

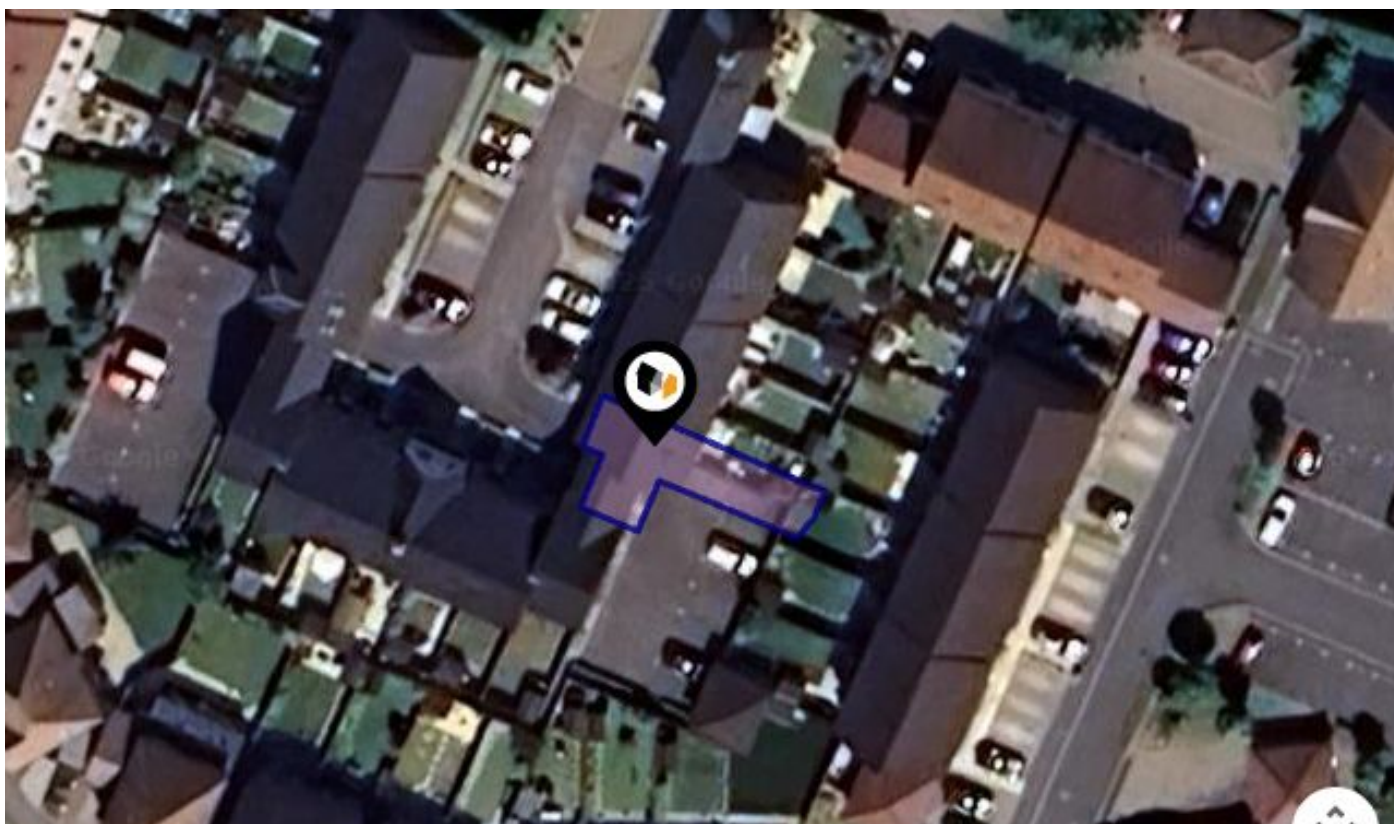


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 07<sup>th</sup> October 2025**



**22, HUNTLEY MEWS, SOUTHWATER, HORSHAM, RH13 9FD**

## At Home Estate And Lettings Agency

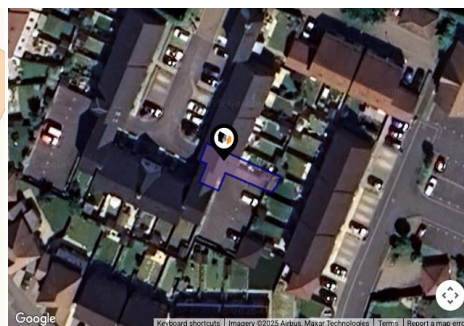
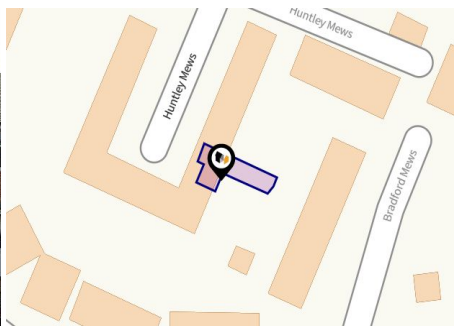
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Ali@athomeestates.co.uk

www.athomeestates.co.uk





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	08/01/2019
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£410,000
<b>Floor Area:</b>	1,087 ft <sup>2</sup> / 101 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£377
<b>Plot Area:</b>	0.03 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2019	<b>Start Date:</b>	07/01/2019
<b>Title Number:</b>	WSX405447	<b>End Date:</b>	08/01/3018
<b>UPRN:</b>	10093101151	<b>Lease Term:</b>	999 years from 8 January 2019.
		<b>Term Remaining:</b>	992 years

