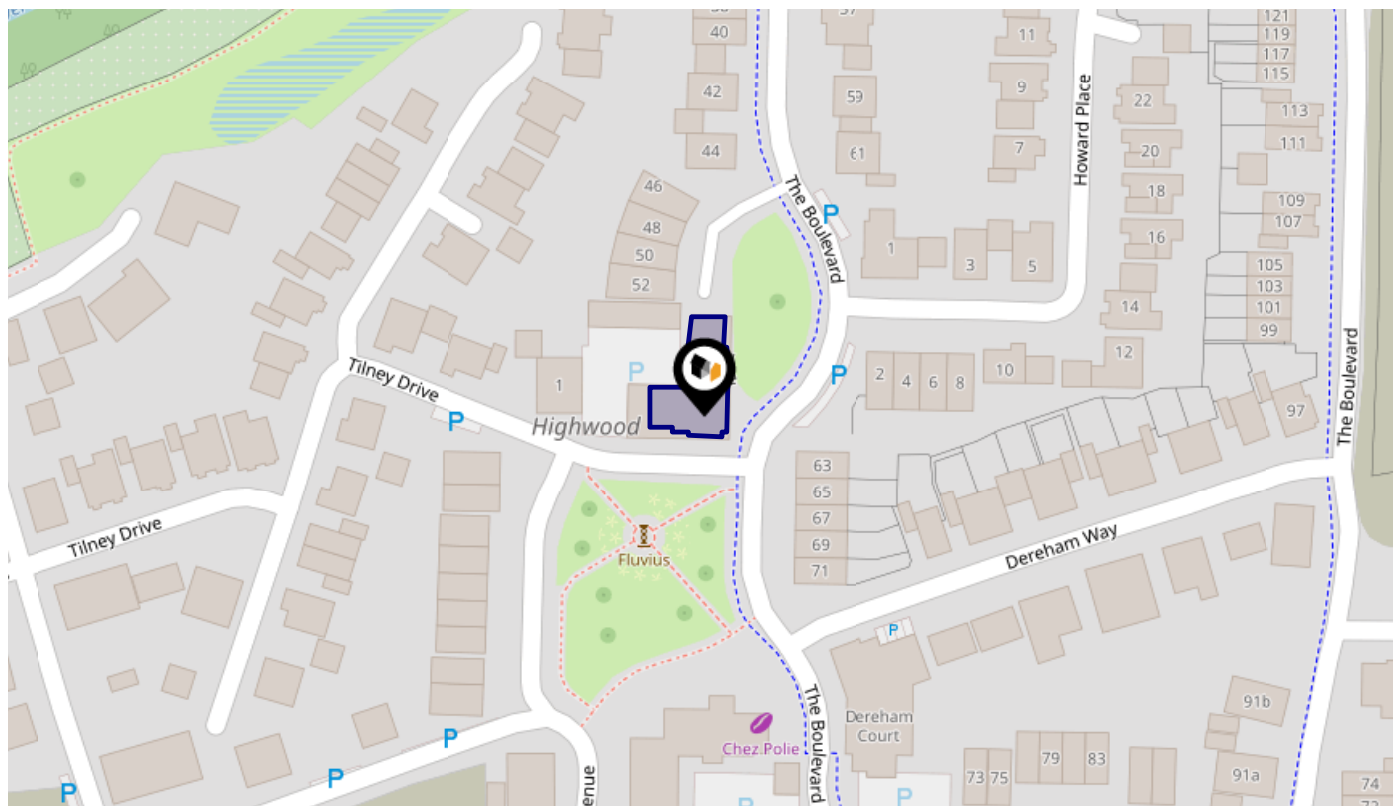
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|---------------------------------------|
| 1 | Broadbridge Heath Ward |
| 2 | Denne Ward |
| 3 | Trafalgar Ward |
| 4 | Southwater North Ward |
| 5 | Itchingfield, Slinfold & Warnham Ward |
| 6 | Holbrook West Ward |
| 7 | Forest Ward |
| 8 | Holbrook East Ward |
| 9 | Roffey North Ward |
| 10 | Roffey South 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.

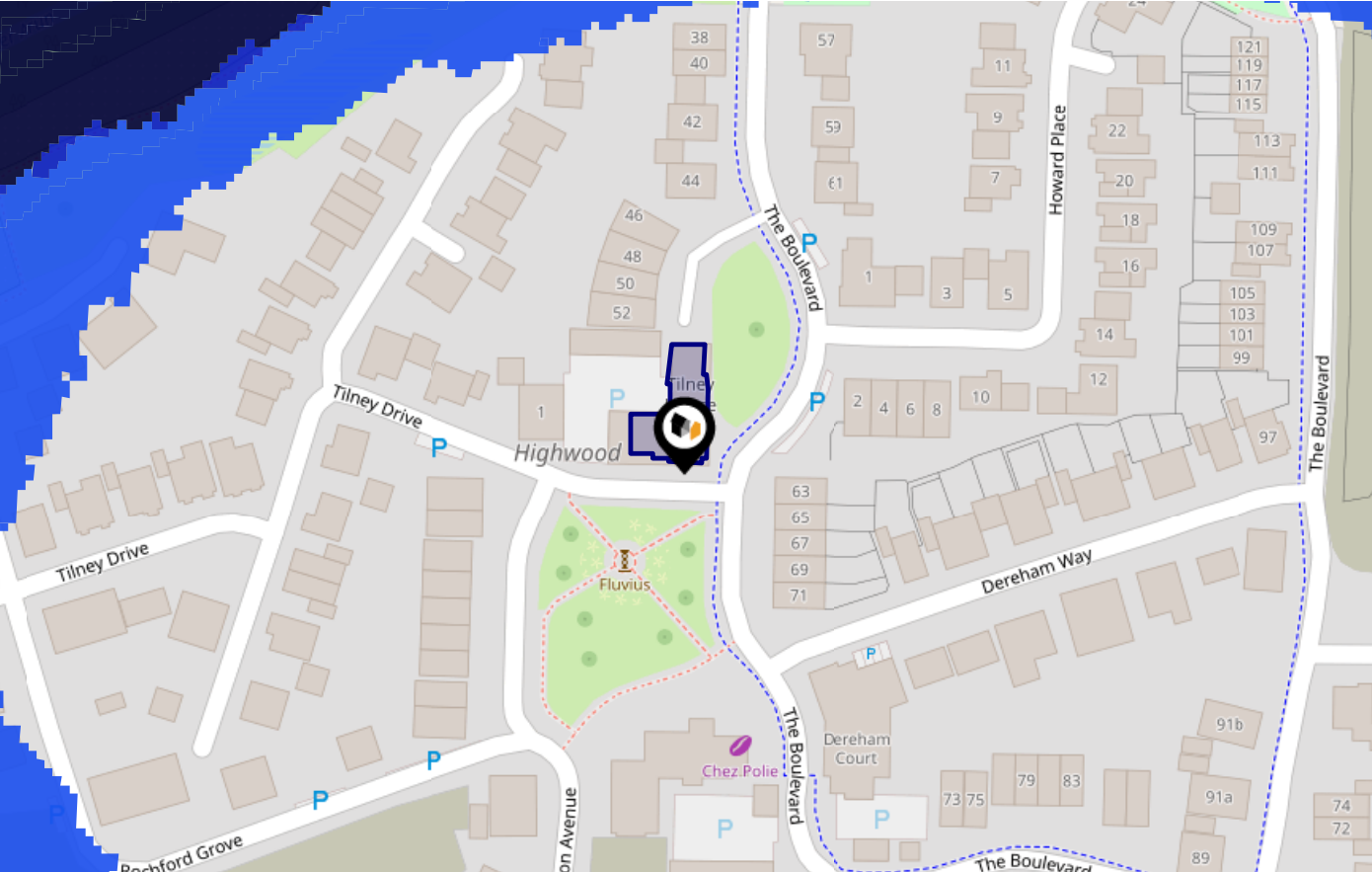
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

