

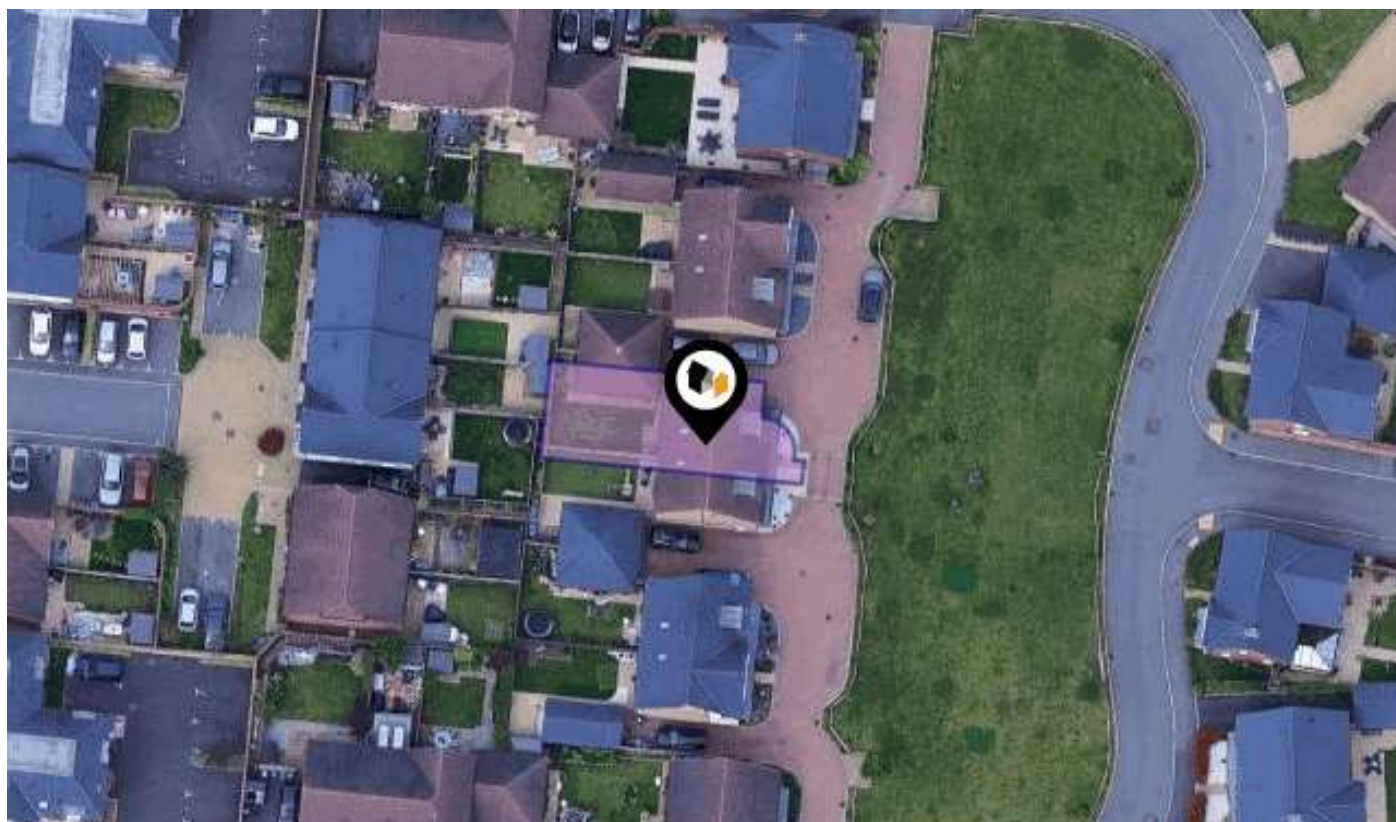


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th October 2025



**9, WESTON AVENUE, BROADBRIDGE HEATH, HORSHAM,
RH12 3XE**

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Liam@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,184 ft ² / 110 m ²
Plot Area:	0.04 acres
Year Built :	2018
Title Number:	WSX400956
UPRN:	10093102985


Last Sold Date:	22/12/2020
Last Sold Price:	£455,000
Last Sold £/ft ² :	£384
Tenure:	Freehold

Local Area

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

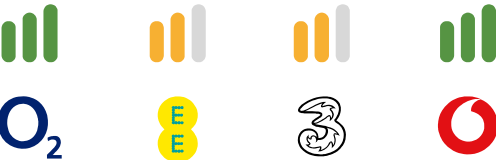
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

3	101	10000
mb/s	mb/s	mb/s
		

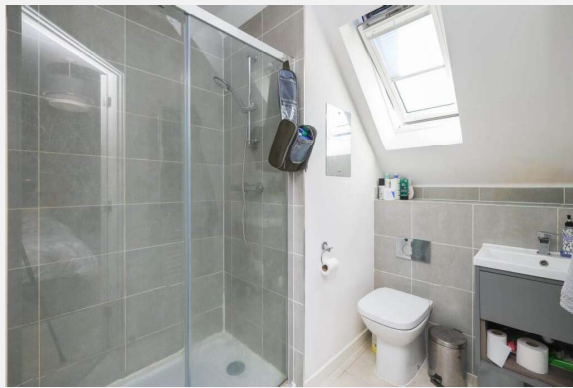
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:







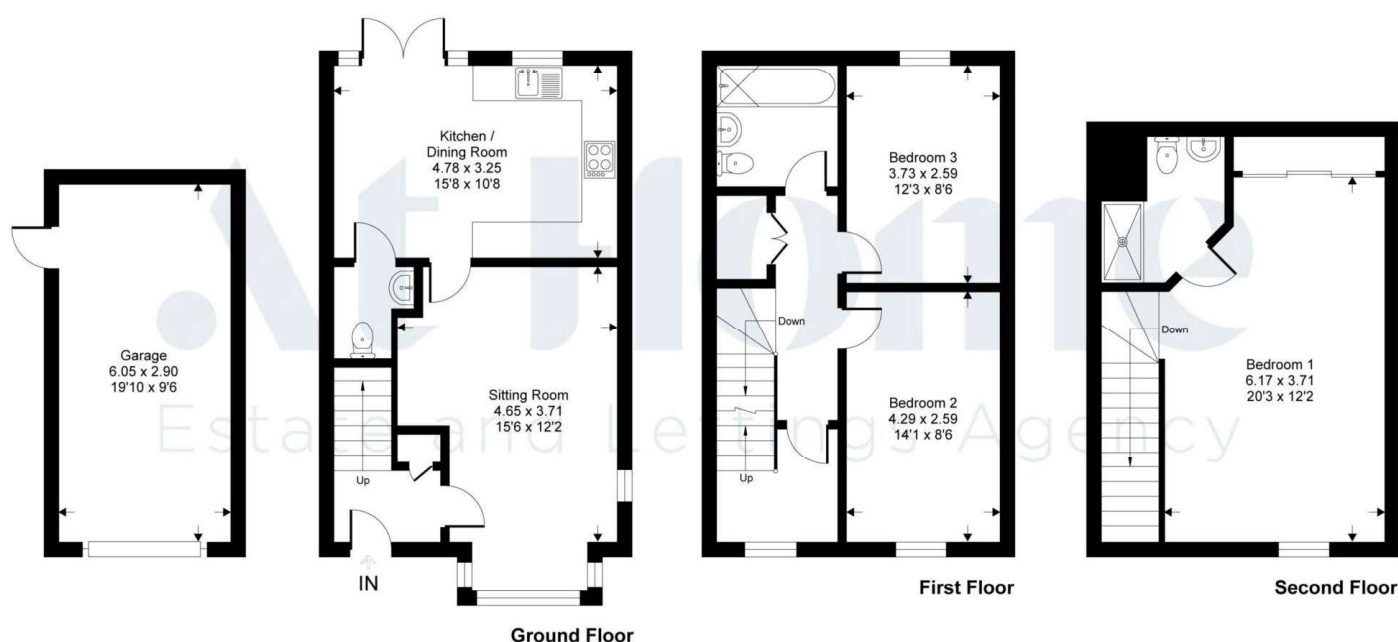
9, WESTON AVENUE, BROADBRIDGE HEATH, HORSHAM, RH12 3XE

Weston Avenue, RH12

Approximate Gross Internal Area = 113.9 sq m / 1227 sq ft

Approximate Garage Internal Area = 17.5 sq m / 189 sq ft

Approximate Total Internal Area = 131.4 sq m / 1416 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.

Copyright Within Walls. 2025 - Produced for At Home

9, Weston Avenue, Broadbridge Heath, RH12 3XE

Energy rating

B

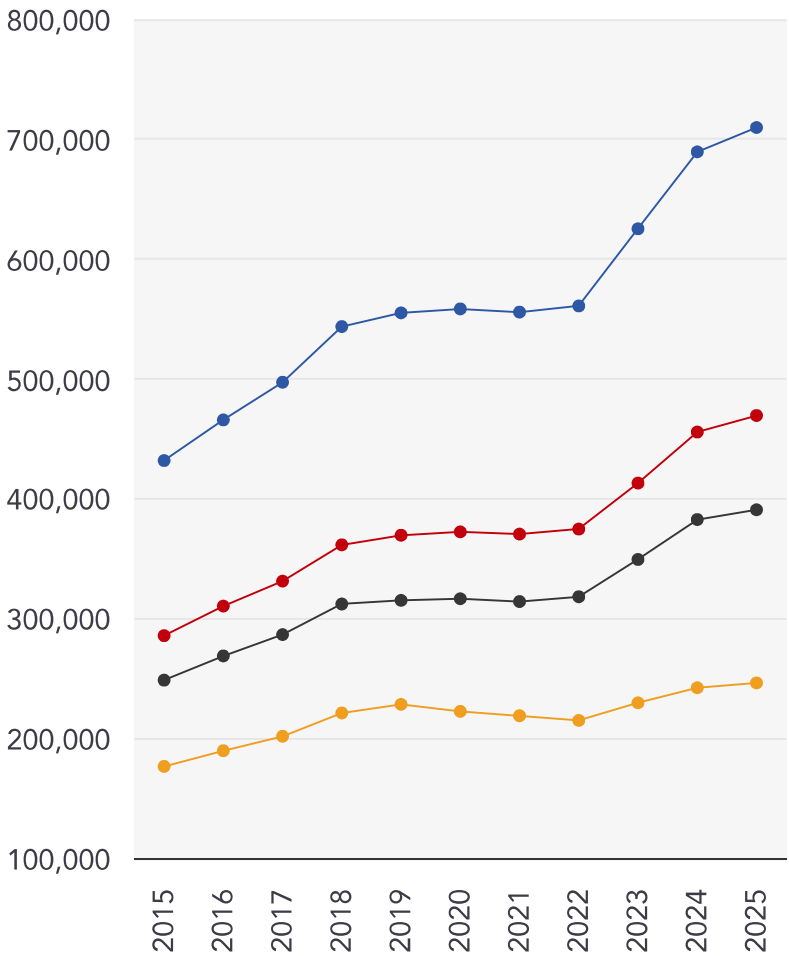
Valid until 08.06.2028

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
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:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	110 m ²

