

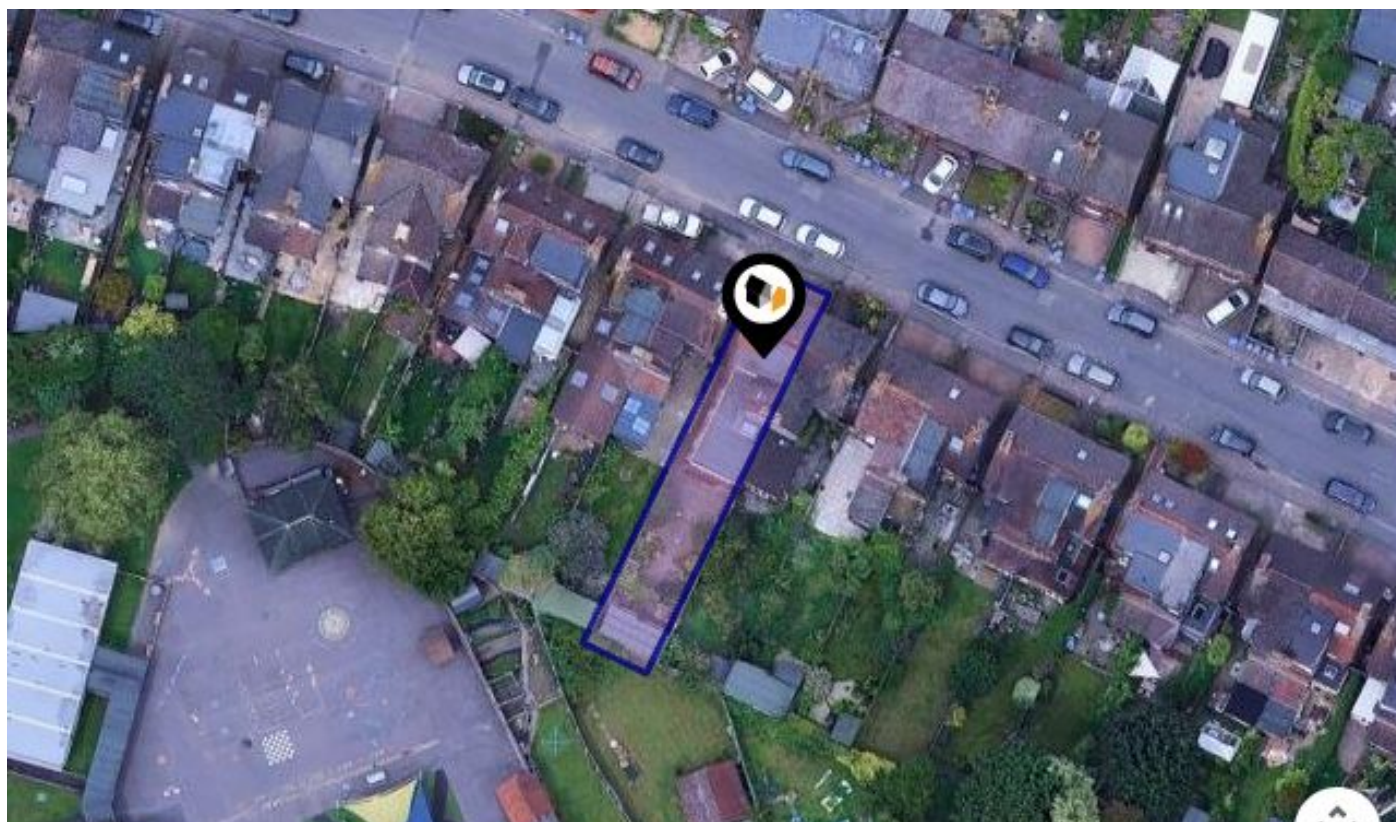


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 06th October 2025



23, SWINDON ROAD, HORSHAM, RH12 2HE

At Home Estate And Lettings Agency

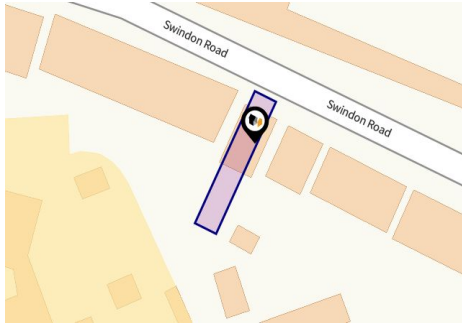
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,442 ft ² / 134 m ²		
Plot Area:	0.05 acres		
Title Number:	WSX256367		
UPRN:	100061822836		

Local Area

Local Authority:	Horsham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	15 mb/s	80 mb/s	10000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				