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>10000</b> mb/s

### Mobile Coverage: (based on calls indoors)

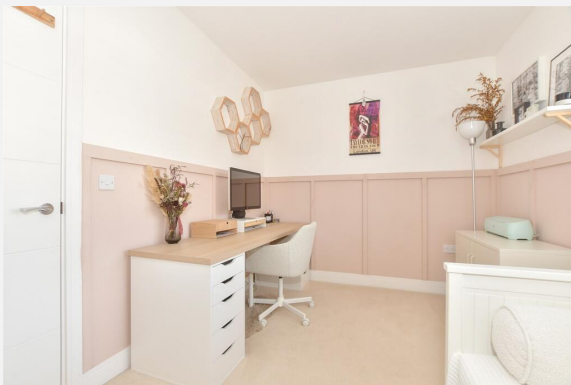


### Satellite/Fibre TV Availability:





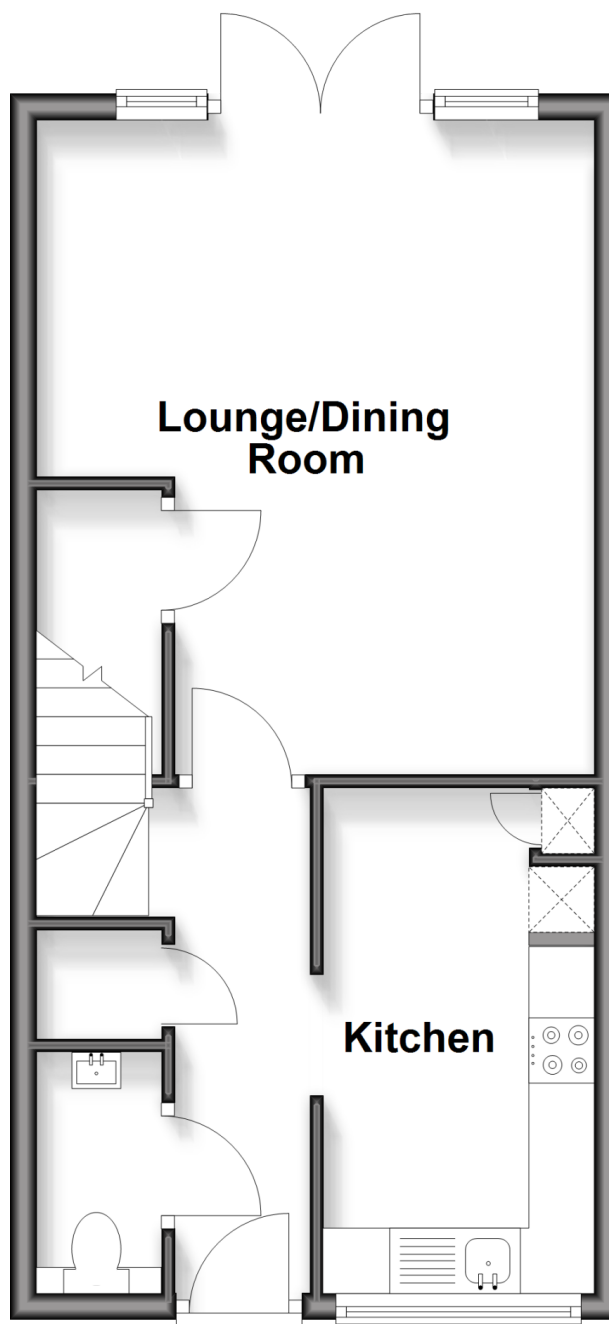




**22, HUNTLEY MEWS, SOUTHWATER, HORSHAM, RH13**  
**9FD**

**Ground Floor**

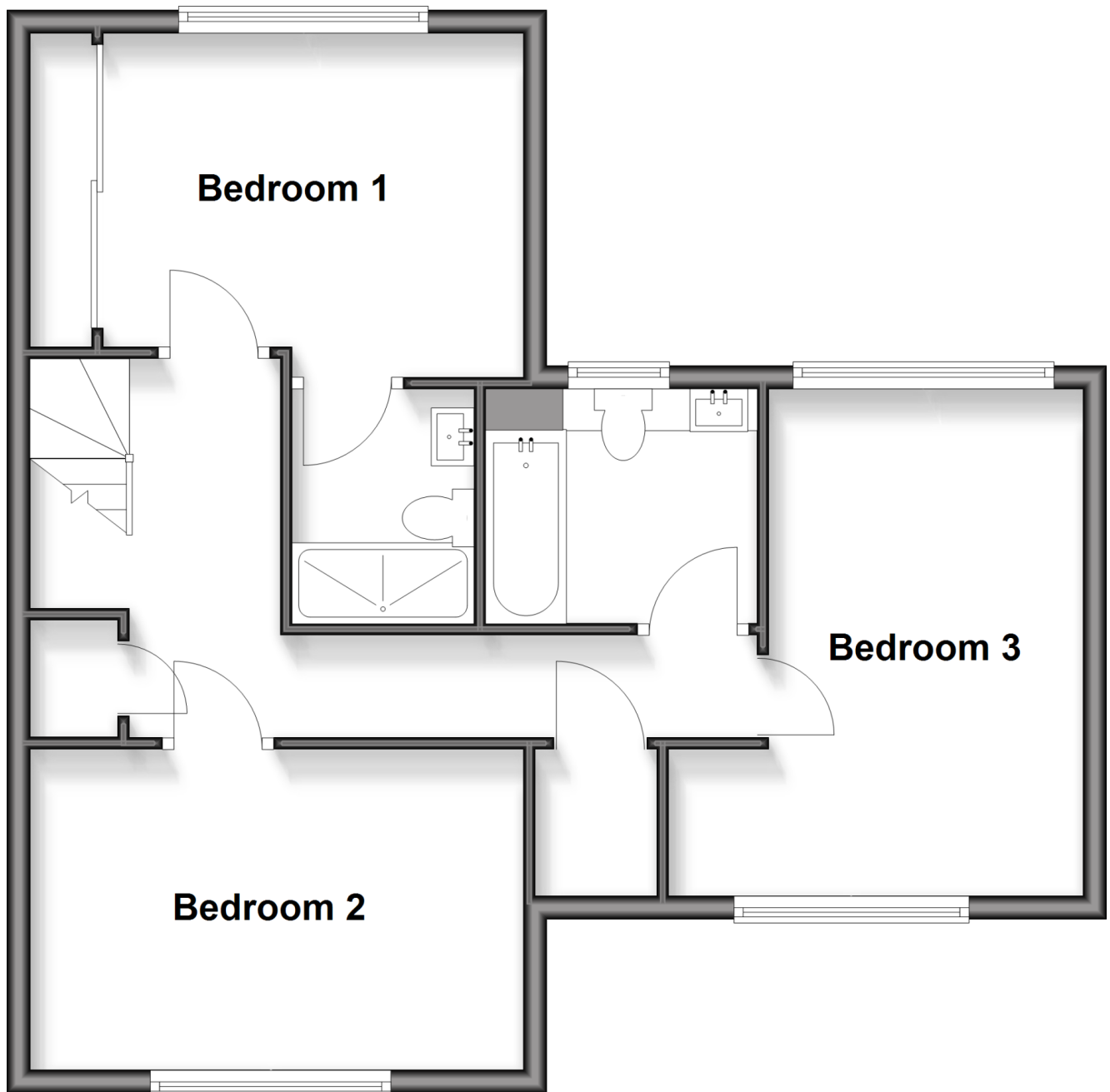
Approx. 38.3 sq. metres (412.0 sq. feet)

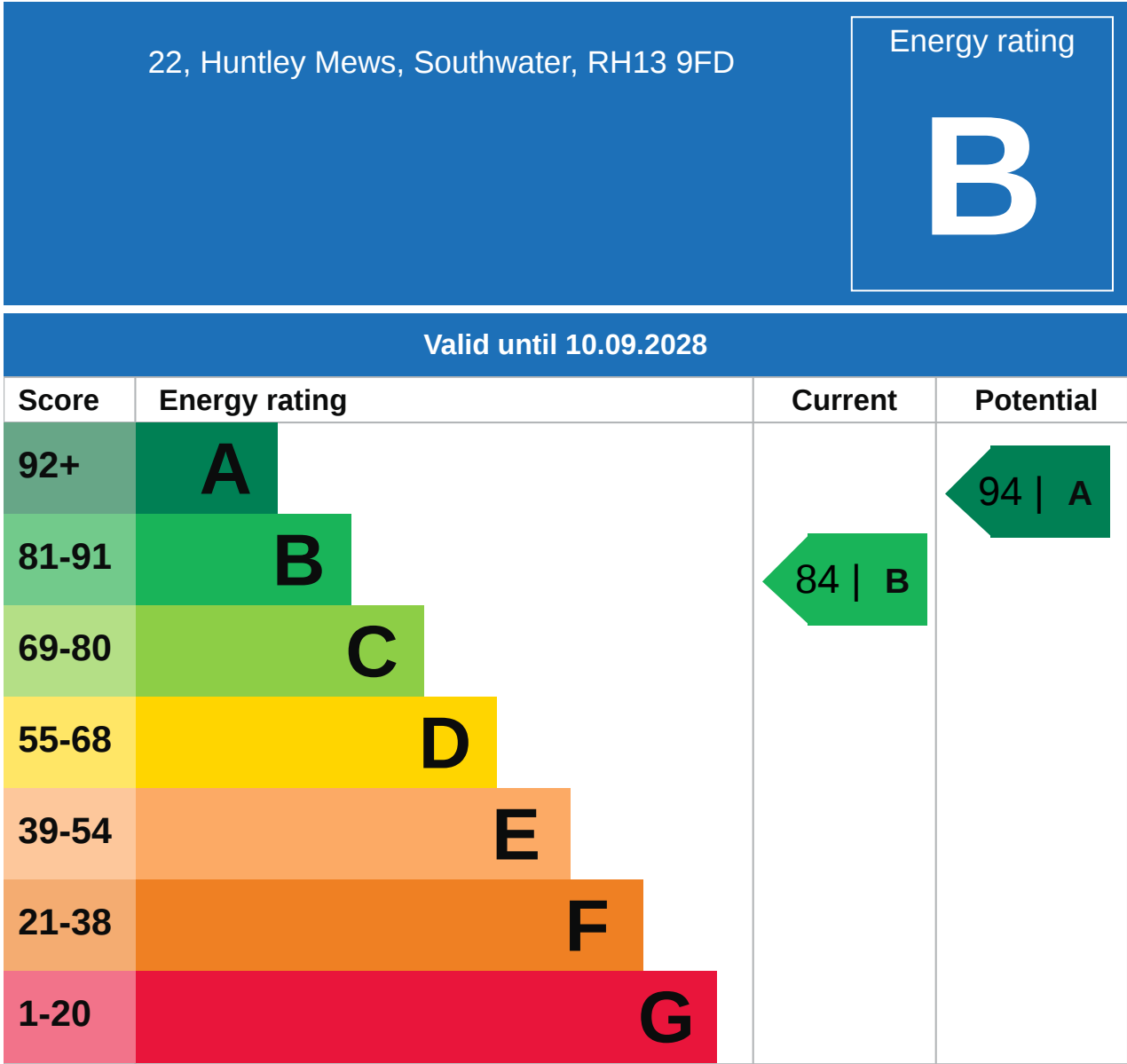


**22, HUNTLEY MEWS, SOUTHWATER, HORSHAM, RH13**  
**9FD**

**First Floor**

Approx. 59.4 sq. metres (639.2 sq. feet)







## Additional EPC Data

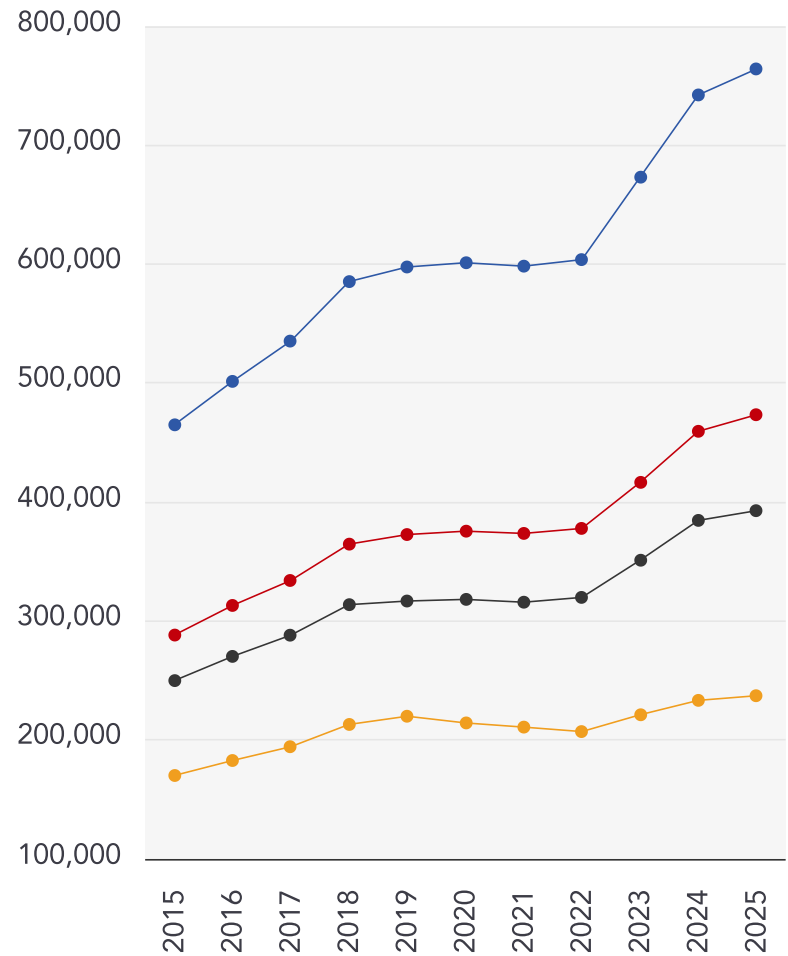
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<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, flue gas heat recovery
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.17 W/m-Â°K
<b>Total Floor Area:</b>	101 m <sup>2</sup>



# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in RH13



Detached

**+64.34%**

Semi-Detached

**+64.26%**

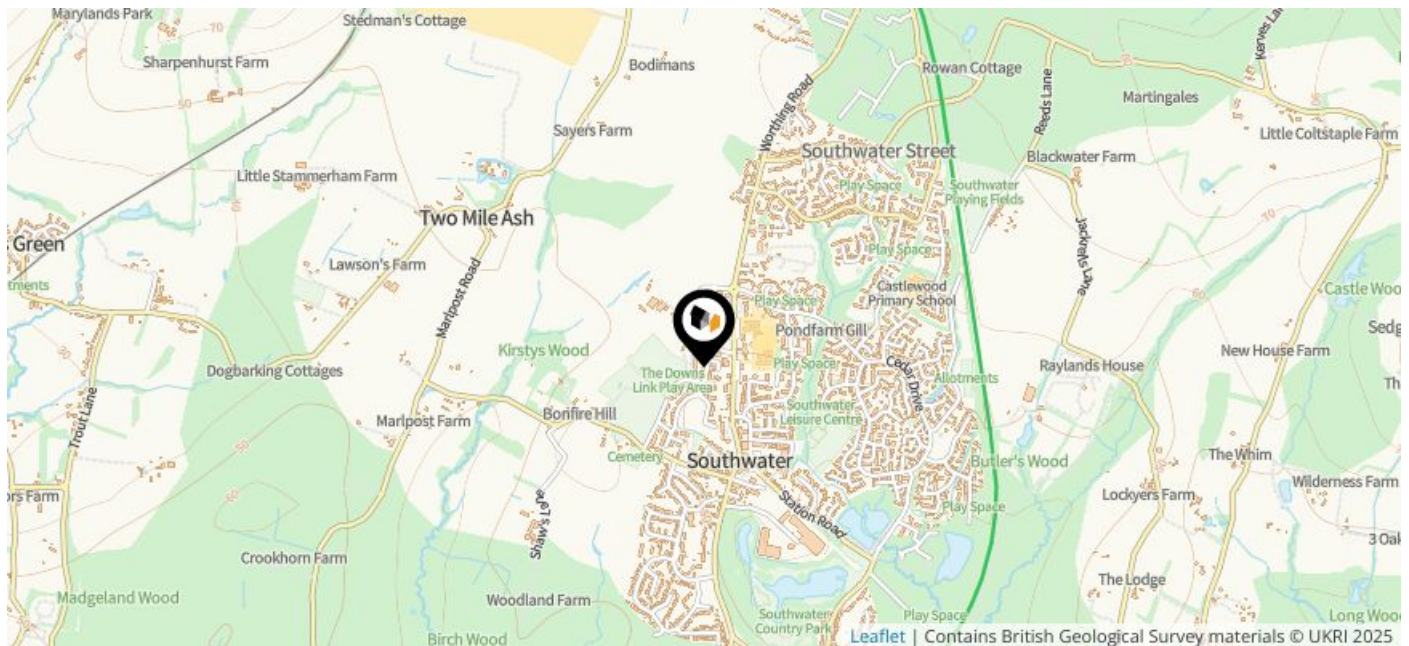
Terraced

**+57.16%**

Flat

**+39.41%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

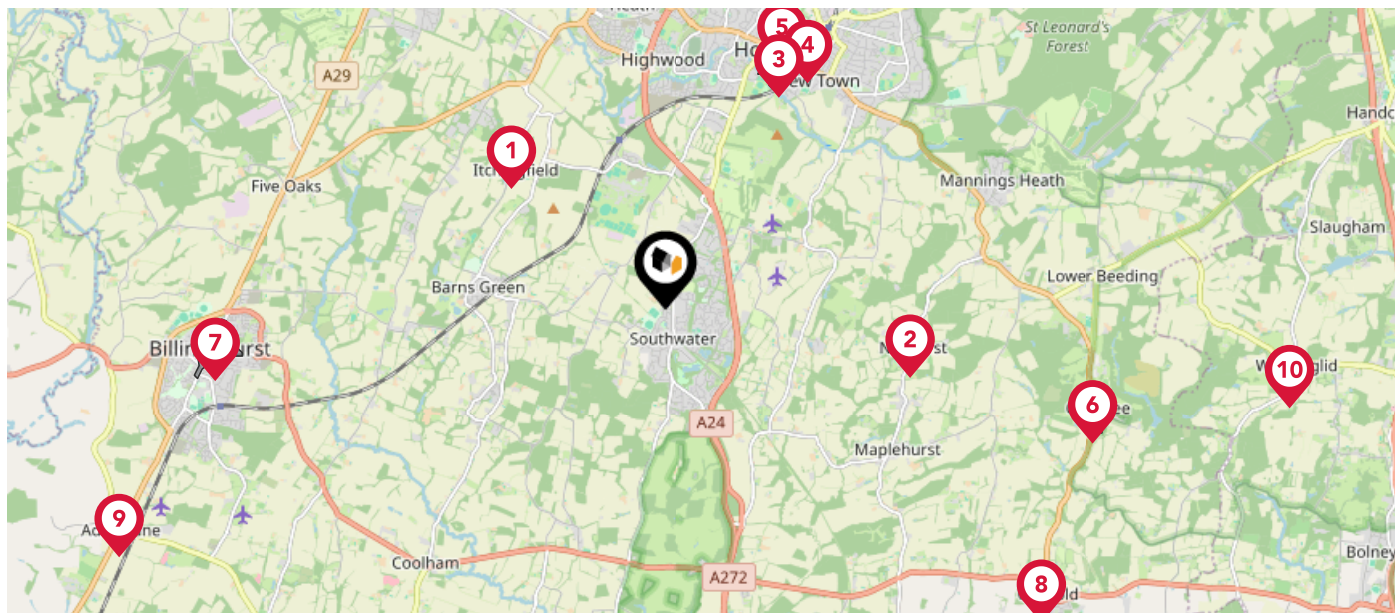
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

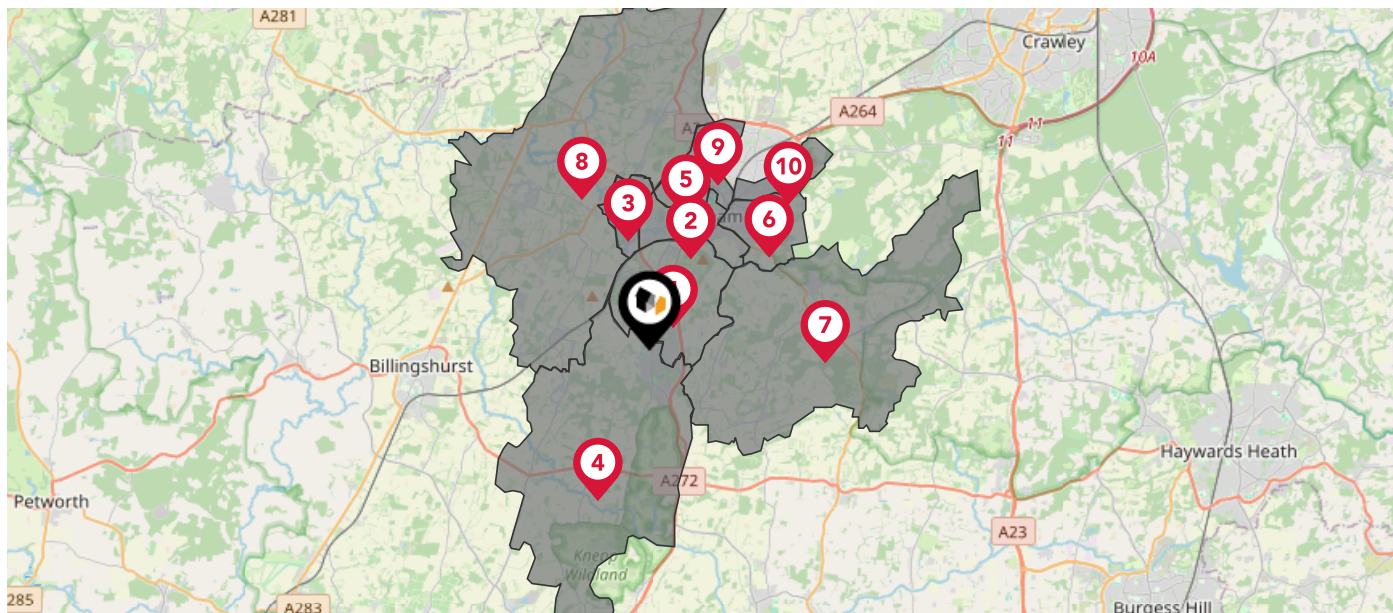
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- |    |  |
|----|--|
| 1  | Itchingfield                                     |
| 2  | Nuthurst   |
| 3  | Horsham  |
| 4  | Horsham (Park Terrace Gardens) Conservation Area |
| 5  | Horsham, London Road                             |
| 6  | Crabtree   |
| 7  | Billingshurst                                    |
| 8  | Cowfold  |
| 9  | Adversane  |
| 10 | Warninglid                                       |