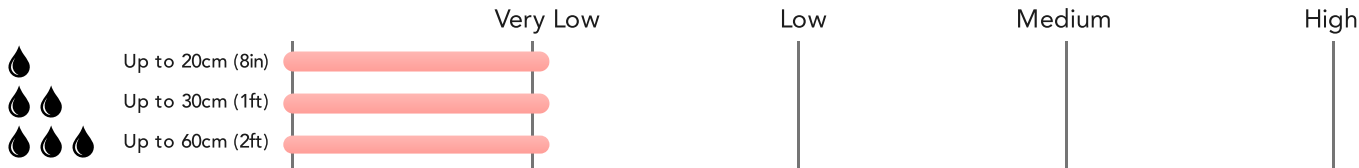


Risk Rating: Very low

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.

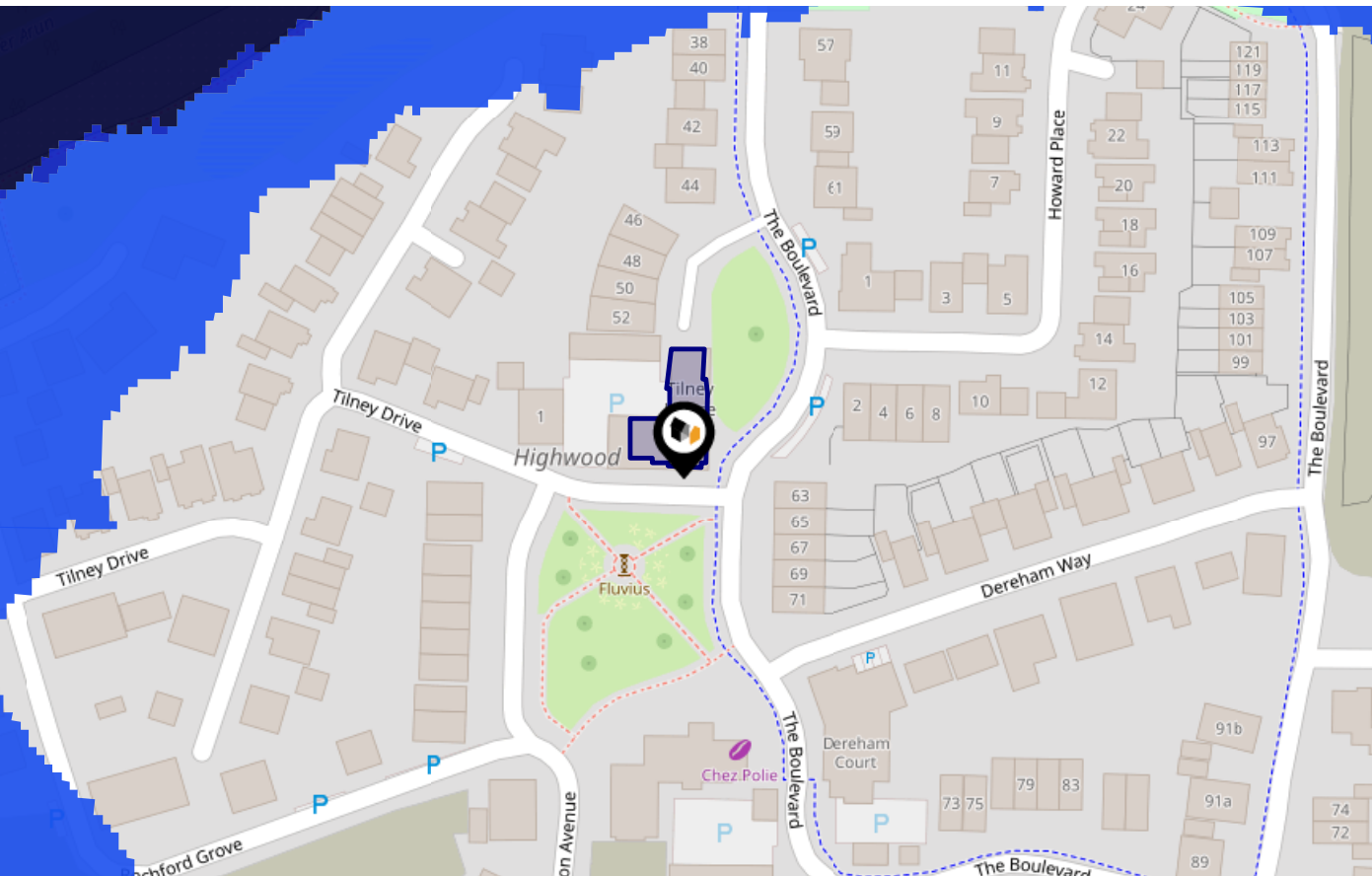
Chance of flooding to the following depths at this property:



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.