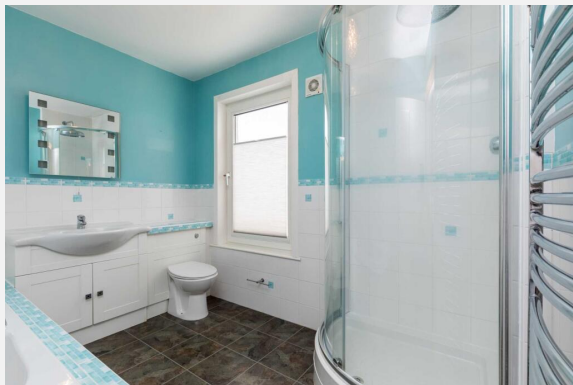
Planning History This Address

Planning records for: **23, Swindon Road, Horsham, RH12 2HE**

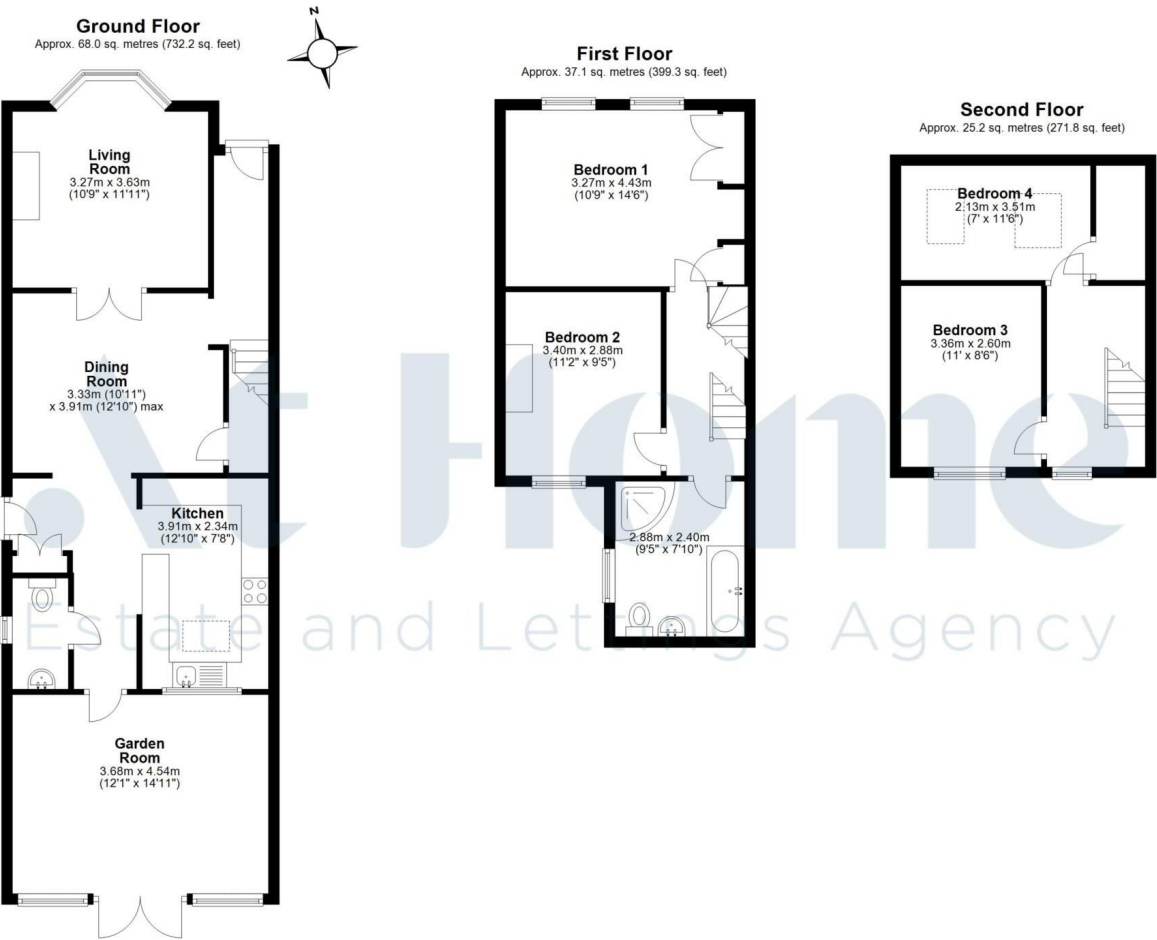
Reference - HU/406/01	
Decision:	Decided
Date:	19th November 2001
Description:	Amendment to previously approved hu/167/01 single-storey rear extension Site: 23 Swindon Road Horsham

Reference - HU/167/01	
Decision:	Decided
Date:	08th May 2001
Description:	Single-storey rear extension Site: 23 Swindon Road Horsham