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



Detached

+64.34%

Semi-Detached

+64.26%

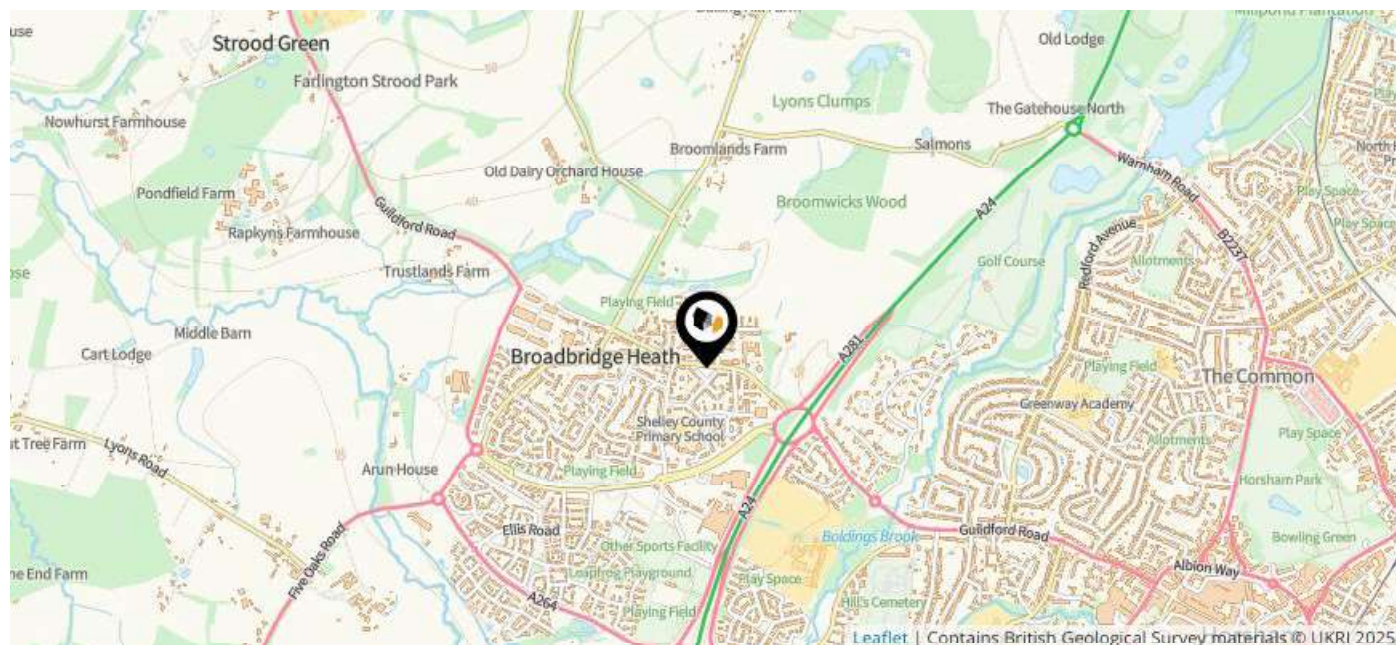
Terraced

+57.16%

Flat

+39.41%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

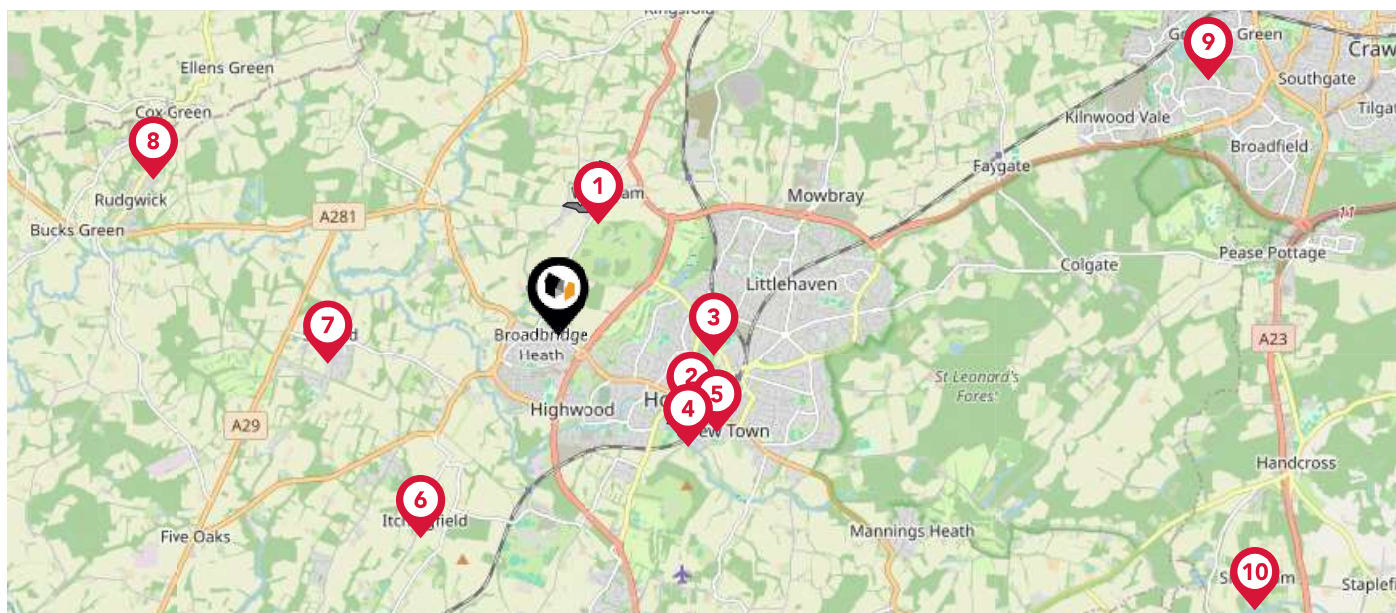
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