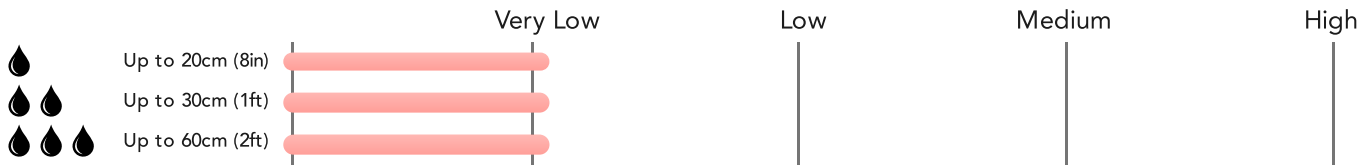


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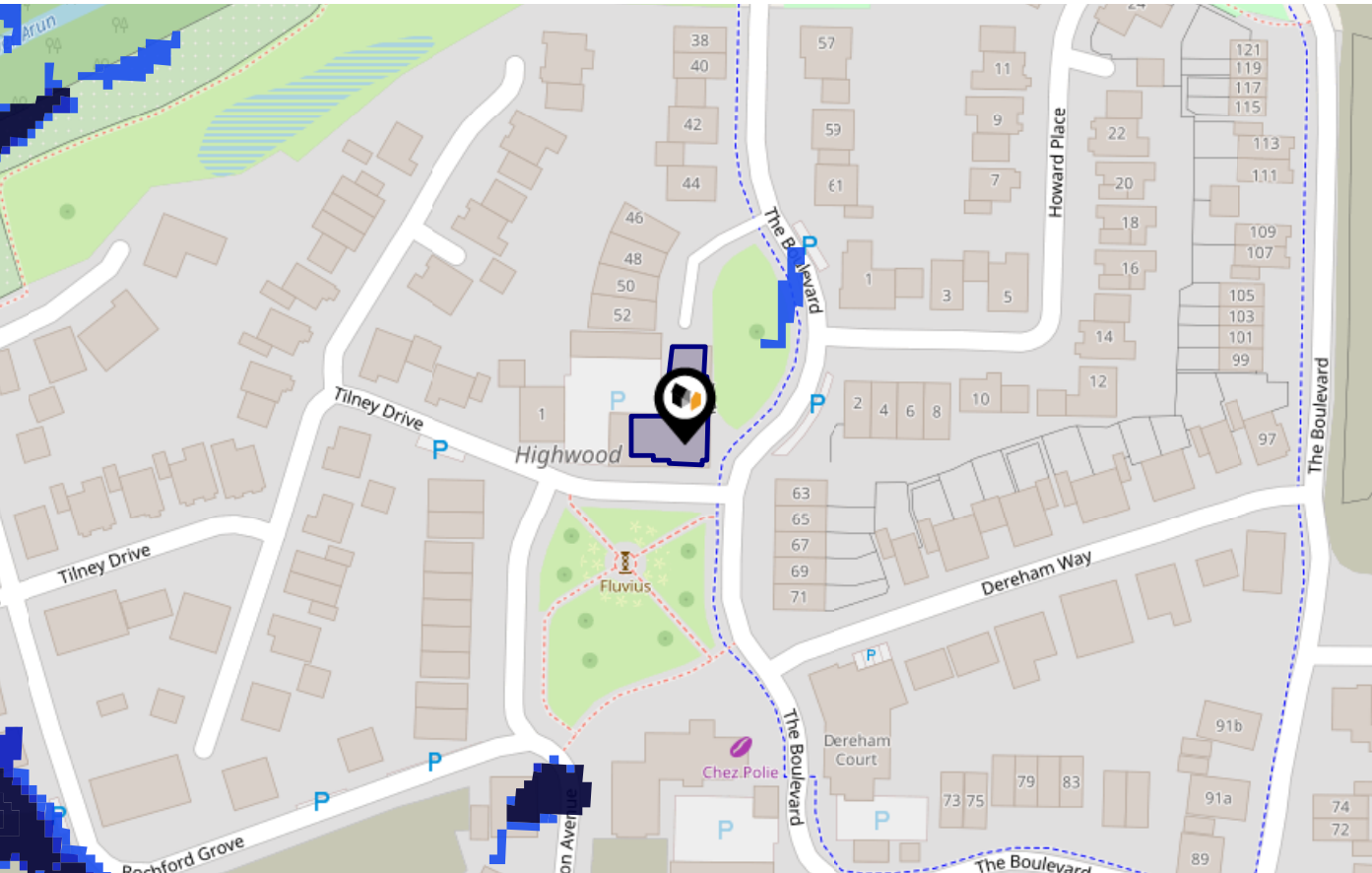
Chance of flooding to the following depths at this property:



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.

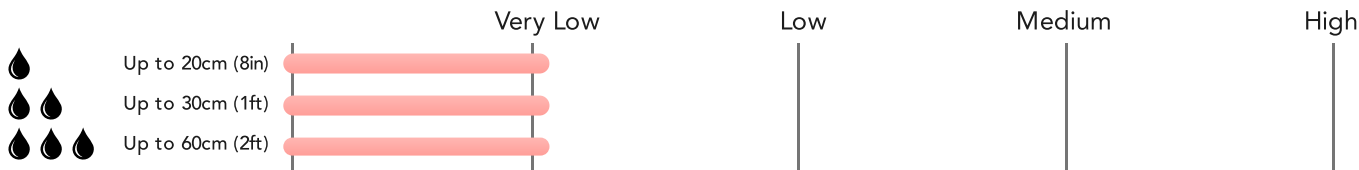


Risk Rating: Very low

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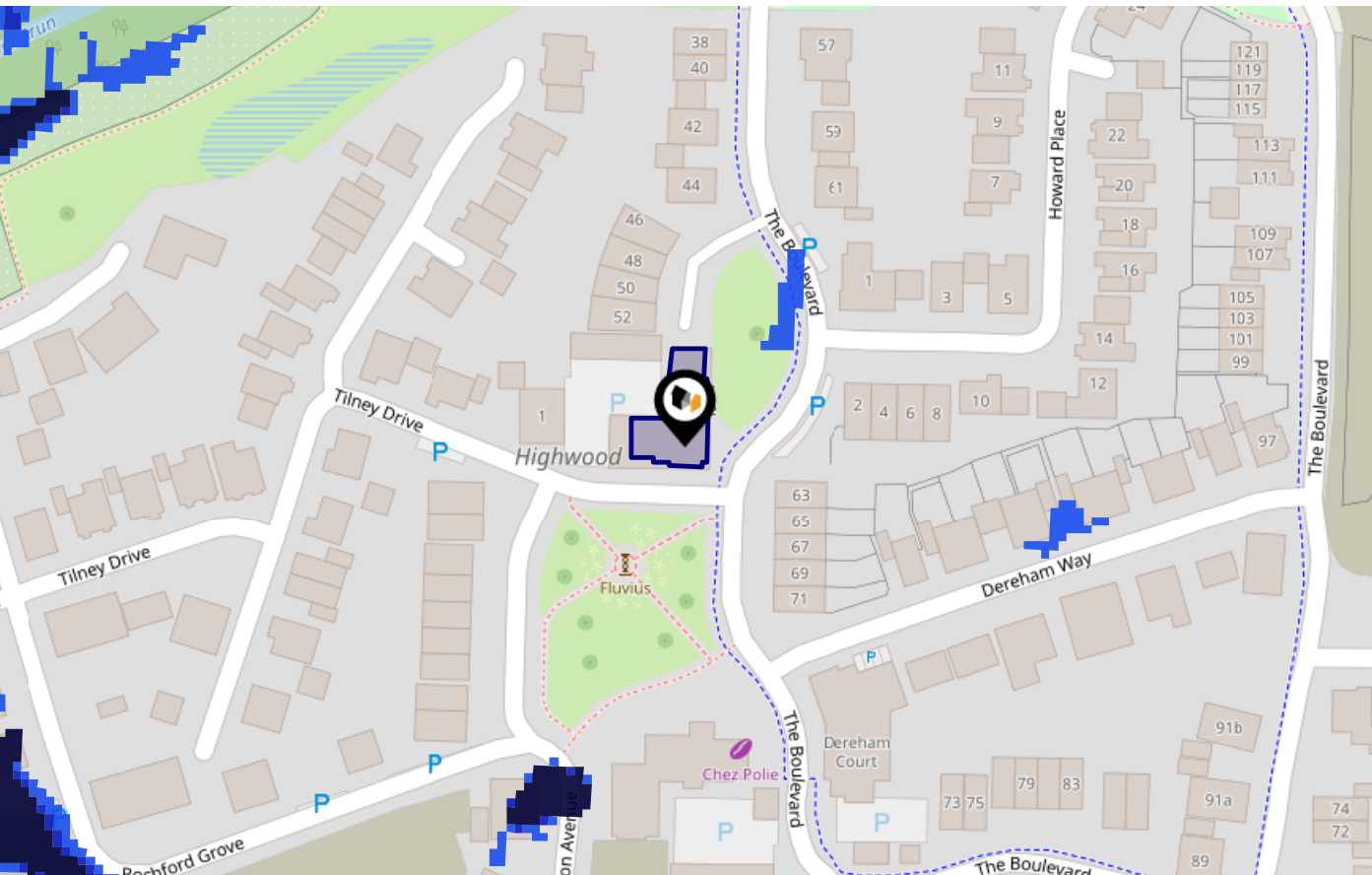
Chance of flooding to the following depths at this property:



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.

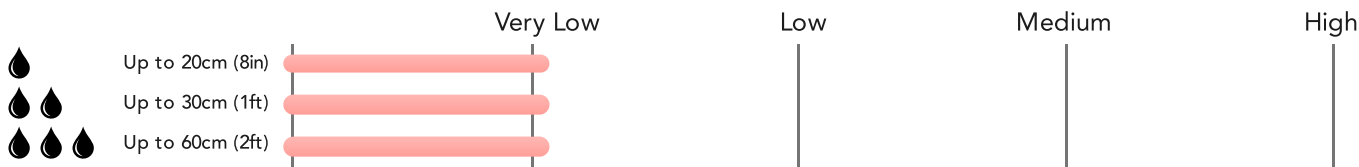


Risk Rating: Very low

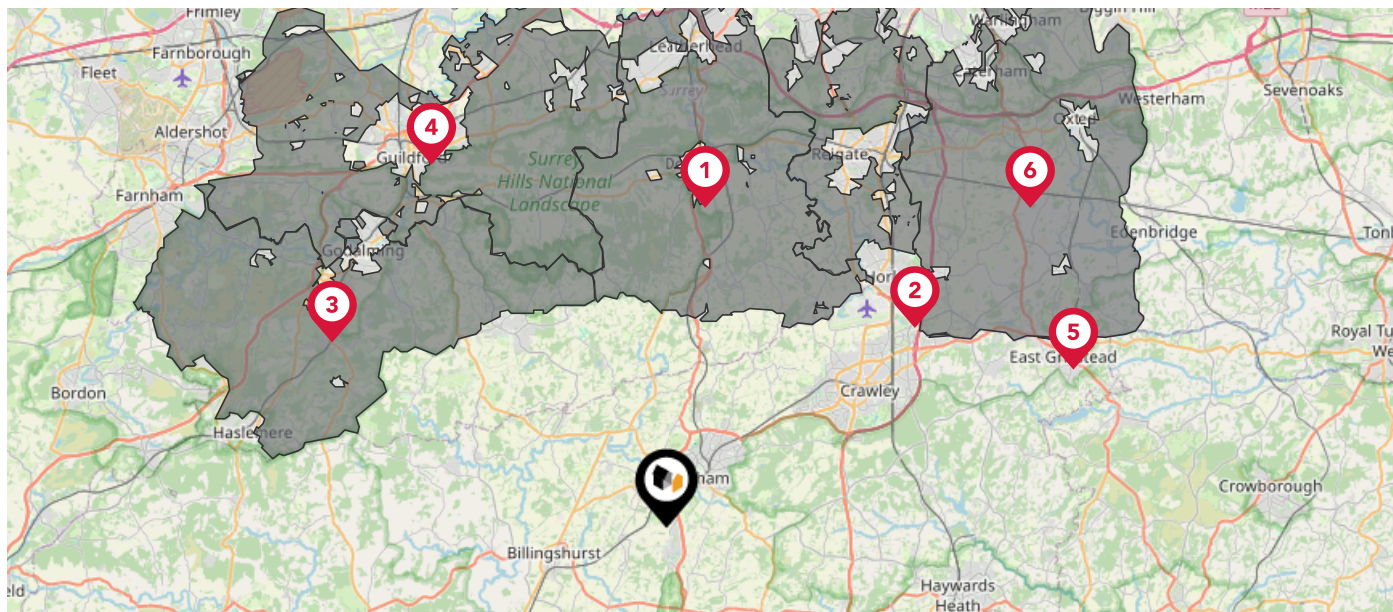
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



London Green Belt - Mole Valley



London Green Belt - Reigate and Banstead



London Green Belt - Waverley



London Green Belt - Guildford



London Green Belt - Mid Sussex



London Green Belt - Tandridge

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.