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

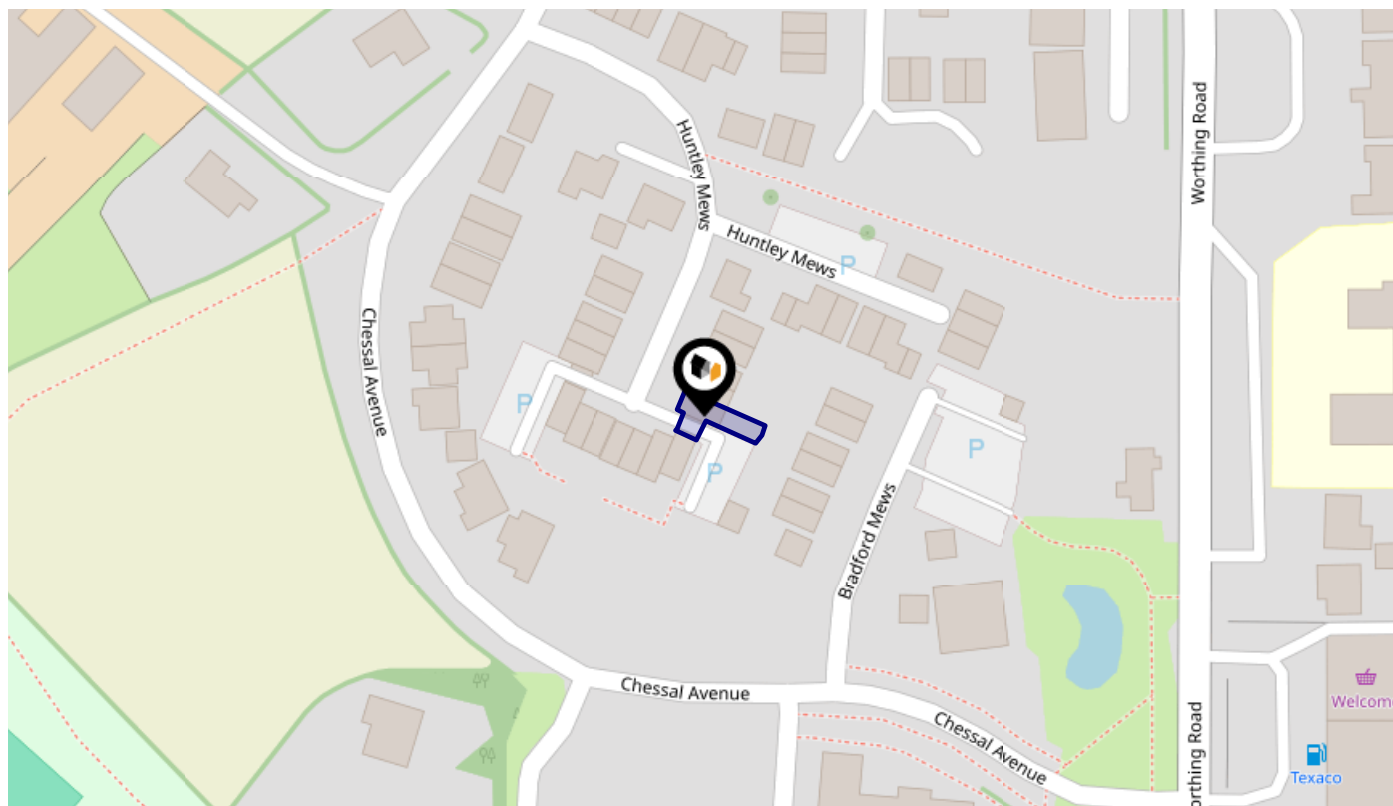


### Nearby Council Wards

- 1 Southwater North Ward
- 2 Denne Ward
- 3 Broadbridge Heath Ward
- 4 Southwater South & Shipley Ward
- 5 Trafalgar Ward
- 6 Forest Ward
- 7 Nuthurst & Lower Beeding Ward
- 8 Itchingfield, Slinfold & Warnham Ward
- 9 Holbrook West 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:

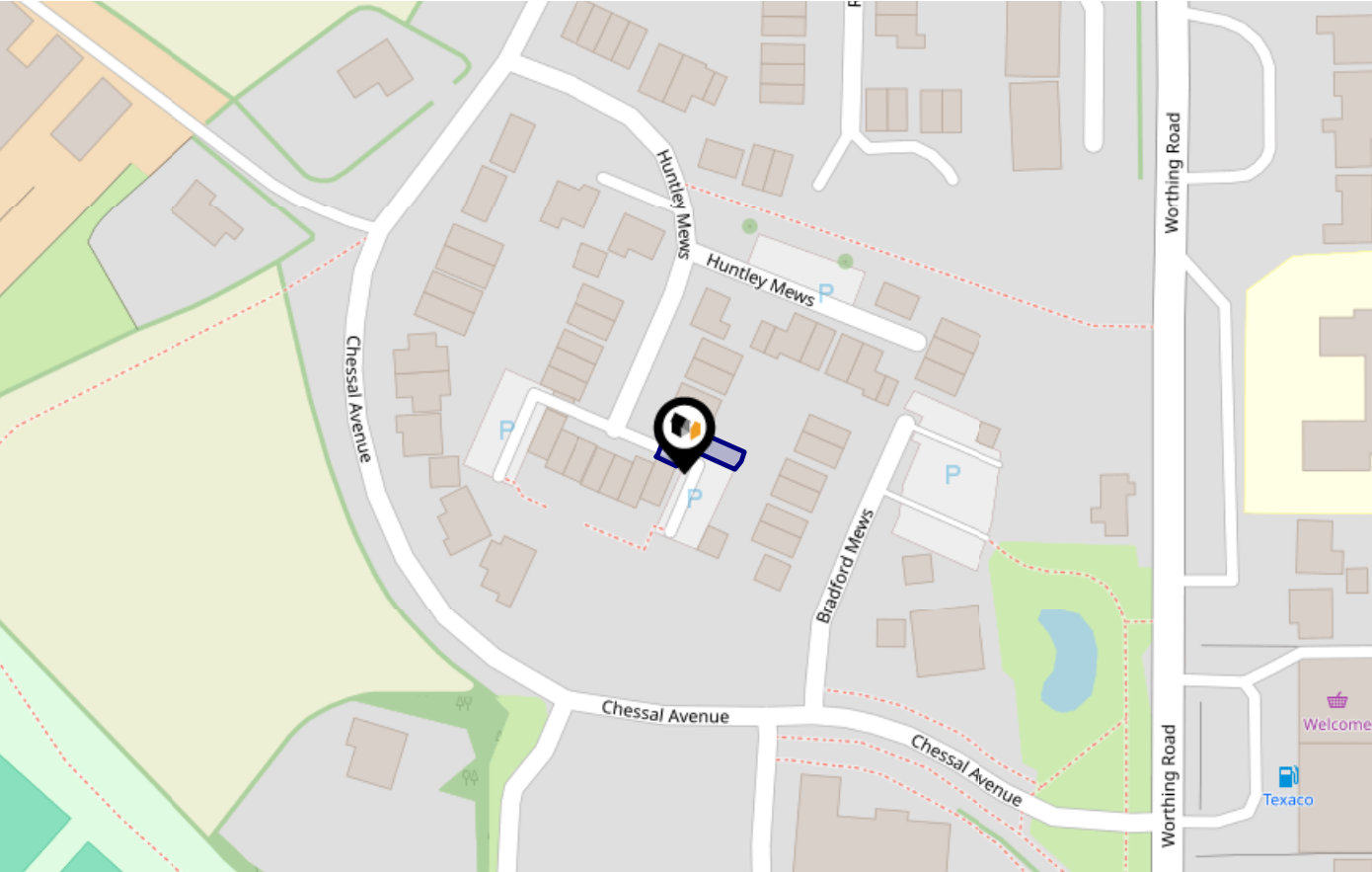
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>



# 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.

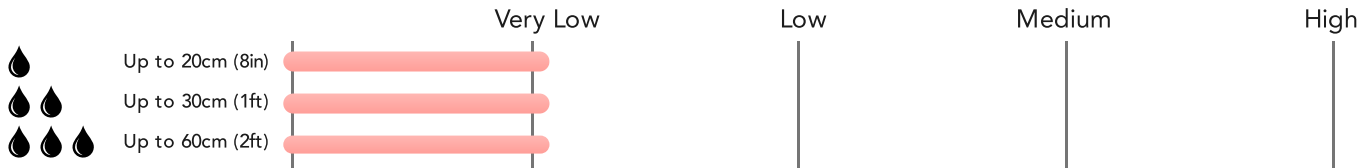


**Risk Rating:** Very low

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.

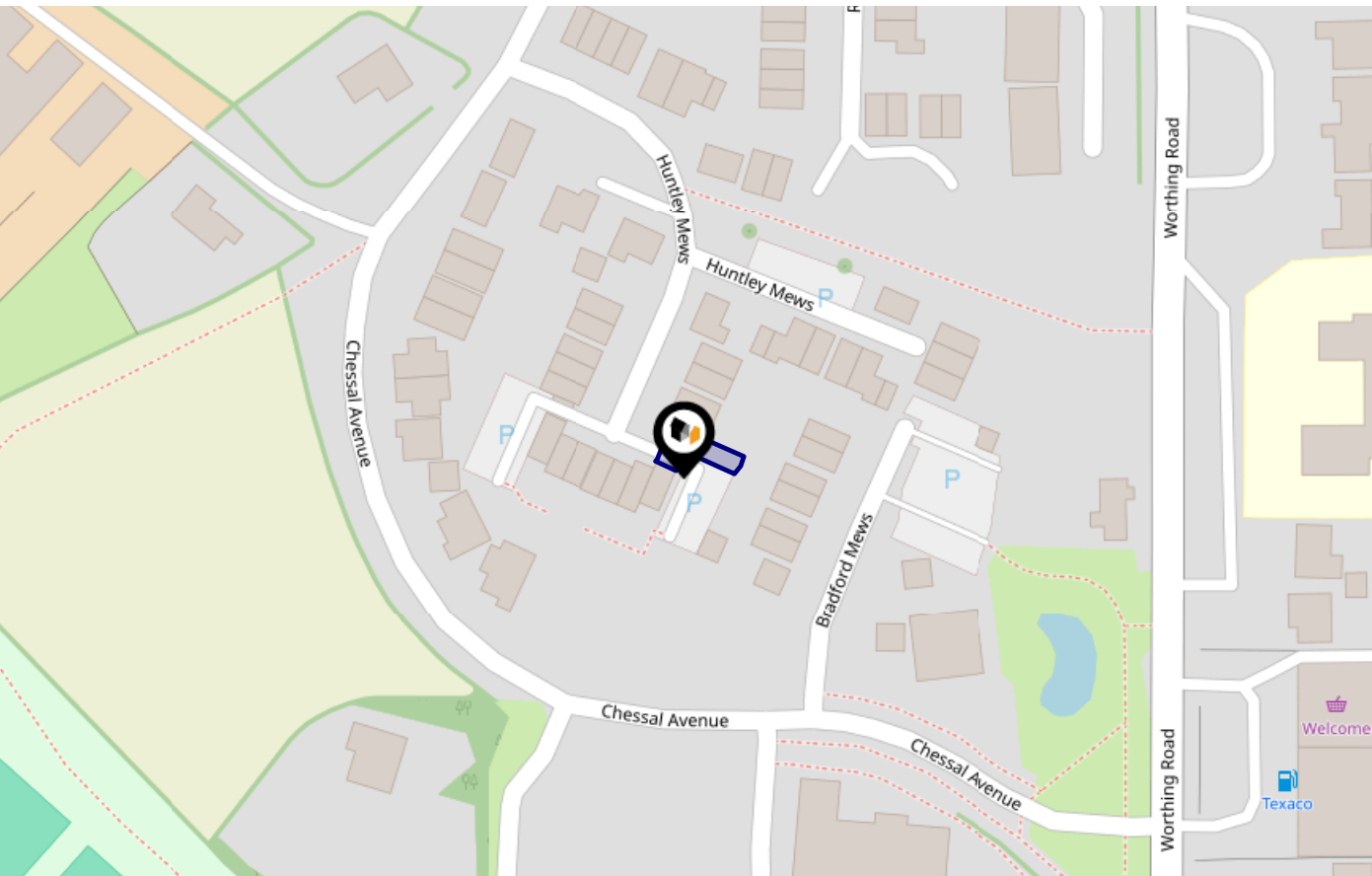
Chance of flooding to the following depths at this property:



# 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.

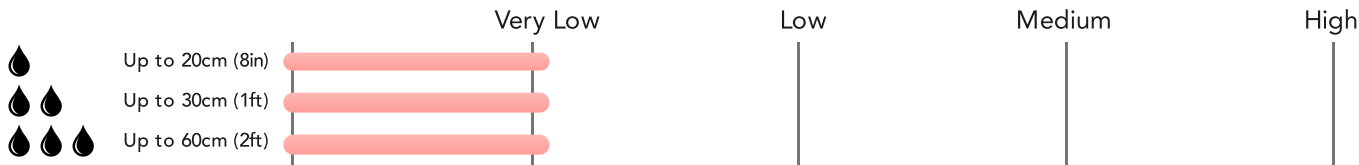


**Risk Rating:** Very low

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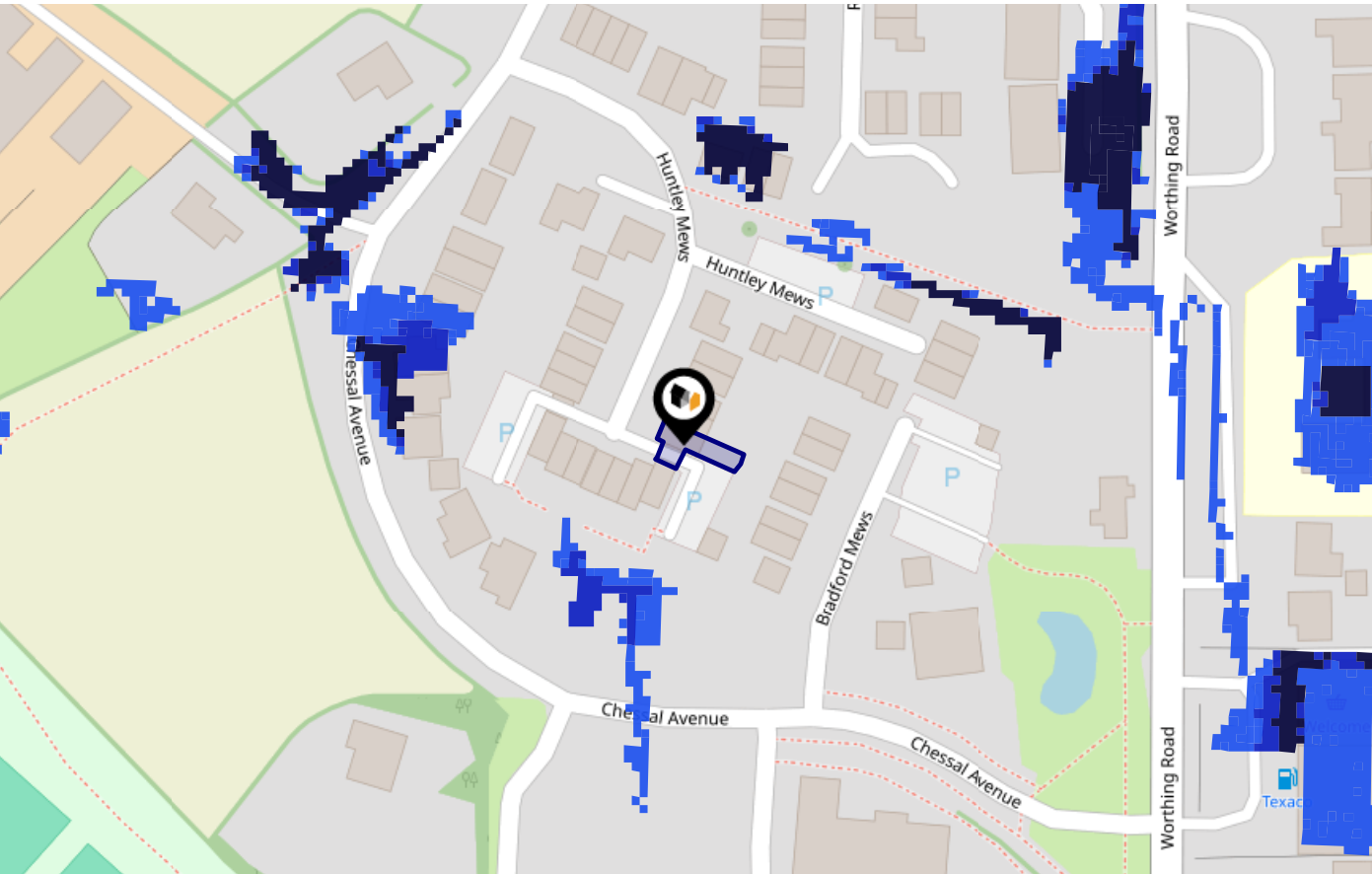
Chance of flooding to the following depths at this property:



# 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.

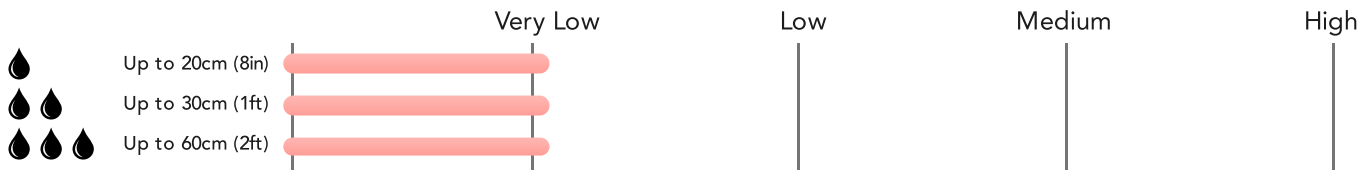


Risk Rating: Very low

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.

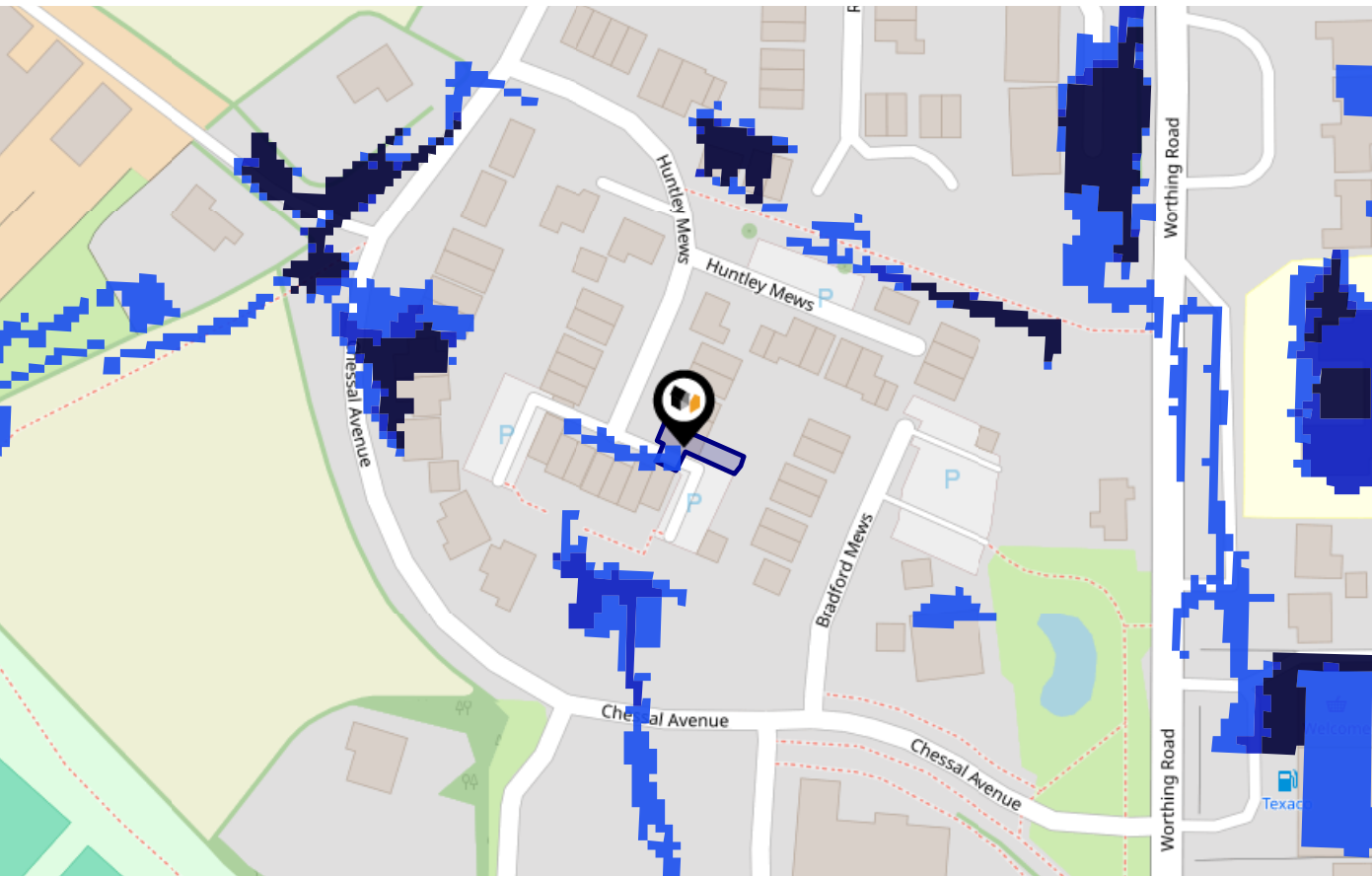
Chance of flooding to the following depths at this property:



# 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.

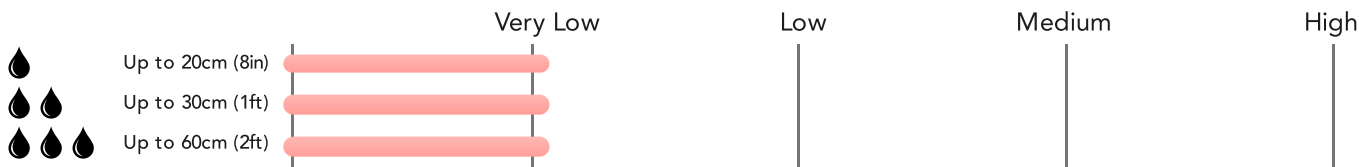


Risk Rating: Very low

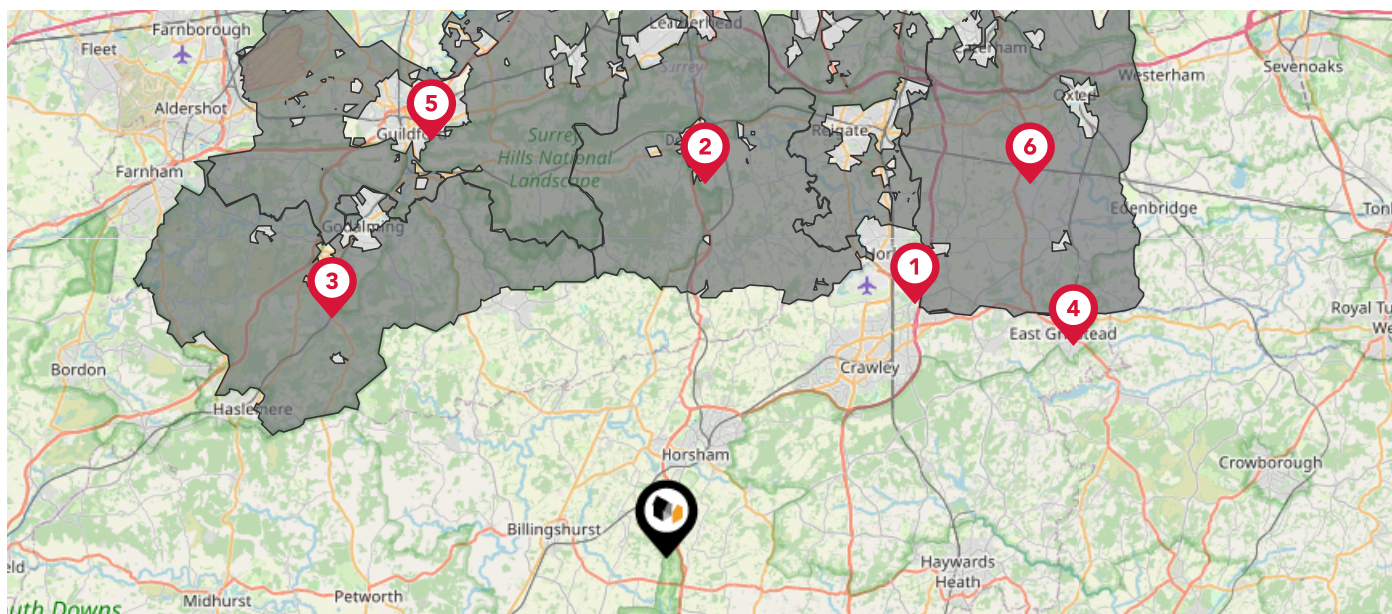
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.







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 - Reigate and Banstead
-  London Green Belt - Mole Valley
-  London Green Belt - Waverley
-  London Green Belt - Mid Sussex
-  London Green Belt - Guildford
-  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











<b>1</b>	Disused Railway Cutting-College Farm, Southwater, Sussex	Historic Landfill	
<b>2</b>	Reeds Lane-Southwater, West Sussex	Historic Landfill	
<b>3</b>	Reeds Lane-Southwater, Sussex	Historic Landfill	
<b>4</b>	Easteds Farm-Reeds Lane, Southwater, Sussex	Historic Landfill	
<b>5</b>	Hop Oast Roundabout-Southwater, Sussex	Historic Landfill	
<b>6</b>	Gill House Farm-Copsale, Sussex	Historic Landfill	
<b>7</b>	Hard's Farm-Kerves Lane, Southwater, Sussex	Historic Landfill	
<b>8</b>	Weston's Farm-Fulfords Road, Itchingfield, Sussex	Historic Landfill	
<b>9</b>	Baystone Farm-Mill Lane, Itchingfield, West Sussex	Historic Landfill	
<b>10</b>	Blackridge Lane-Horsham, Sussex	Historic Landfill	

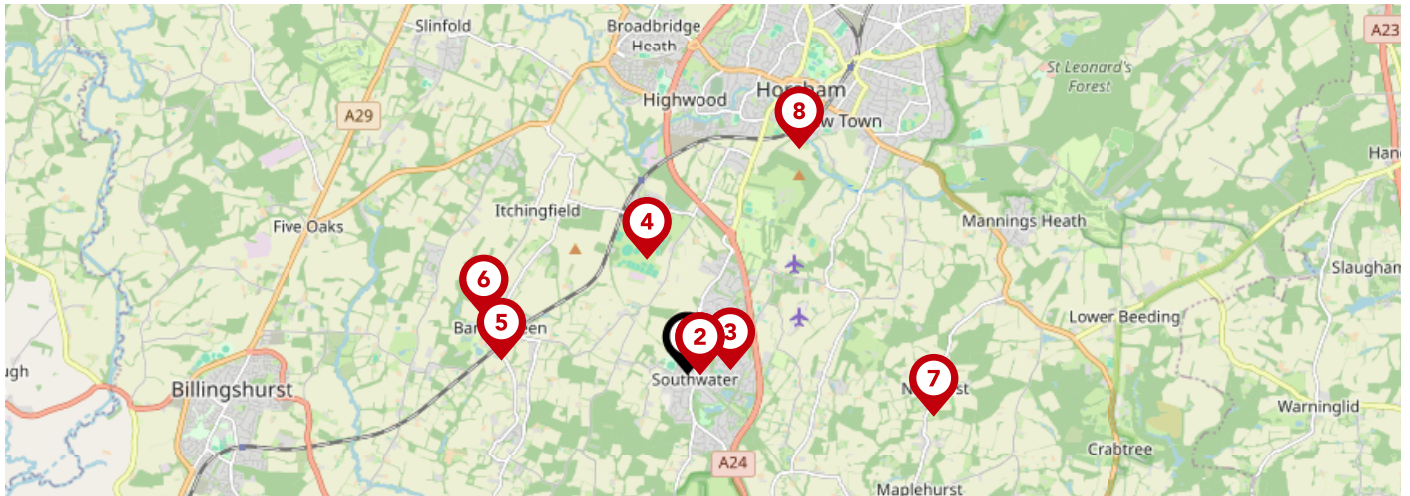
# Maps

## Listed Buildings

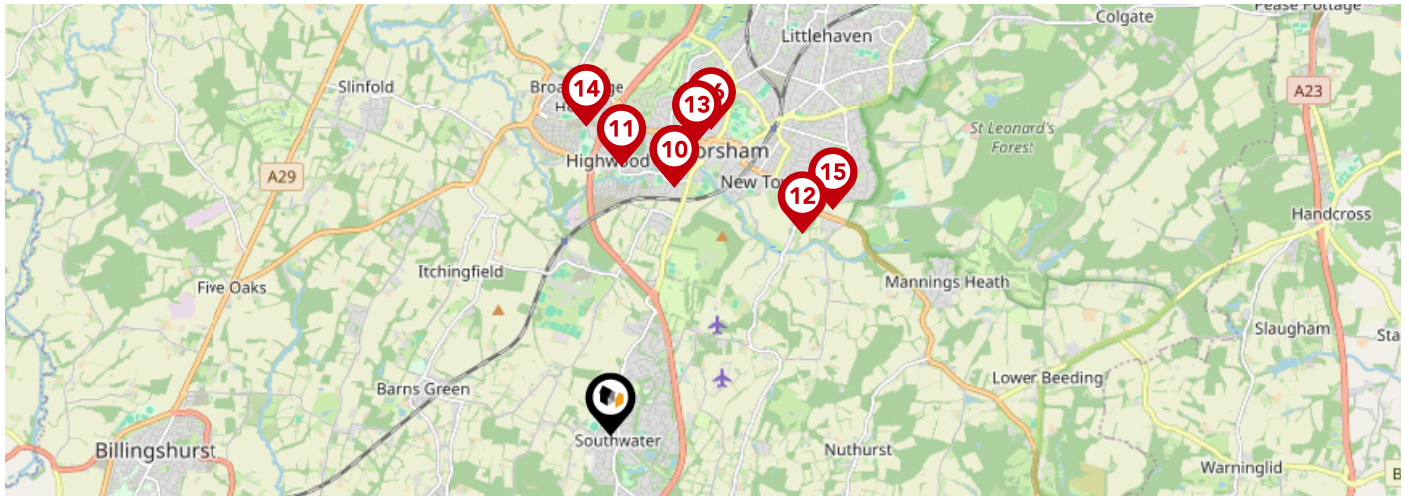
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1354174 - College Farmhouse	Grade II	0.1 miles
	1193754 - Jasmine Cottage Wheelwright House	Grade II	0.2 miles
	1286023 - Great House Farmhouse	Grade II	0.2 miles
	1027041 - Pond Farmhouse	Grade II	0.3 miles
	1259780 - Holy Innocents Church	Grade II	0.3 miles
	1027059 - Vicarage Cottage	Grade II	0.3 miles
	1409948 - Southwater House	Grade II	0.4 miles
	1027042 - The Cock Inn	Grade II	0.4 miles
	1027038 - Barn To North West Of Sayers Farmhouse, Christ's Hospital	Grade II	0.5 miles
	1027037 - Sayers Farmhouse, Christ's Hospital	Grade II	0.5 miles