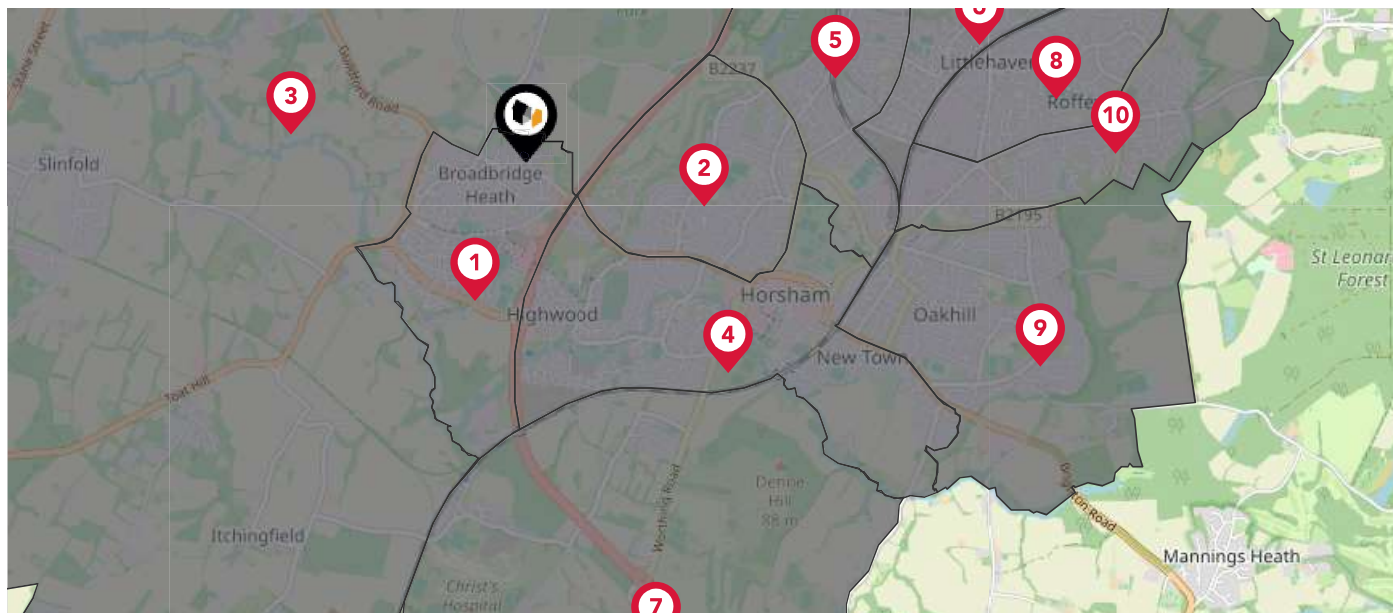
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|--|
| 1 | Warnham |
| 2 | Horsham, London Road |
| 3 | Horsham, Richmond Road |
| 4 | Horsham |
| 5 | Horsham (Park Terrace Gardens) Conservation Area |
| 6 | Itchingfield |
| 7 | Slinfold |
| 8 | Rudgwick |
| 9 | Gossops Green Neighbourhood Centre |
| 10 | Slaugham |

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

Trafalgar Ward

3

Itchingfield, Slinfold & Warnham Ward

4

Denne Ward

5

Holbrook West Ward

6

Holbrook East Ward

7

Southwater North Ward

8

Roffey North Ward

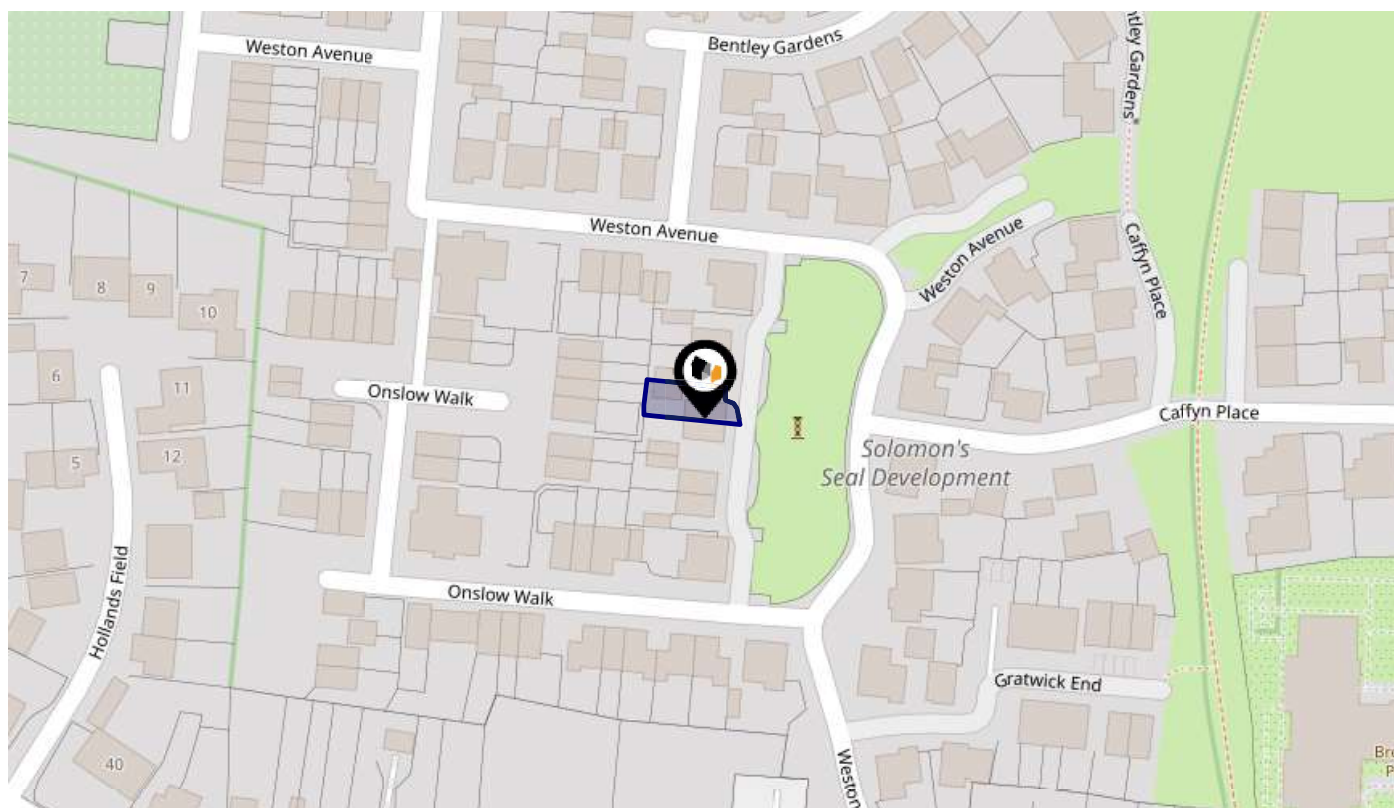
9

Forest 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.