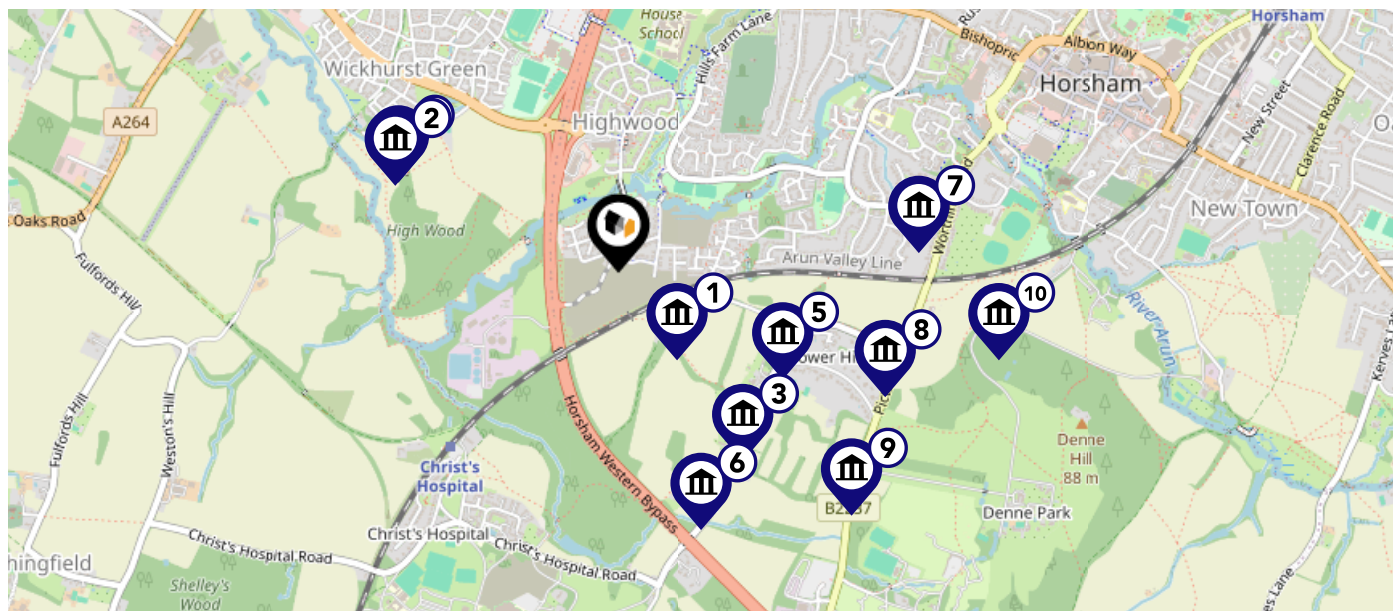
Nearby Landfill Sites

1	Blackridge Lane-Horsham, Sussex	Historic Landfill	
2	Weston's Farm-Fulfords Road, Itchingfield, Sussex	Historic Landfill	
3	Baystone Farm-Mill Lane, Itchingfield, West Sussex	Historic Landfill	
4	Hop Oast Roundabout-Southwater, Sussex	Historic Landfill	
5	Itchingfield Disused Railway Cutting-Itchingfield, Sussex	Historic Landfill	
6	Chesworth Farm & House-Horsham, Sussex	Historic Landfill	
7	Reeds Lane-Southwater, Sussex	Historic Landfill	
8	Hard's Farm-Kerves Lane, Southwater, Sussex	Historic Landfill	
9	Easteds Farm-Reeds Lane, Southwater, Sussex	Historic Landfill	
10	Nowhurst Lane-Broadbridge Heath, Sussex	Historic Landfill	

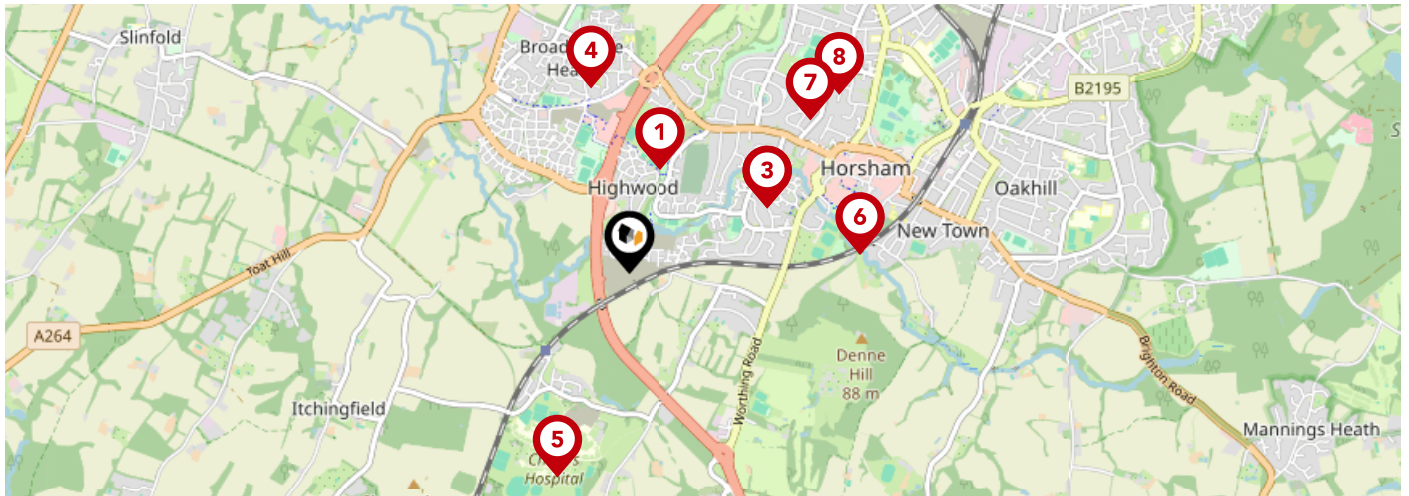
Maps

Listed Buildings

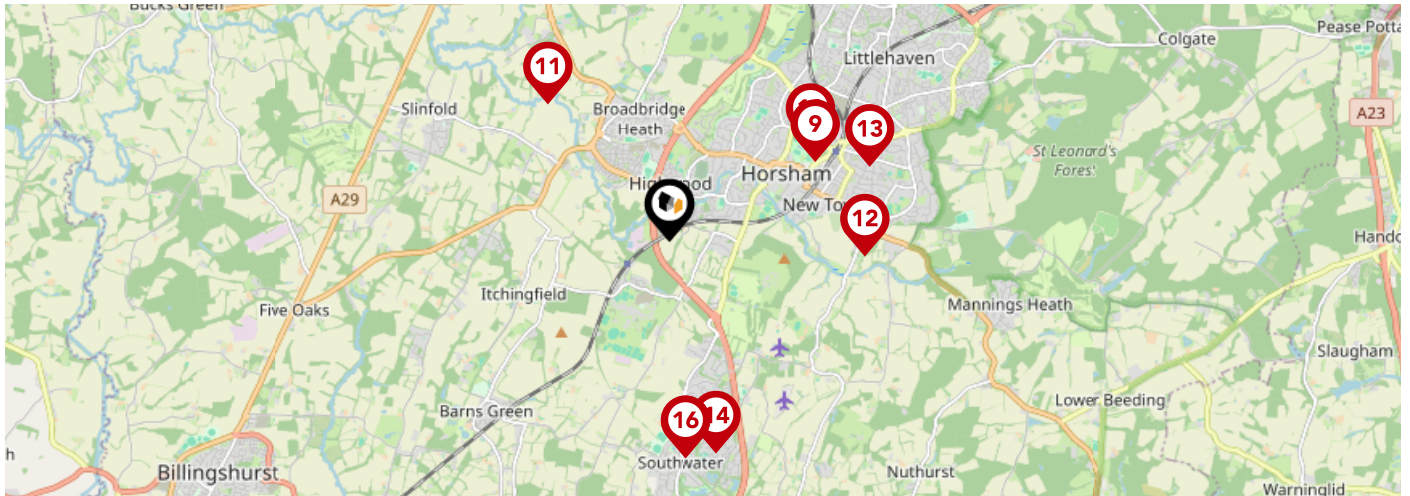
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1027029 - Parthings Farmhouse	Grade II	0.3 miles
	1391328 - Barn At Broadbridge Farm	Grade II	0.5 miles
	1027031 - Sawyersland	Grade II	0.5 miles
	1392899 - Large Granary At Broadbridge Farm	Grade II	0.5 miles
	1027030 - Butler's Cottage	Grade II	0.5 miles
	1027032 - Griggs	Grade II	0.6 miles
	1027571 - Netherledys The Needles	Grade II	0.7 miles
	1354148 - The Boar's Head Tavern	Grade II	0.7 miles
	1193571 - Gate Cottage At Denne Park	Grade II	0.8 miles
	1193367 - North Lodge	Grade II	0.9 miles