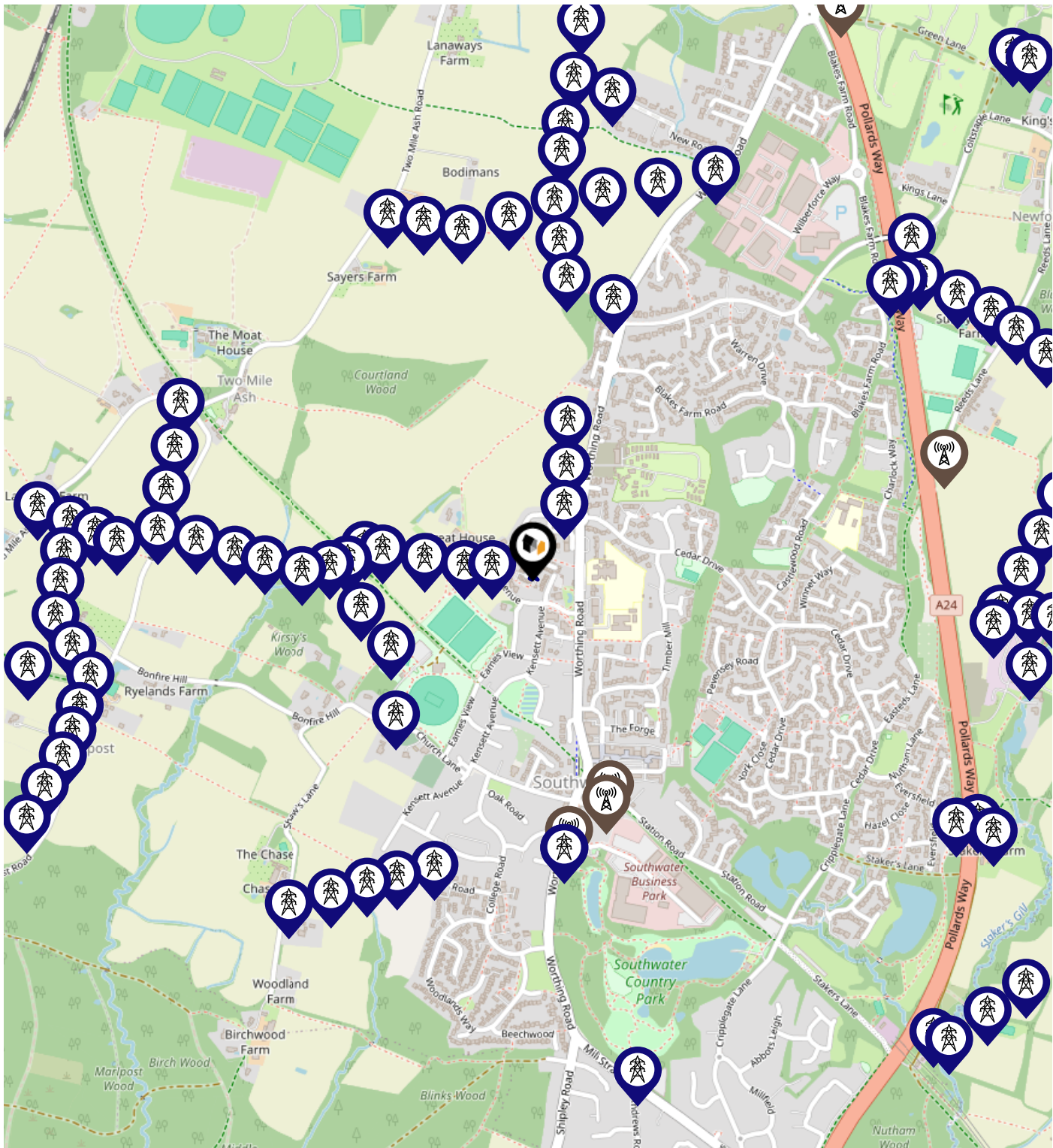
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Southwater Junior Academy</b> Ofsted Rating: Good   Pupils: 436   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Southwater Infant Academy</b> Ofsted Rating: Good   Pupils: 281   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Castlewood Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 866   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Barns Green Primary School</b> Ofsted Rating: Requires improvement   Pupils: 133   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Muntham House School</b> Ofsted Rating: Good   Pupils: 114   Distance:1.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 152   Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 419   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Tanbridge House School</b> Ofsted Rating: Outstanding   Pupils: 1508   Distance:2.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Littlehaven Educational Trust</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Greenway Junior School</b> Ofsted Rating: Good   Pupils: 309   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Shelley Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>The Forest School</b> Ofsted Rating: Good   Pupils: 1039   Distance:2.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Trafalgar Community Infant School</b> Ofsted Rating: Good   Pupils: 234   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area Masts & Pylons



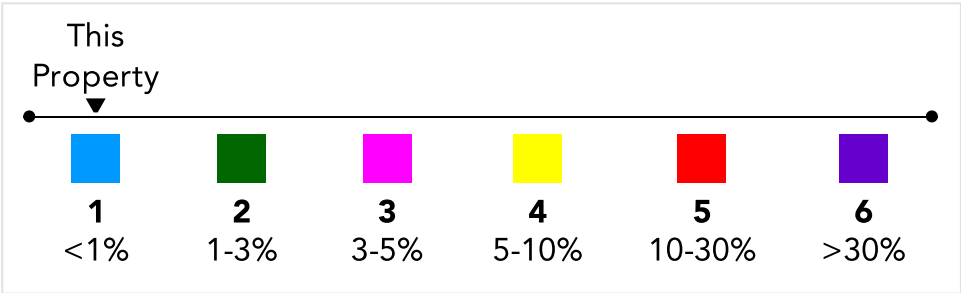
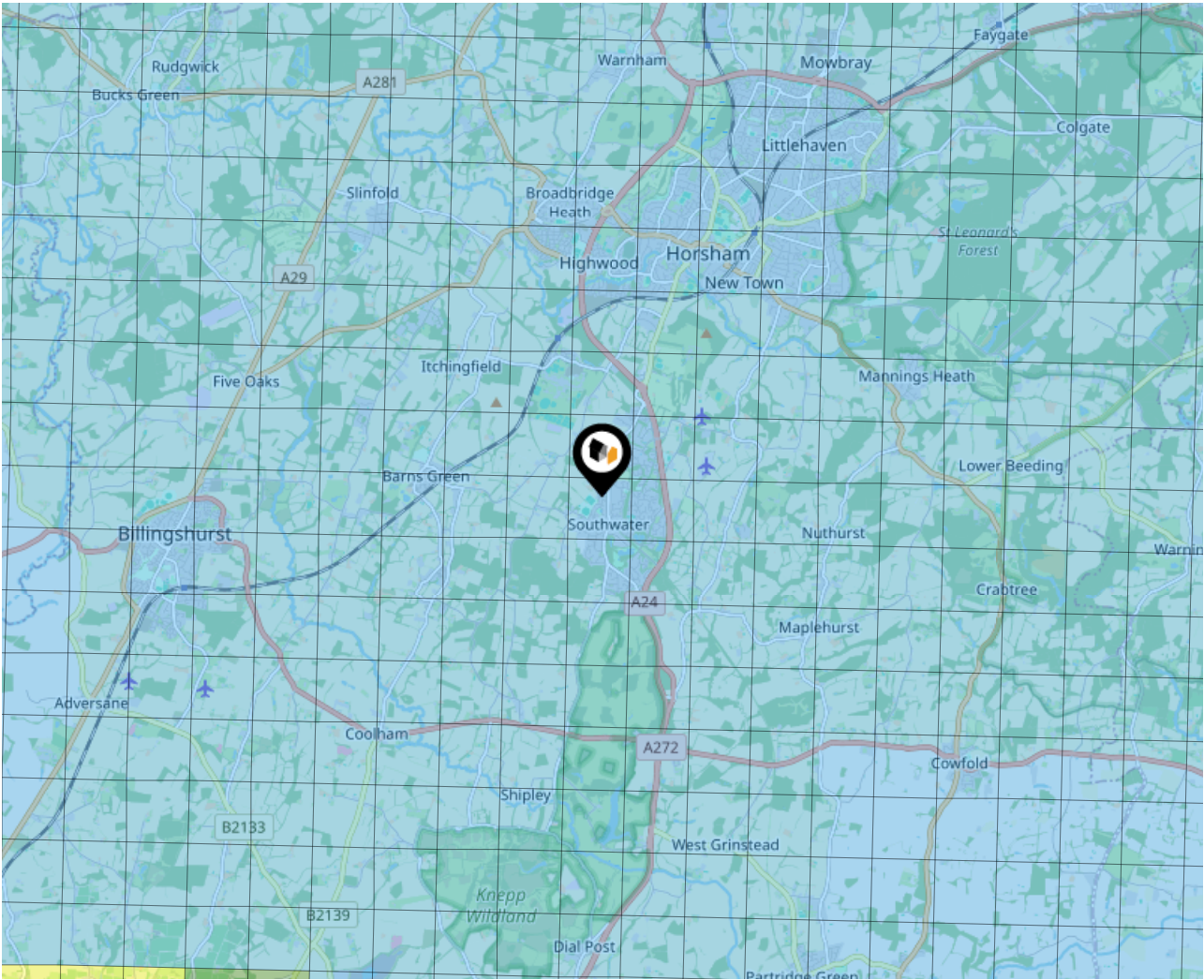
**Key:**