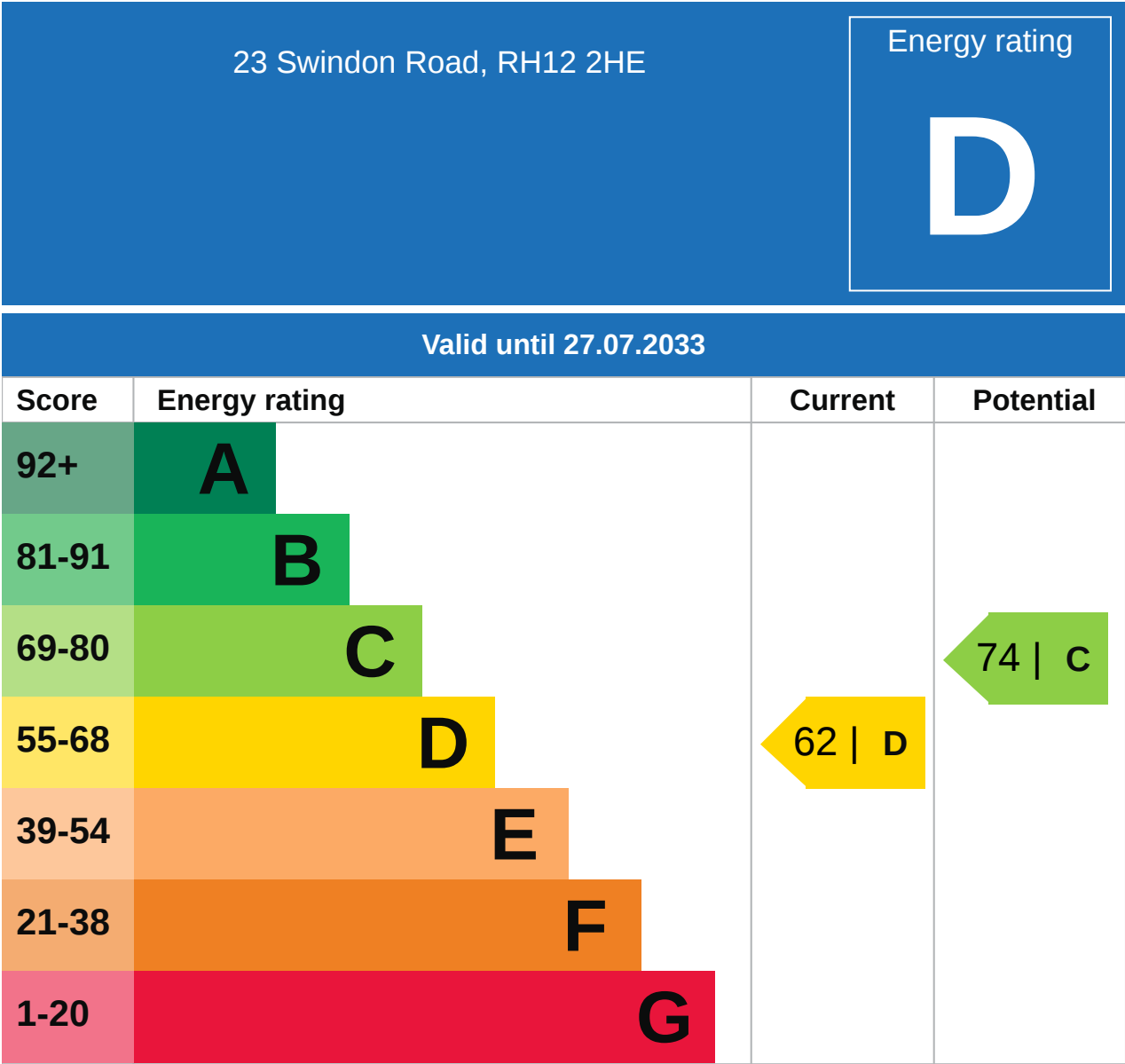


23, SWINDON ROAD, HORSHAM, RH12 2HE



Total area: approx. 130.4 sq. metres (1403.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee of their operability or efficiency can be given.
Plan produced using PlanUp.



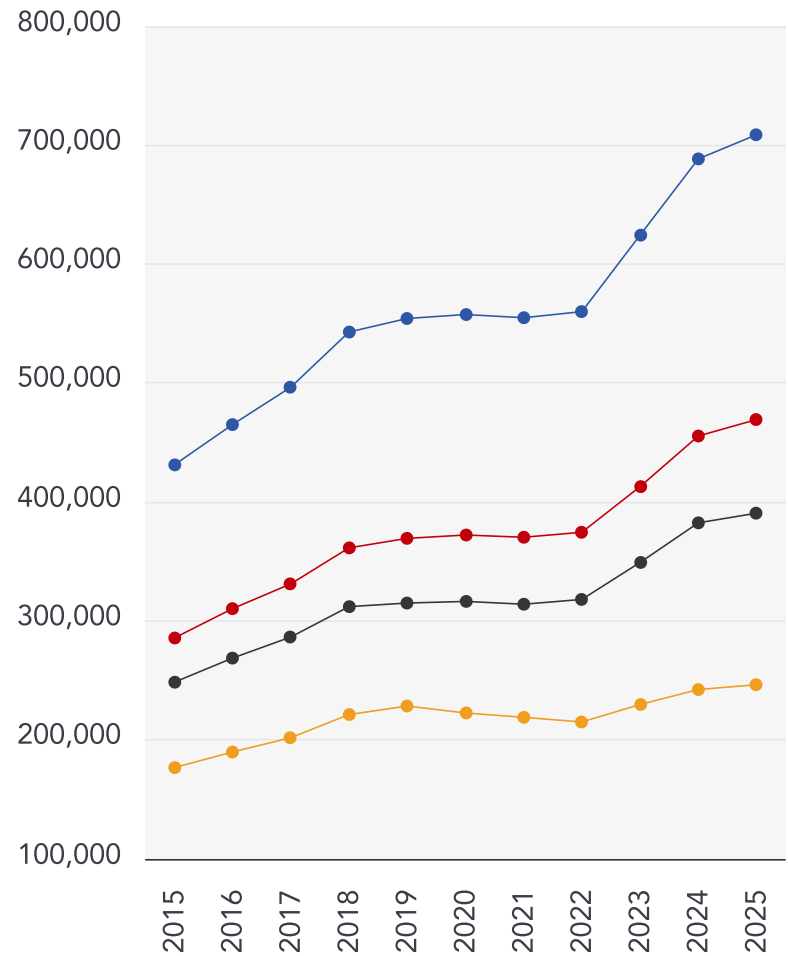
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
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 86% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	134 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%