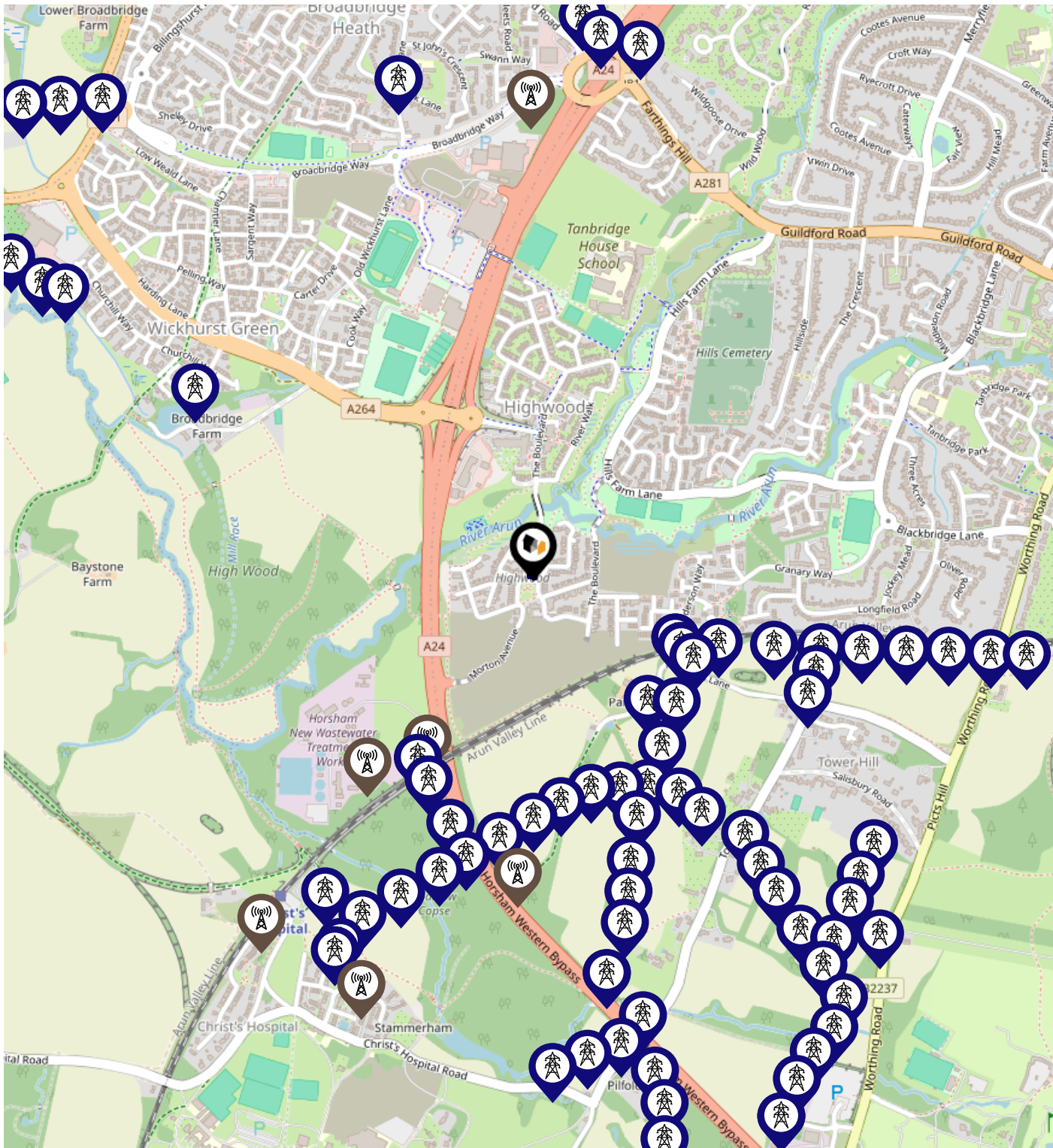


		Nursery	Primary	Secondary	College	Private
1	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:0.51	☐	☐	☒	☐	☐
2	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:0.71	☐	☒	☐	☐	☐
3	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:0.71	☐	☒	☐	☐	☐
4	Shelley Primary School Ofsted Rating: Good Pupils: 415 Distance:0.89	☐	☒	☐	☐	☐
5	Christ's Hospital Ofsted Rating: Not Rated Pupils: 866 Distance:1	☐	☐	☒	☐	☐
6	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:1.08	☐	☒	☐	☐	☐
7	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:1.11	☐	☒	☐	☐	☐
8	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:1.29	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance:1.56	☐	☒	☒	☐	☐
	The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils:0 Distance:1.6	☐	☐	☒	☐	☐
	New Barn School Ofsted Rating: Good Pupils: 80 Distance:1.71	☐	☐	☒	☐	☐
	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:1.84	☐	☐	☒	☐	☐
	Horsham Nursery School Ofsted Rating: Good Pupils: 142 Distance:2	☒	☐	☐	☐	☐
	Castlewood Primary School Ofsted Rating: Good Pupils: 201 Distance:2.02	☐	☒	☐	☐	☐
	Southwater Junior Academy Ofsted Rating: Good Pupils: 436 Distance:2.02	☐	☒	☐	☐	☐
	Southwater Infant Academy Ofsted Rating: Good Pupils: 281 Distance:2.02	☐	☒	☐	☐	☐