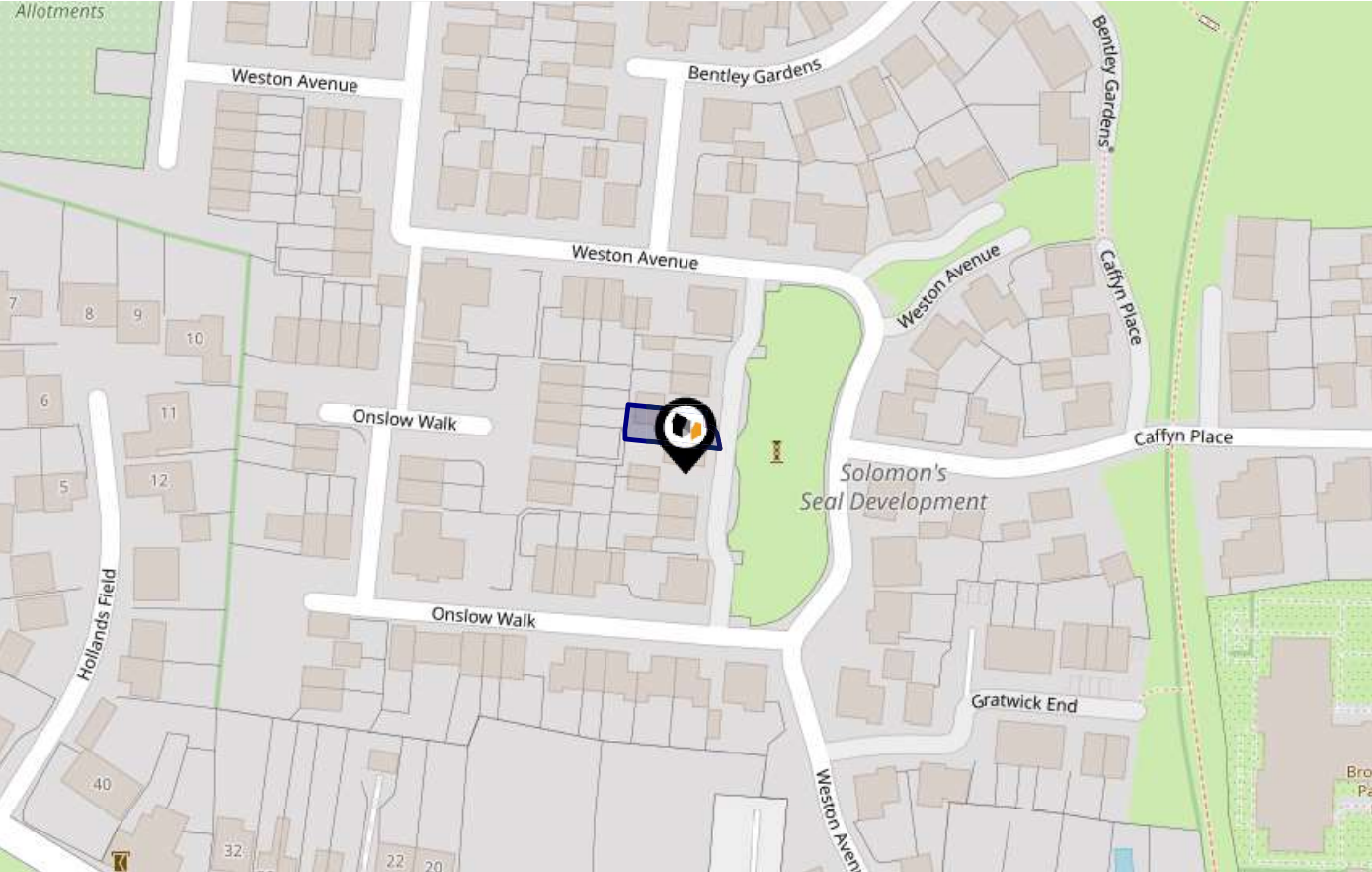
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