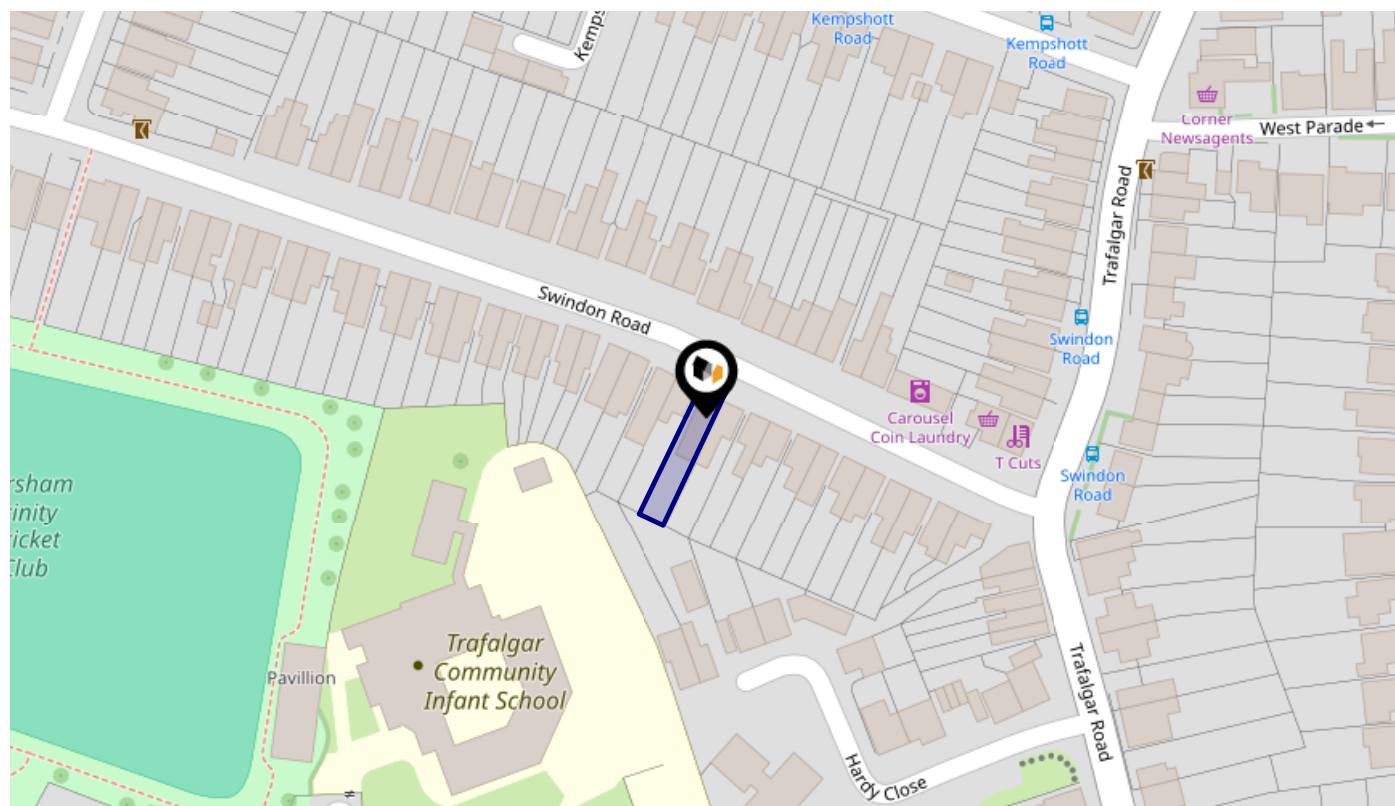
Terraced

+57.16%

Flat

+39.41%

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



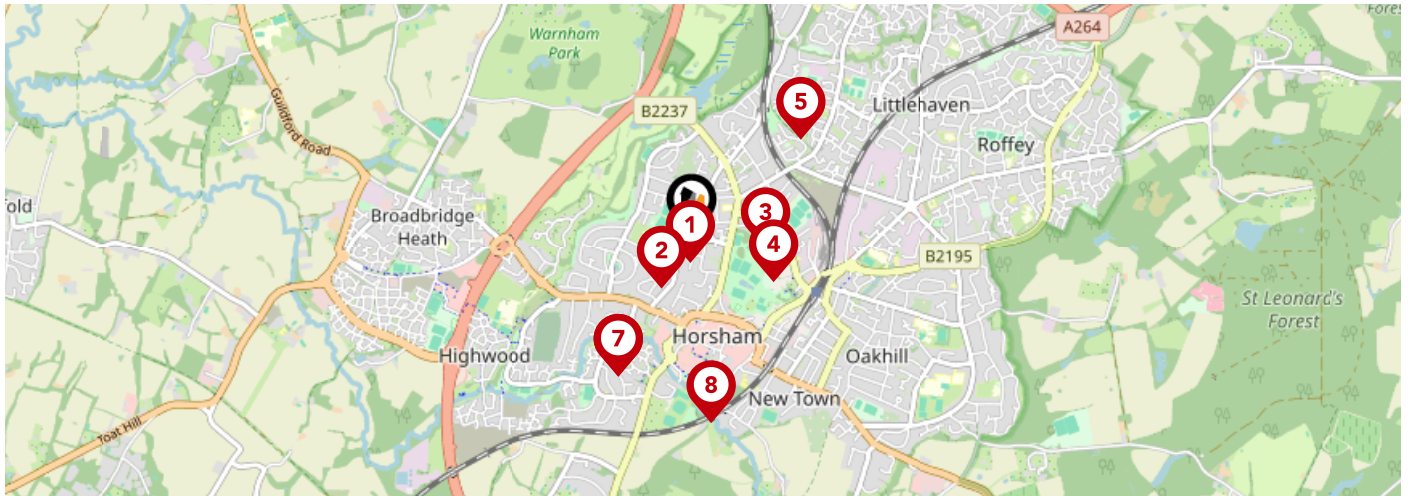
Rail Noise Data

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.