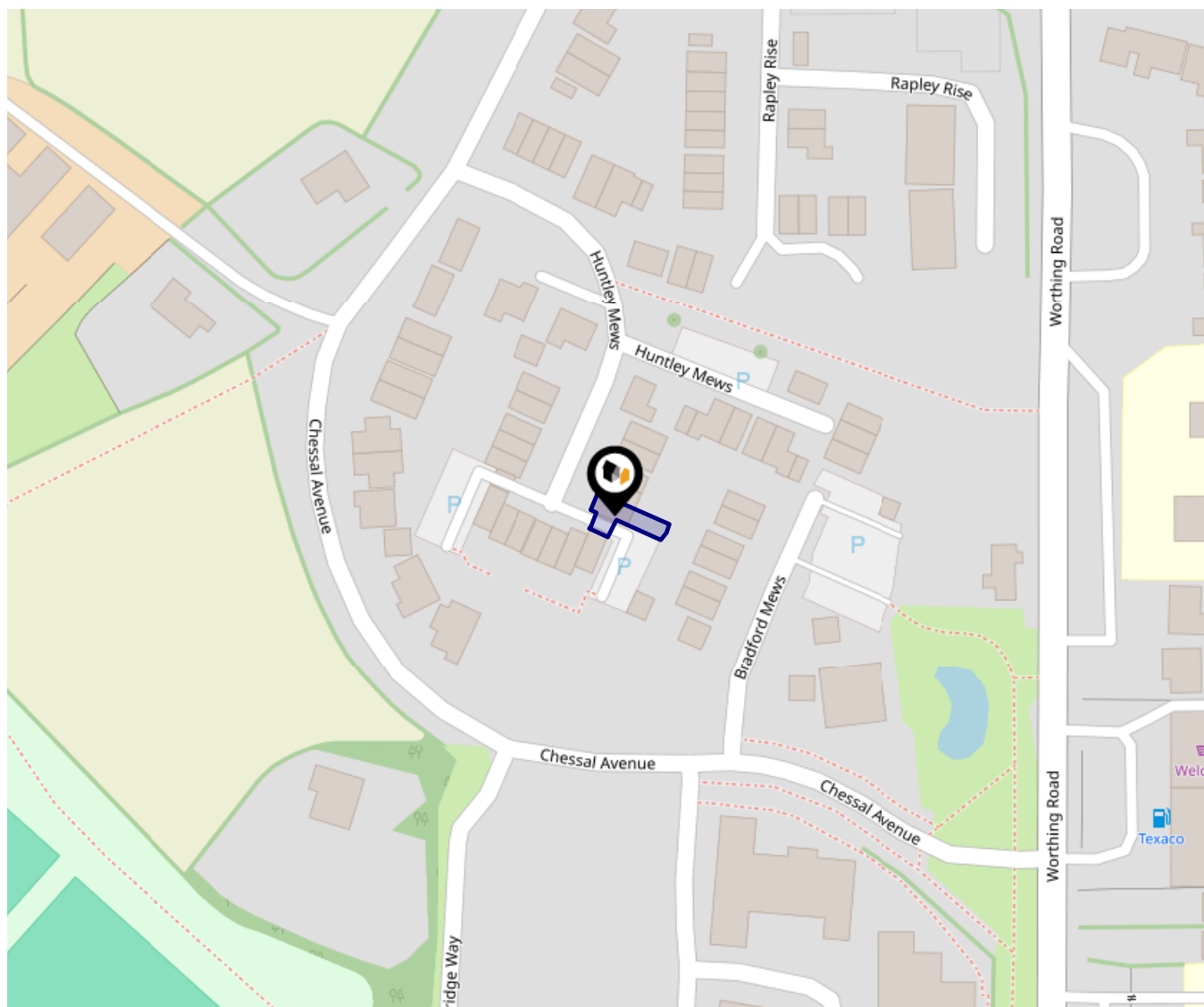
-  Power Pylons
-  Communication Masts



### 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>).





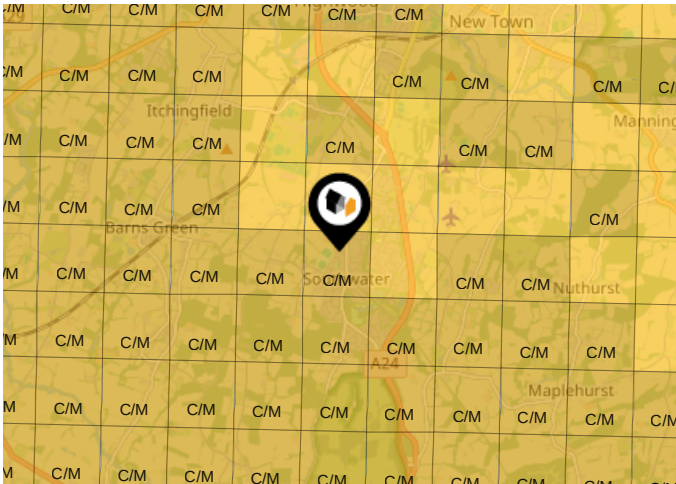
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



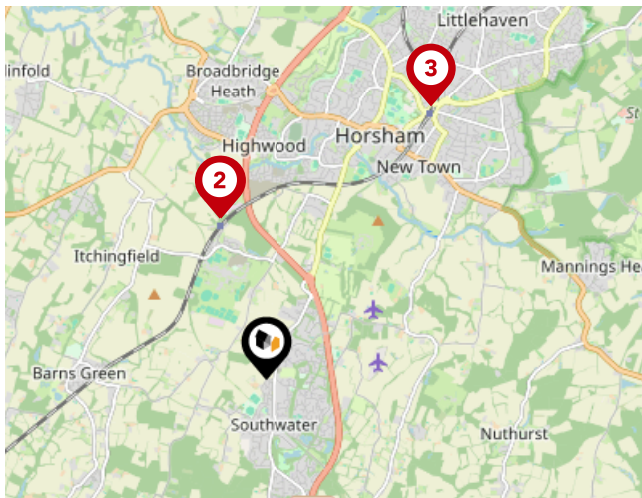
Primary Classifications (Most Common Clay Types)

<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



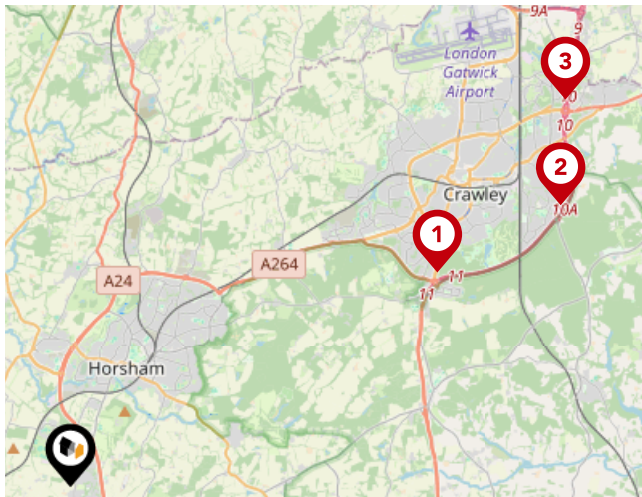
# Area

## Transport (National)



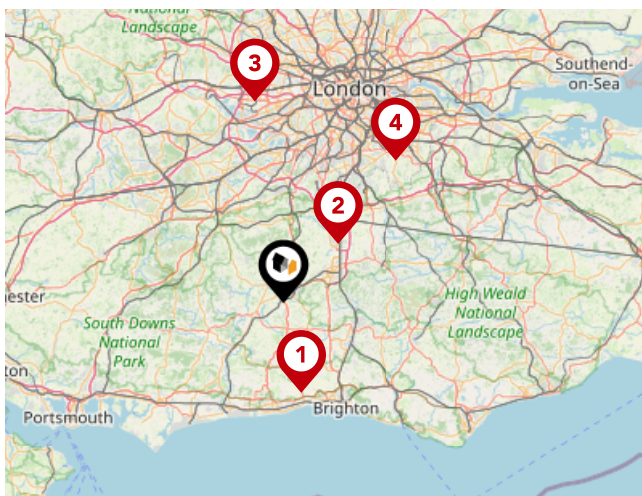
### National Rail Stations

Pin	Name	Distance
1	Christ's Hospital Rail Station	1.57 miles
2	Christ's Hospital Rail Station	1.58 miles
3	Horsham Rail Station	2.98 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.94 miles
2	M23 J10A	10.54 miles
3	M23 J10	11.73 miles
4	M23 J9A	12.55 miles
5	M23 J9	13.09 miles

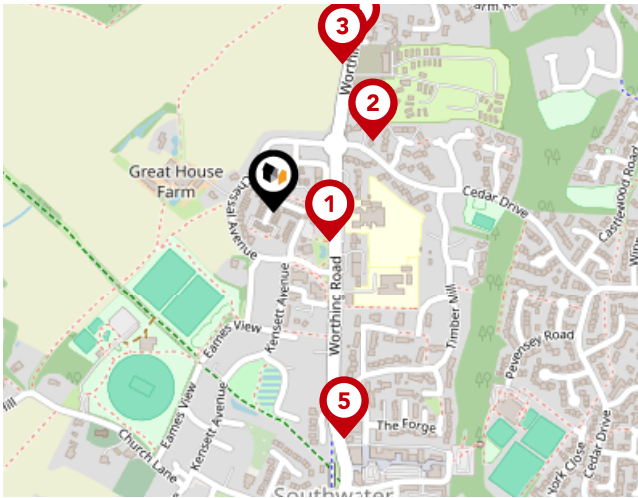


### Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	13.82 miles
2	Gatwick Airport	12.07 miles
3	Heathrow Airport Terminal 4	30.1 miles
4	Leaves Green	26.9 miles

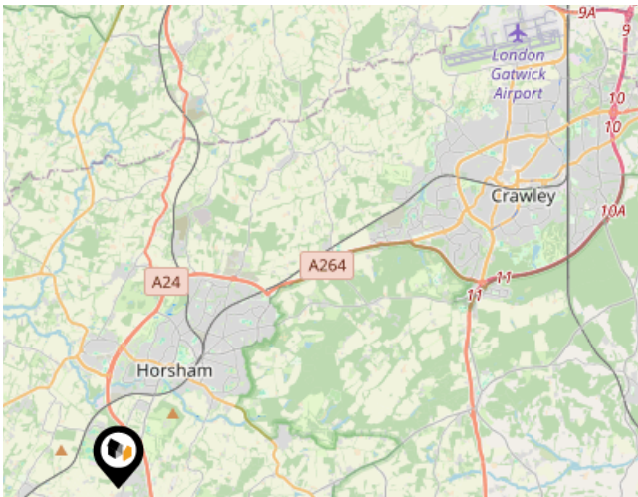
# Area

## Transport (Local)



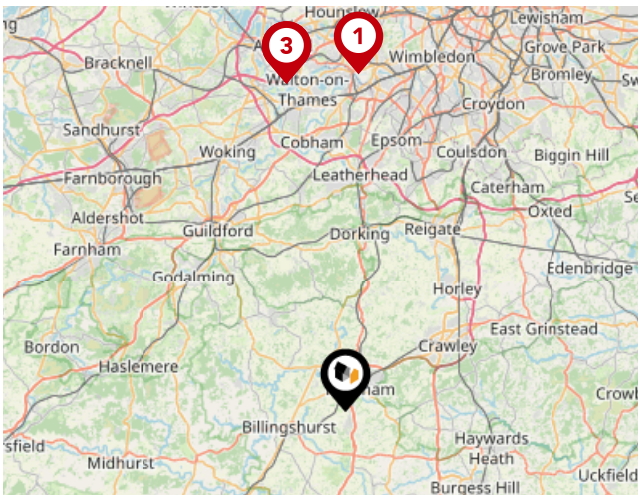
### Bus Stops/Stations

Pin	Name	Distance
1	The Southwater Junior Academy	0.07 miles
2	The Copse	0.14 miles
3	Roundstone Caravan Park	0.19 miles
4	Roundstone Caravan Park	0.22 miles
5	Lintot Square	0.28 miles



### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	11.95 miles



### Ferry Terminals

Pin	Name	Distance
1	Ditton Island Ferry Landing	25.2 miles
2	Weybridge Ferry Landing	24.82 miles
3	Shepperton Ferry Landing	24.88 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](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

# 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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### At Home Estate And Lettings Agency

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