Local Area Masts & Pylons

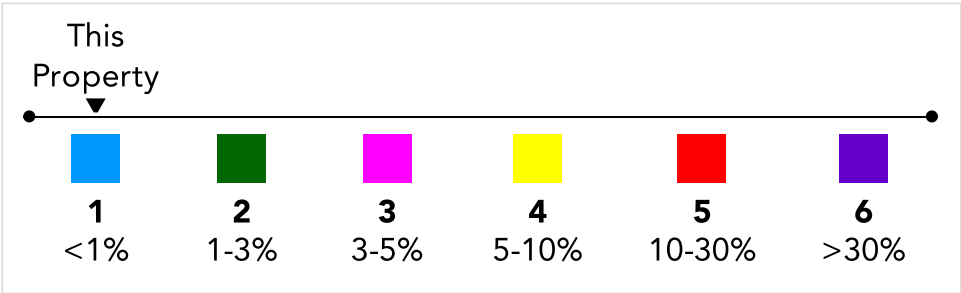
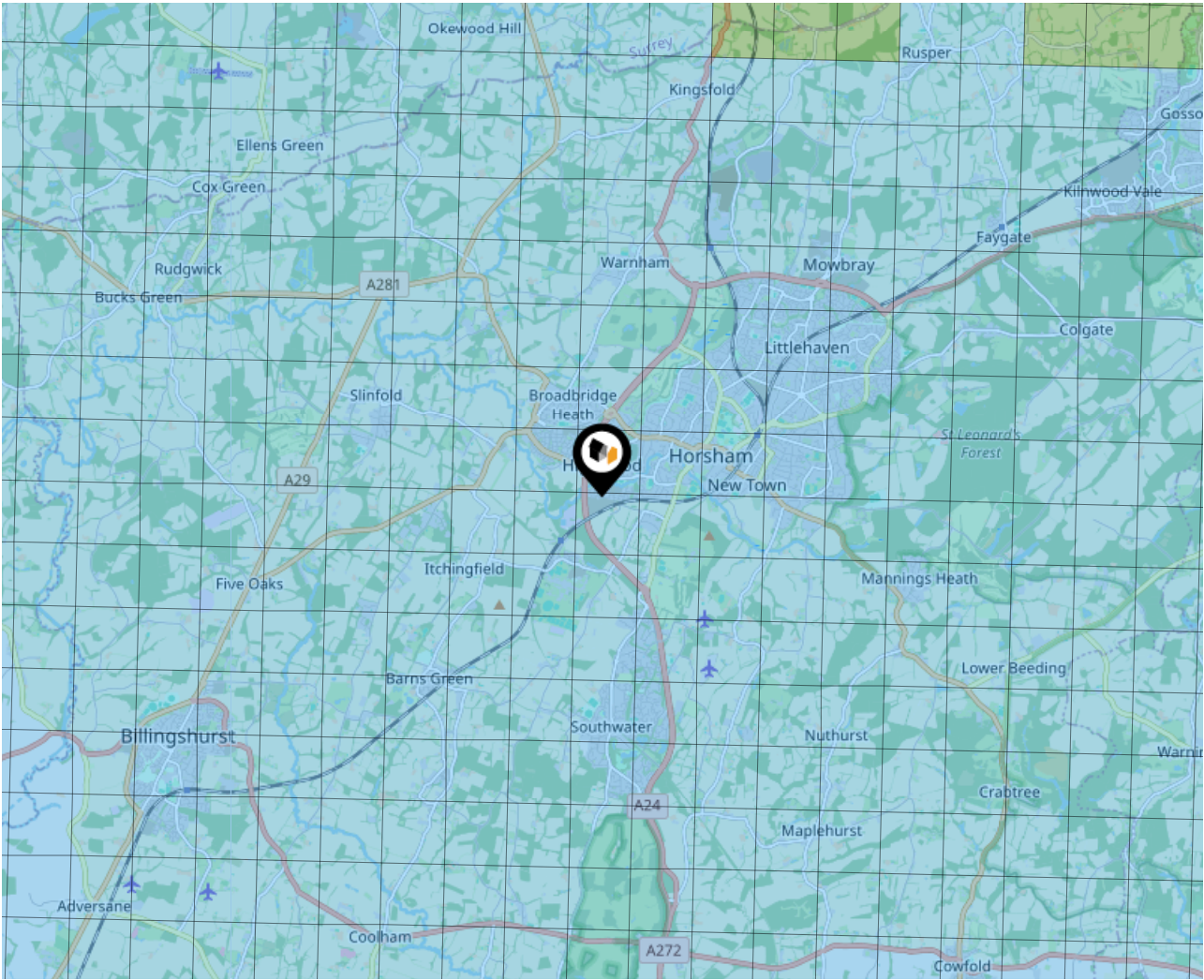


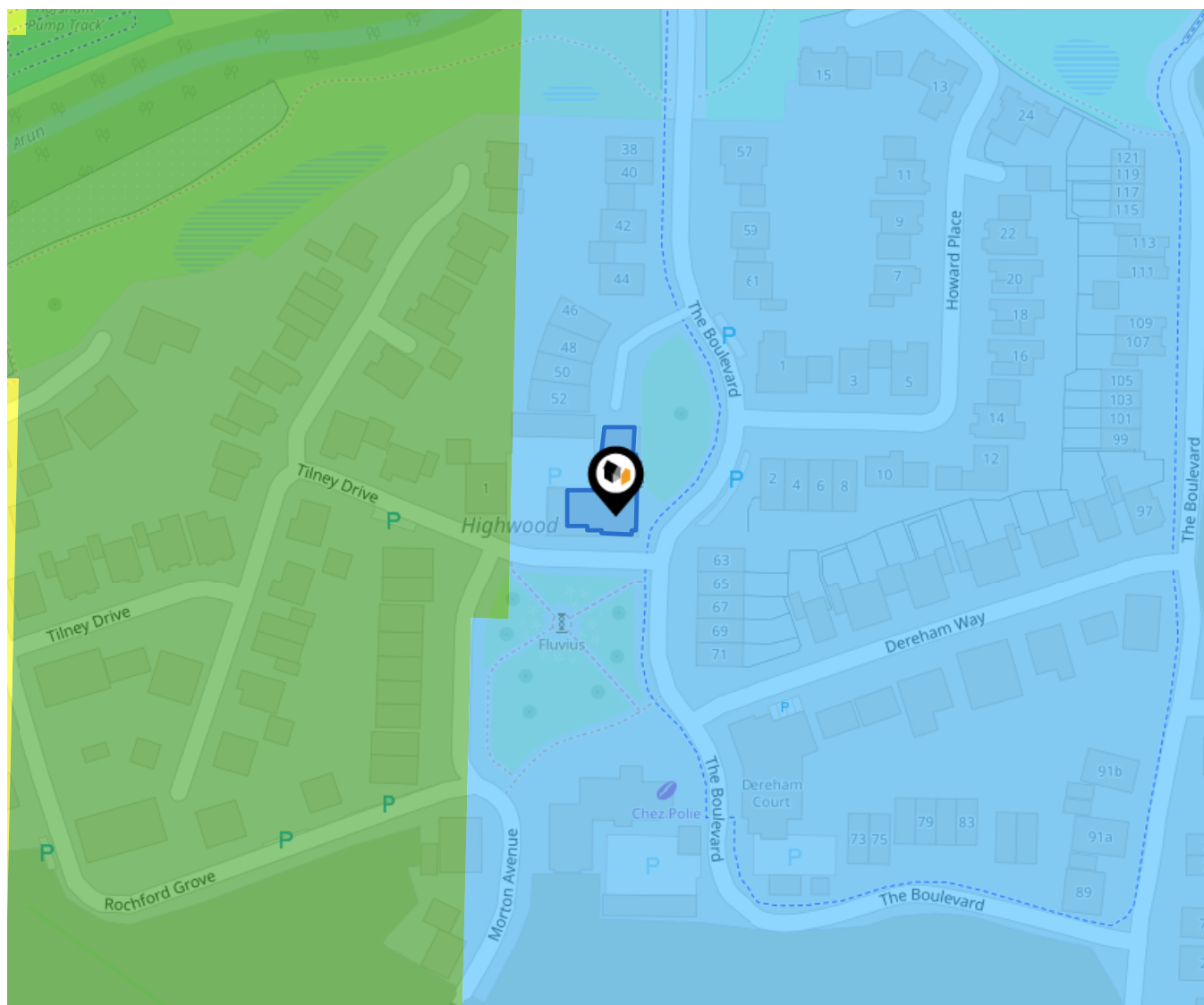
Key:

-  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).