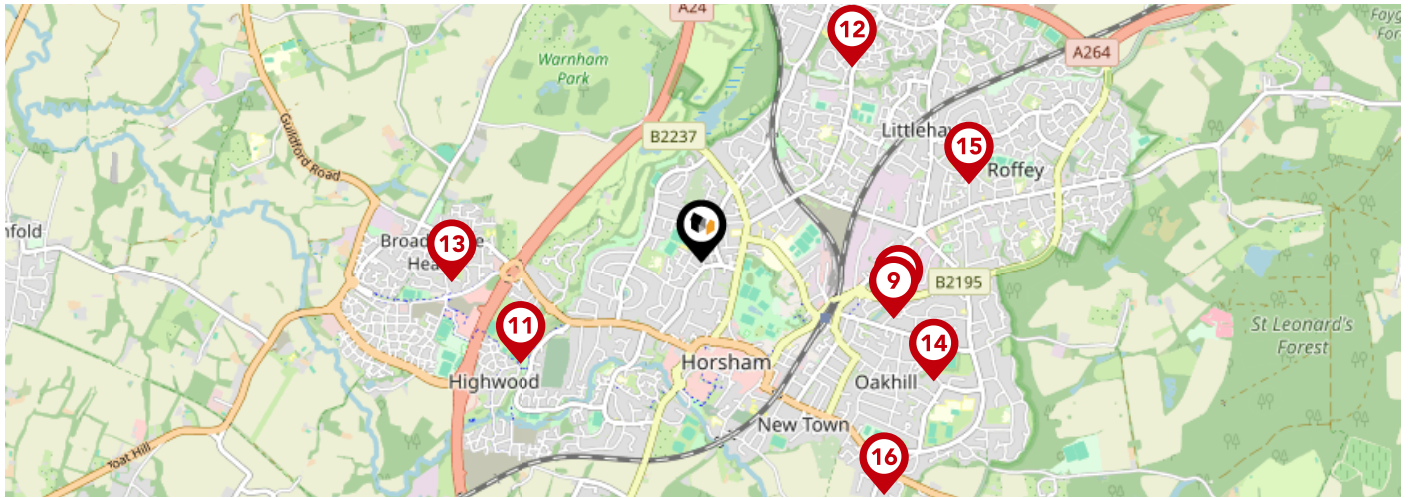
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	