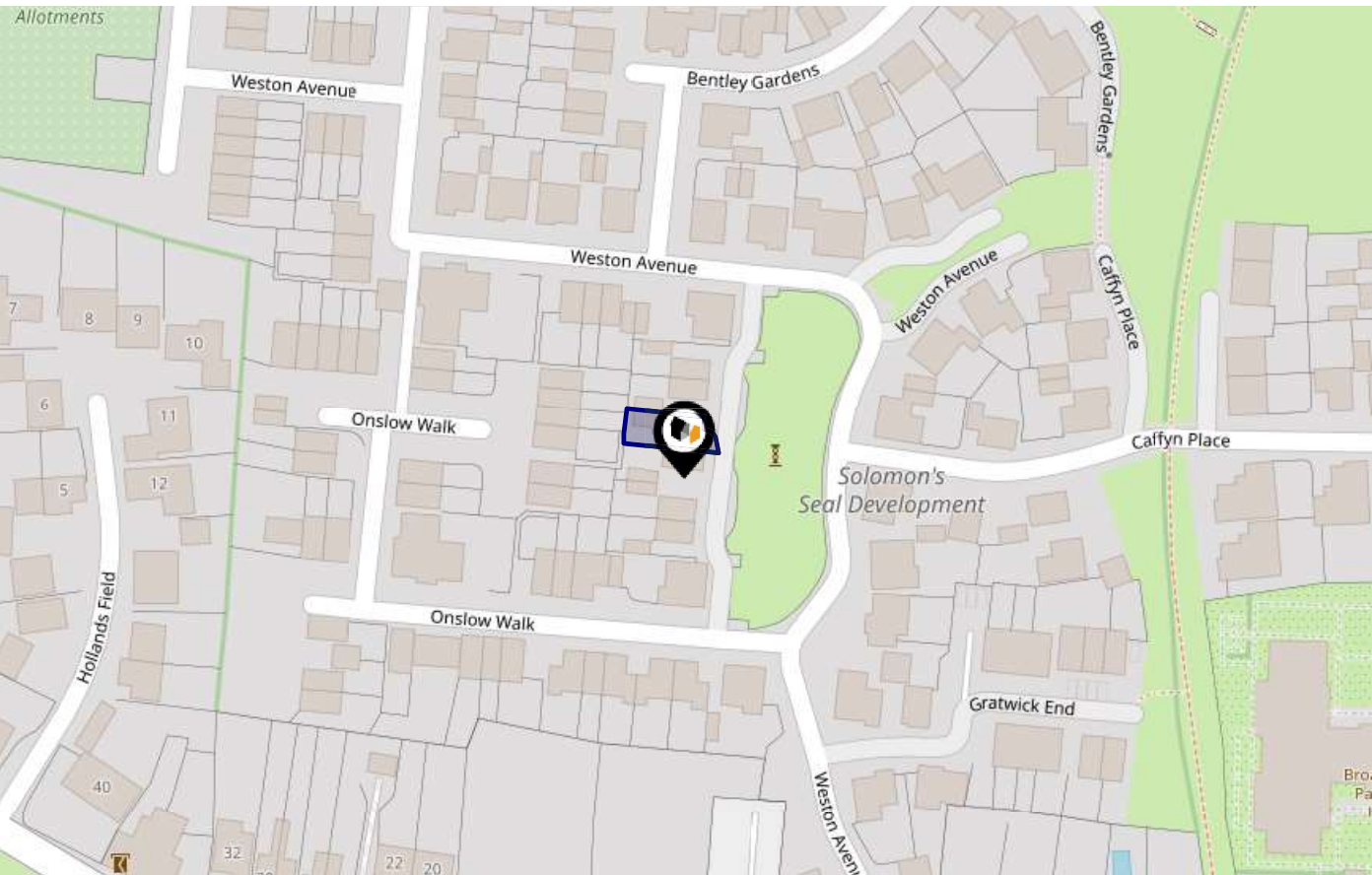
Chance of flooding to the following depths at this property:



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.

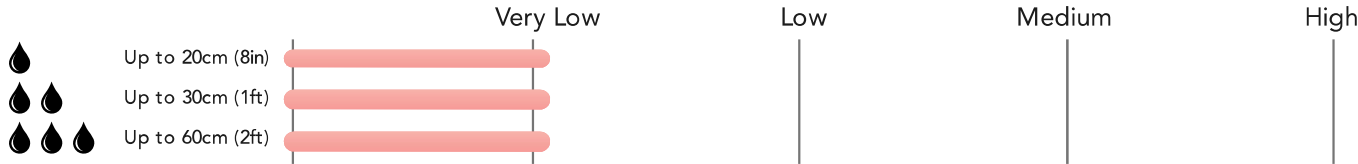


Risk Rating: Very low

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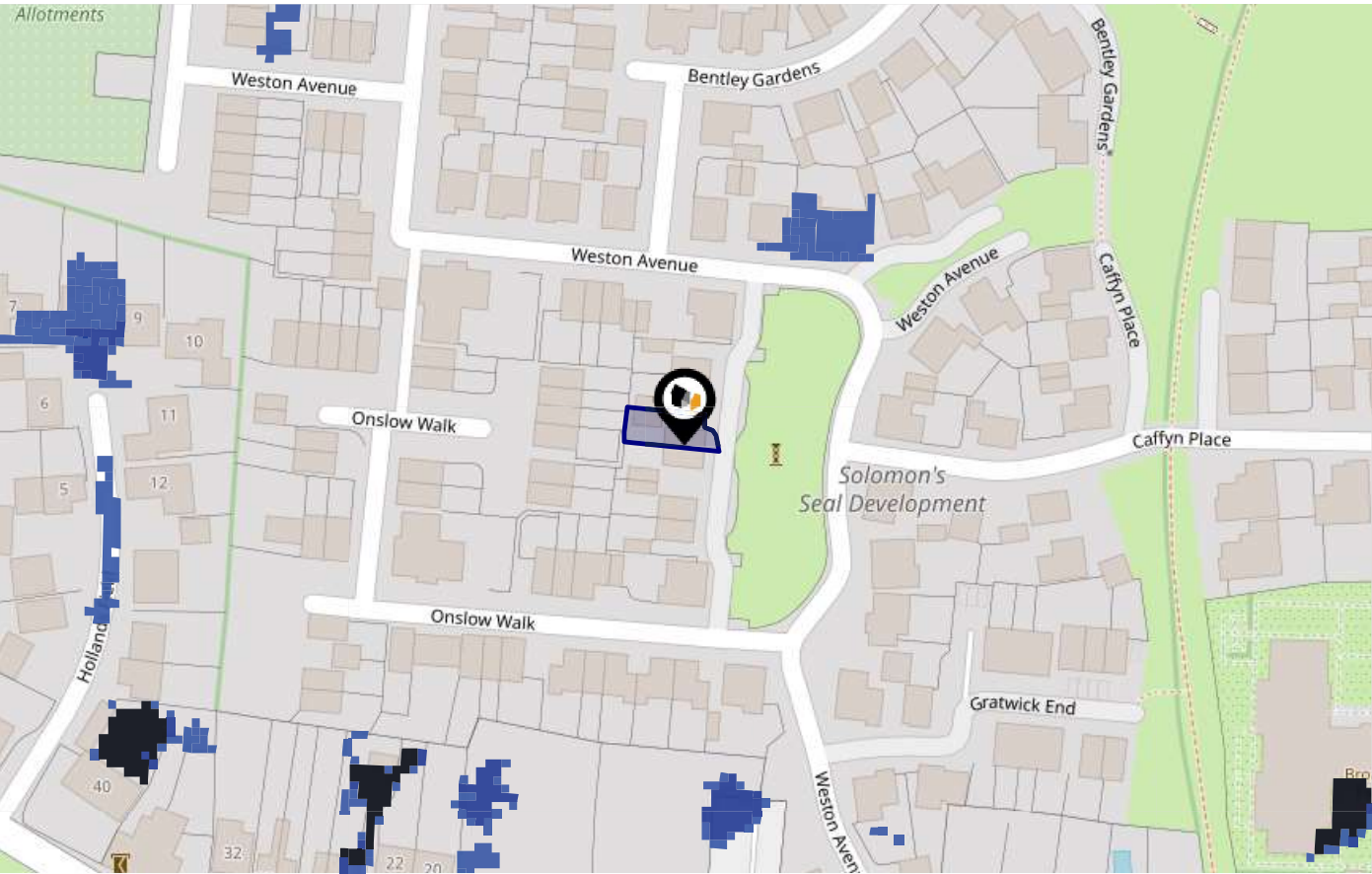
Chance of flooding to the following depths at this property:



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.

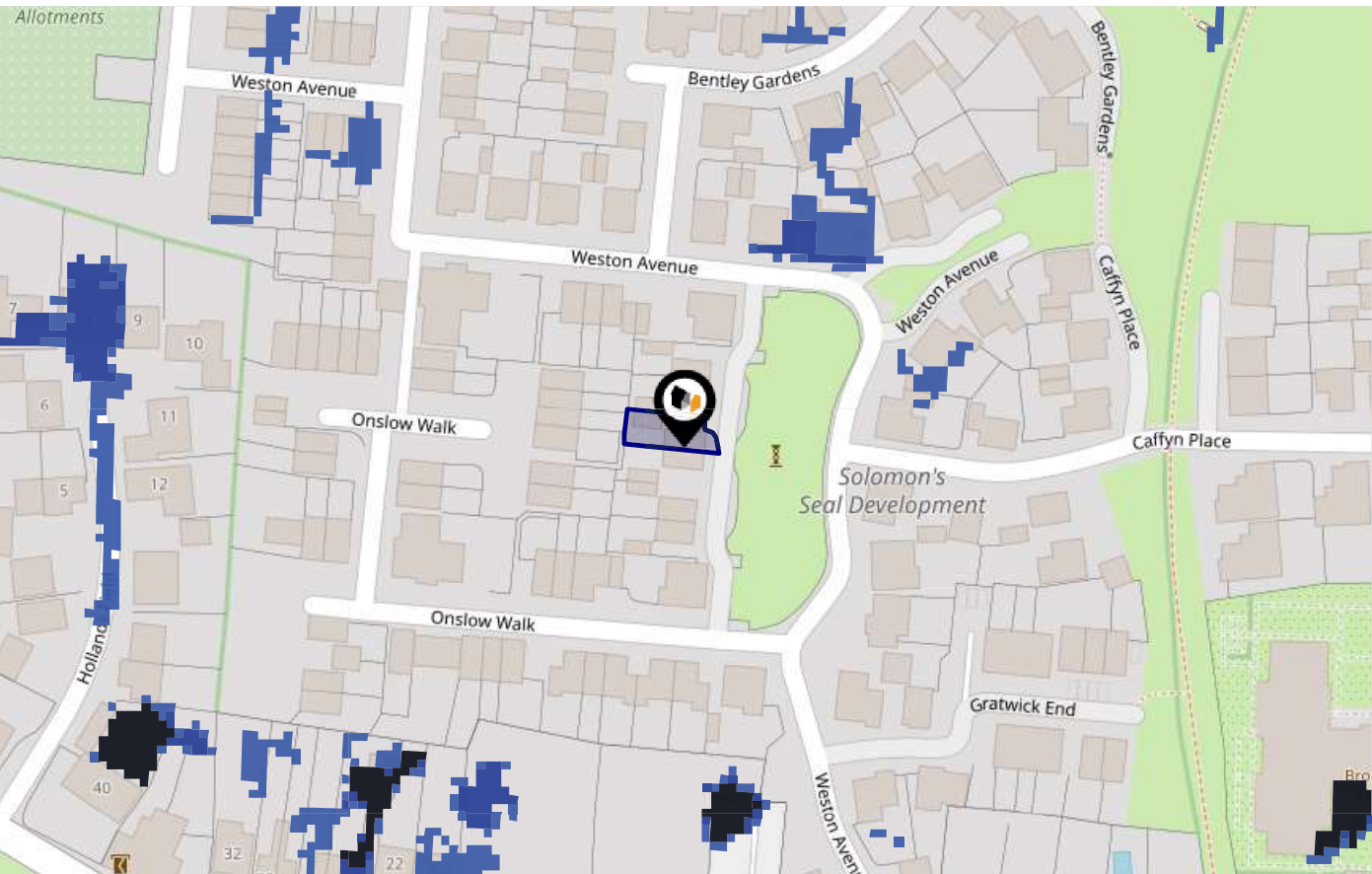
Chance of flooding to the following depths at this property:



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.