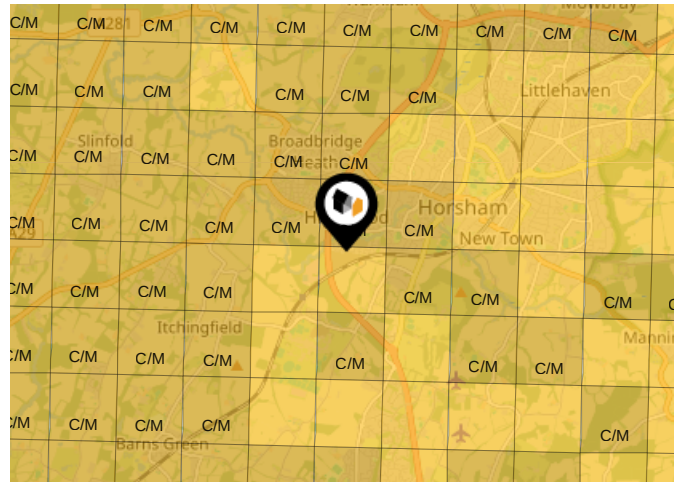
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

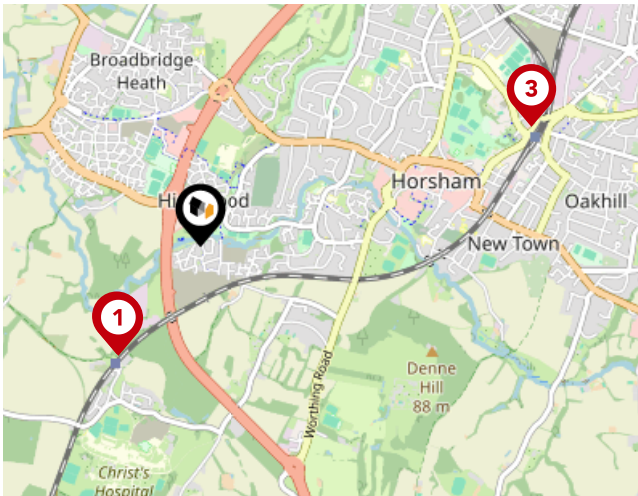


Primary Classifications (Most Common Clay Types)

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

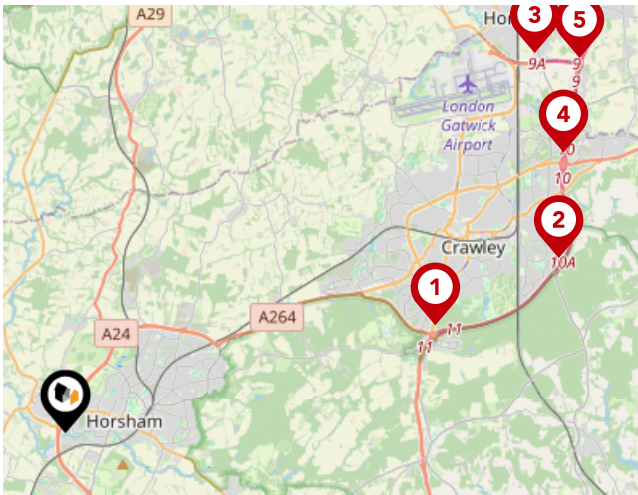
Area

Transport (National)



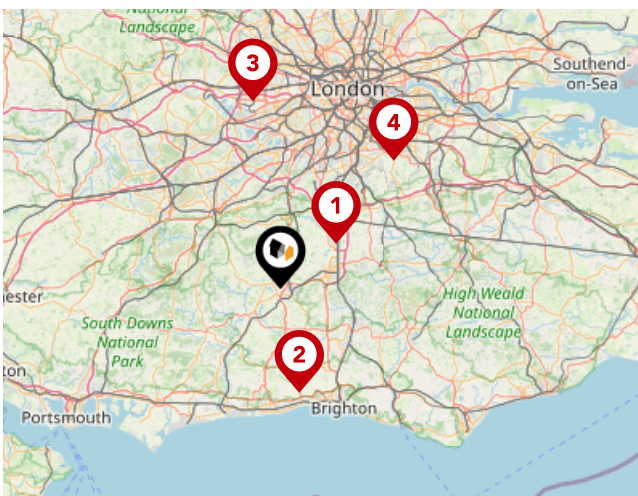
National Rail Stations

Pin	Name	Distance
1	Christs Hospital Rail Station	0.63 miles
2	Christs Hospital Rail Station	0.63 miles
3	Horsham Rail Station	1.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.17 miles
2	M23 J10A	9.73 miles
3	M23 J9A	11.21 miles
4	M23 J10	10.63 miles
5	M23 J9	11.83 miles

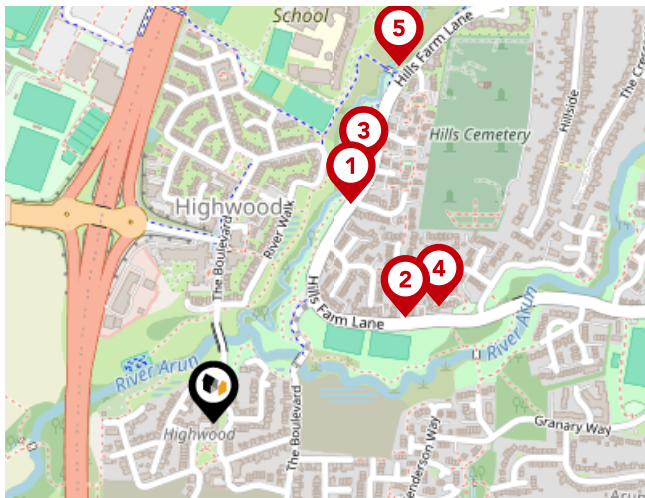


Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	10.72 miles
2	Shoreham-by-Sea	15.81 miles
3	Heathrow Airport Terminal 4	28.1 miles
4	Leaves Green	25.38 miles

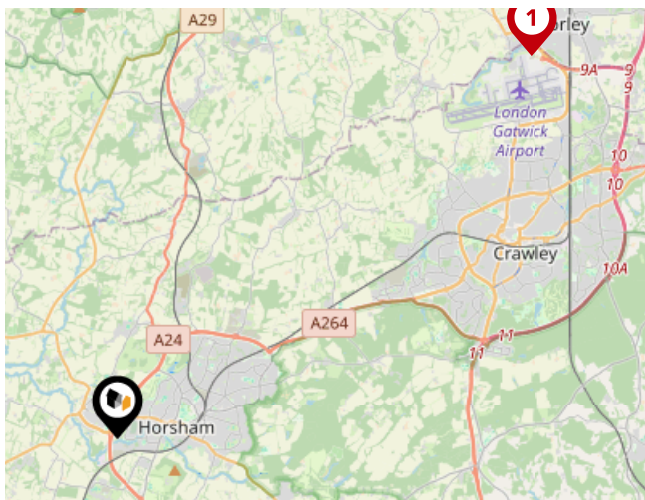
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoneybrook	0.3 miles
2	Fellcott Way	0.25 miles
3	Stoneybrook	0.34 miles
4	Fellcott Way	0.3 miles
5	Meadvale	0.47 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	10.51 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!



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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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