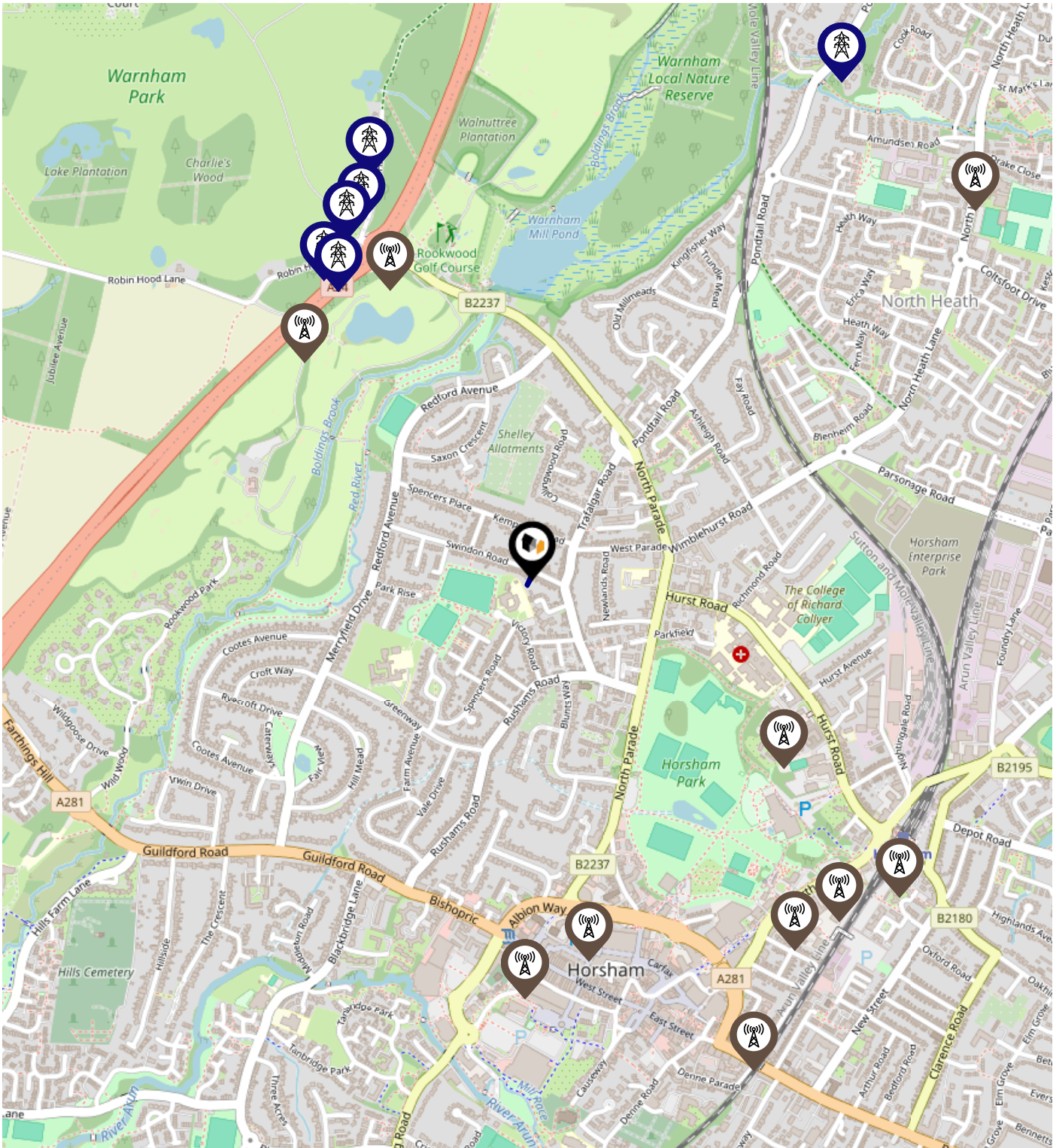


		Nursery	Primary	Secondary	College	Private
1	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:0.12	☐	☒	☐	☐	☐
2	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:0.28	☐	☒	☐	☐	☐
3	The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils:0 Distance:0.35	☐	☐	☒	☐	☐
4	Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance:0.43	☐	☒	☒	☐	☐
5	North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance:0.68	☐	☒	☐	☐	☐
6	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:0.74	☐	☒	☐	☐	☐
7	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:0.74	☐	☒	☐	☐	☐
8	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:0.87	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Horsham Nursery School Ofsted Rating: Good Pupils: 142 Distance:0.93	☒	☐	☐	☐	☐
	Kingslea Primary School Ofsted Rating: Good Pupils: 429 Distance:0.94	☐	☒	☐	☐	☐
	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:0.97	☐	☐	☒	☐	☐
	Holbrook Primary School Ofsted Rating: Good Pupils: 415 Distance:1.15	☐	☒	☐	☐	☐
	Shelley Primary School Ofsted Rating: Good Pupils: 415 Distance:1.17	☐	☒	☐	☐	☐
	Millais School Ofsted Rating: Good Pupils: 1194 Distance:1.21	☐	☐	☒	☐	☐
	Littlehaven Infant School Ofsted Rating: Good Pupils: 93 Distance:1.29	☐	☒	☐	☐	☐
	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:1.38	☐	☐	☒	☐	☐

Local Area Masts & Pylons

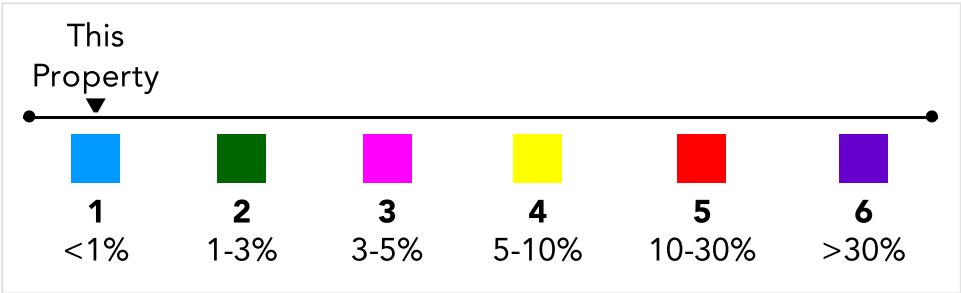
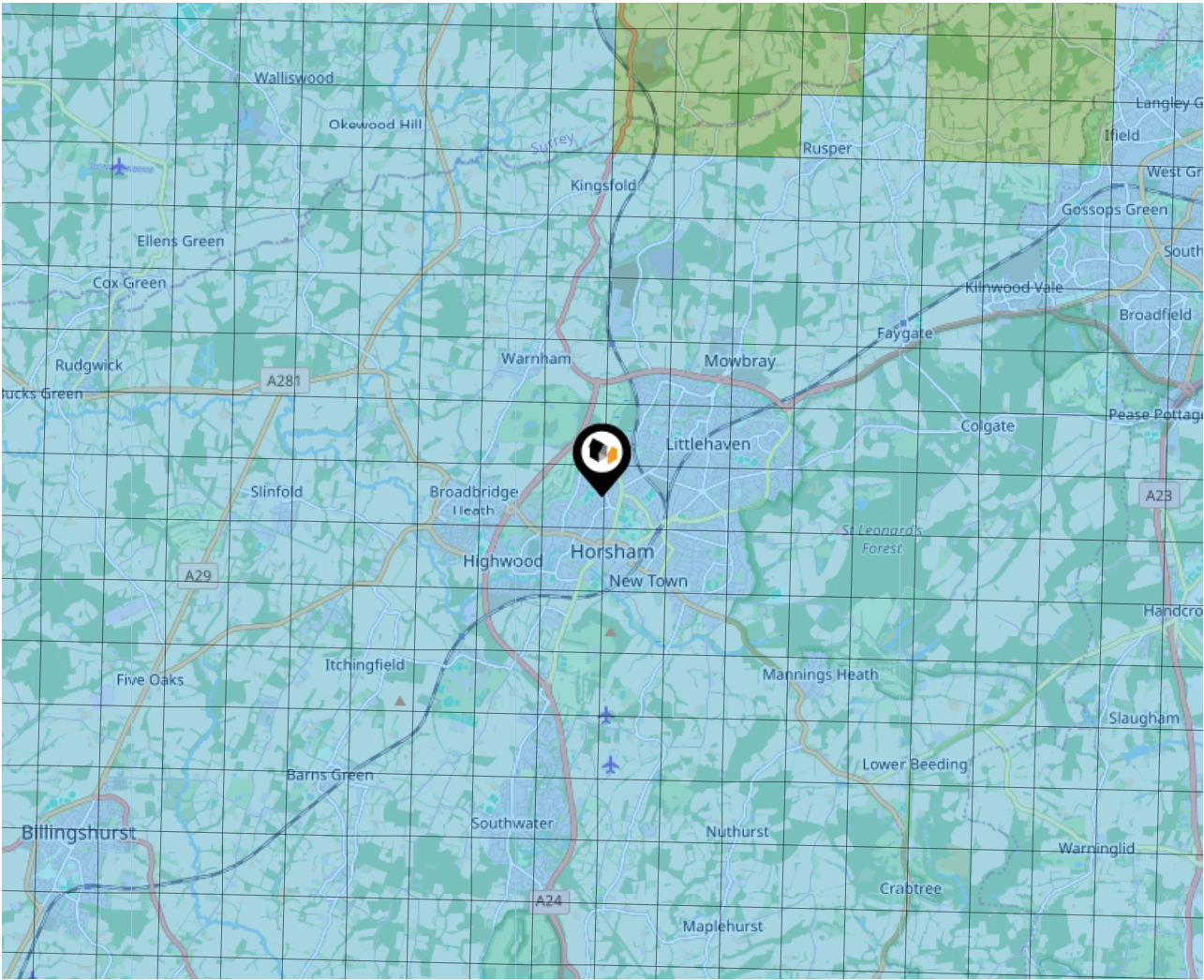


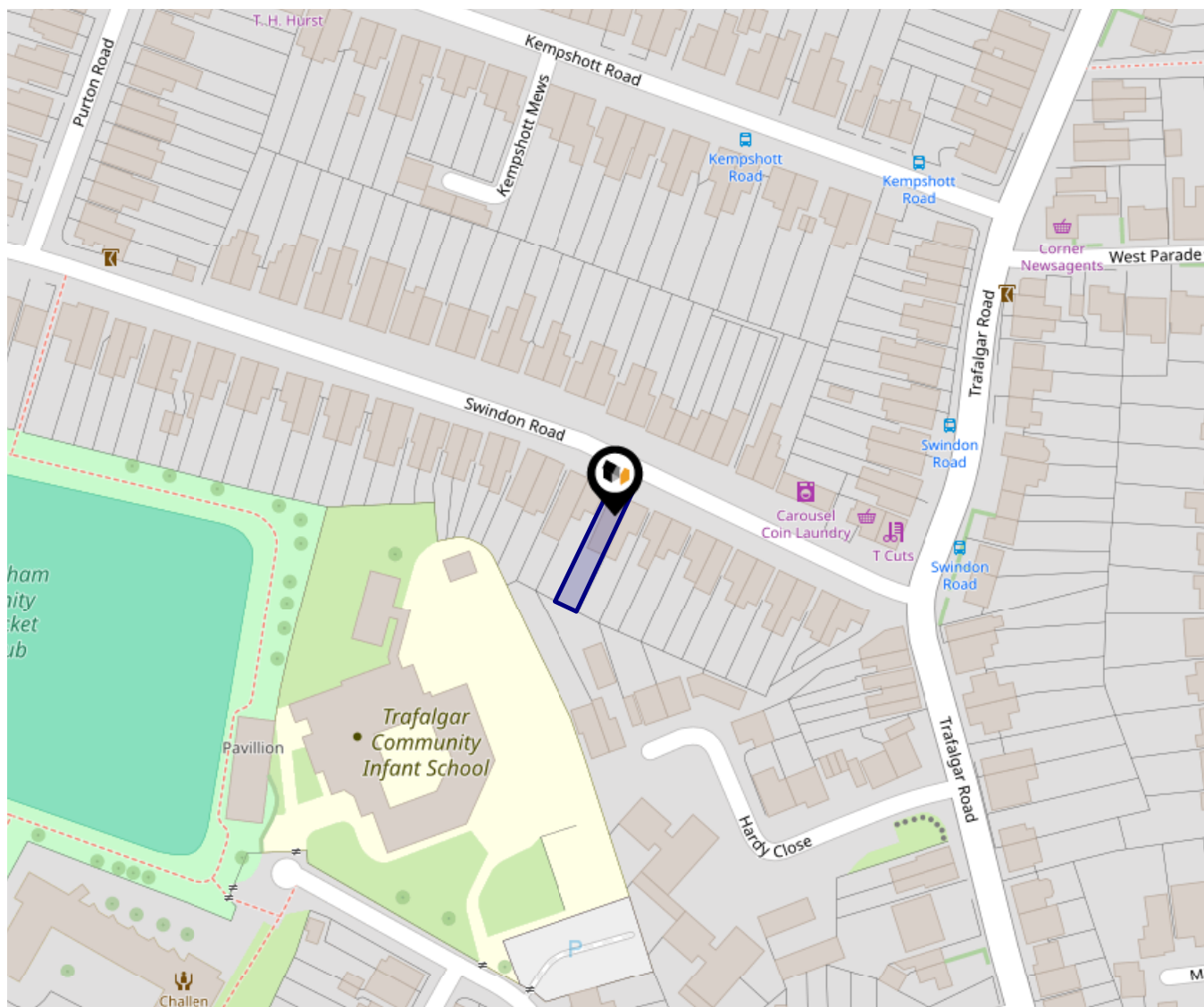
Key:

-  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).





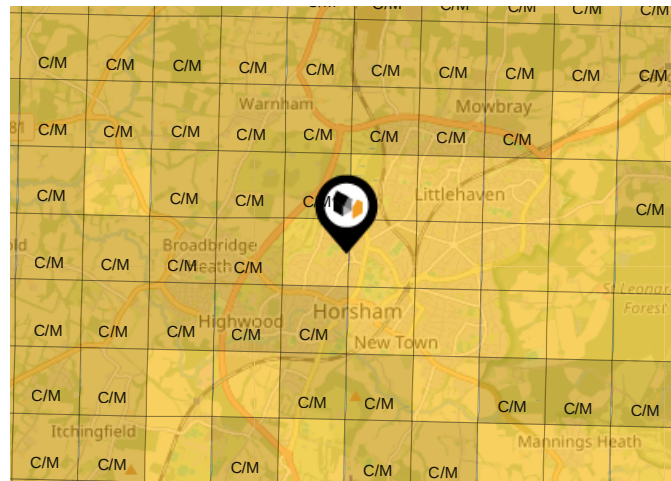
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

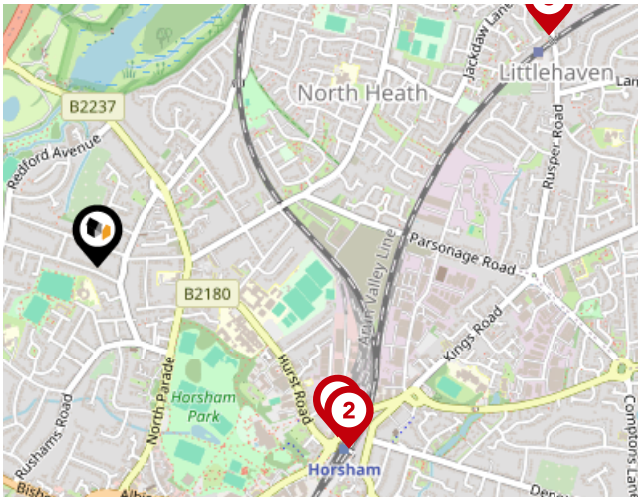


Primary Classifications (Most Common Clay Types)

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

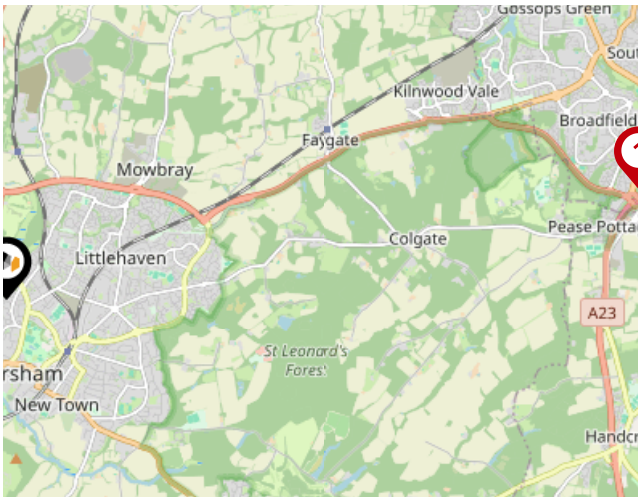
Area

Transport (National)



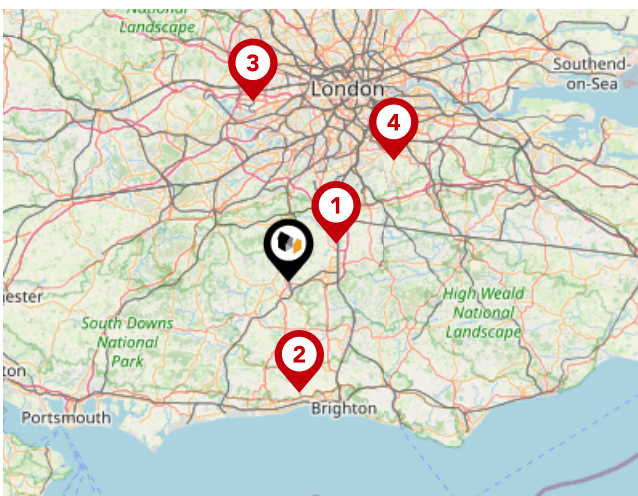
National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	0.68 miles
2	Horsham Rail Station	0.72 miles
3	Littlehaven Rail Station	1.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	6 miles
2	M23 J10A	8.5 miles
3	M23 J9A	9.84 miles
4	M23 J10	9.31 miles
5	M23 J9	10.47 miles

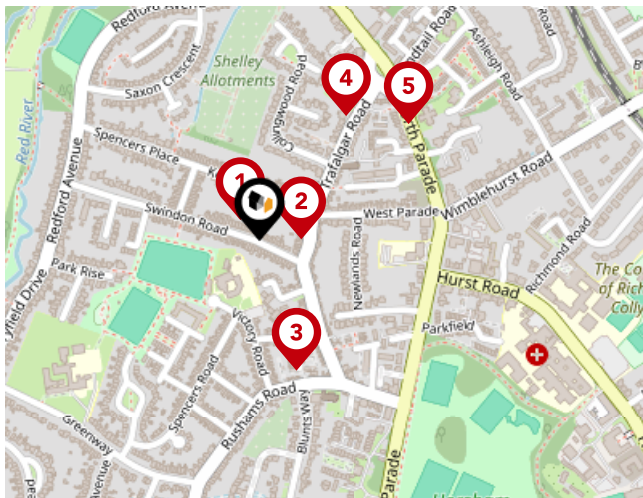


Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	9.35 miles
2	Shoreham-by-Sea	16.62 miles
3	Heathrow Airport Terminal 4	27.31 miles
4	Leaves Green	24.01 miles

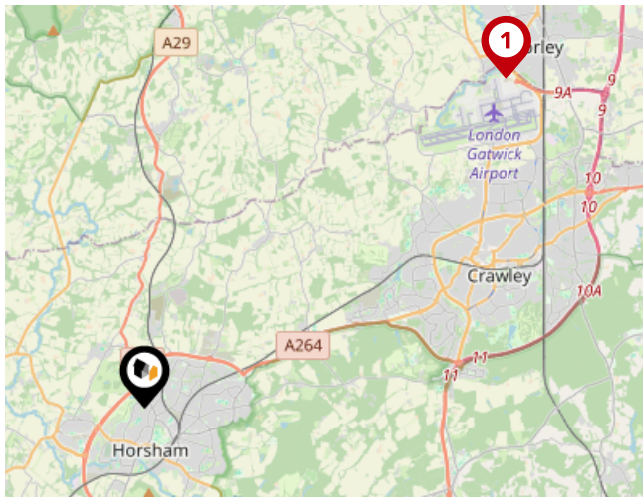
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Swindon Road	0.03 miles
	Swindon Road	0.05 miles
	Marlborough Place	0.16 miles
	Collingwood Road	0.18 miles
	Fishers Court	0.22 miles



Local Connections

Pin	Name	Distance
	Gatwick North Terminal Shuttle Station	9.13 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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1EE

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