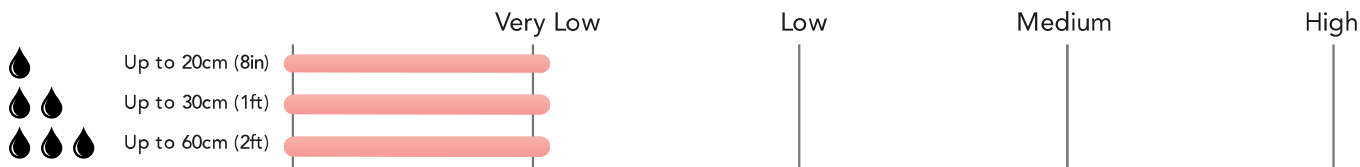


Risk Rating: Very low

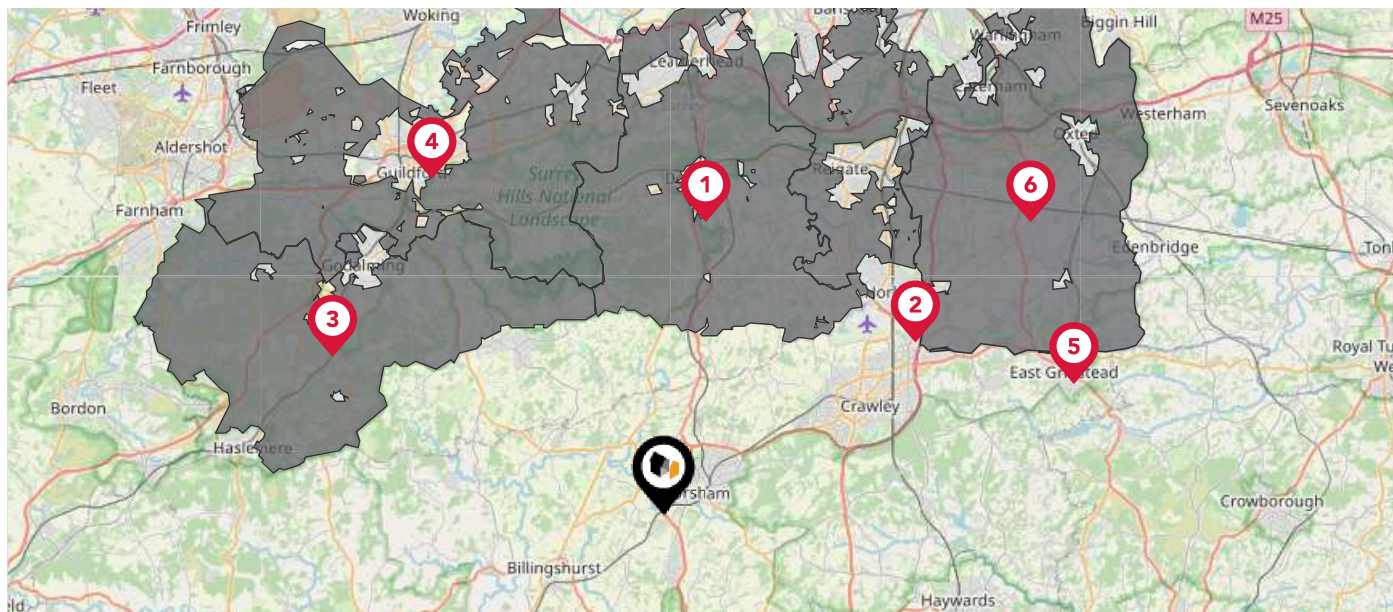
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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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 - Mole Valley



London Green Belt - Reigate and Banstead



London Green Belt - Waverley



London Green Belt - Guildford

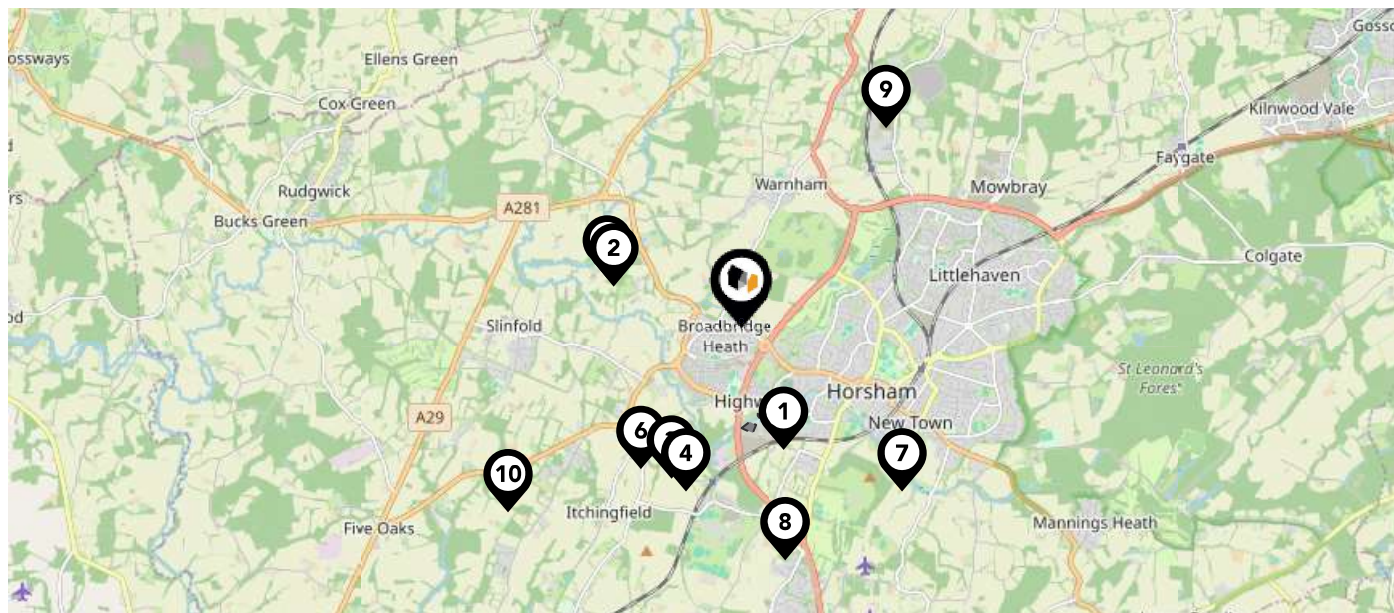


London Green Belt - Mid Sussex



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.



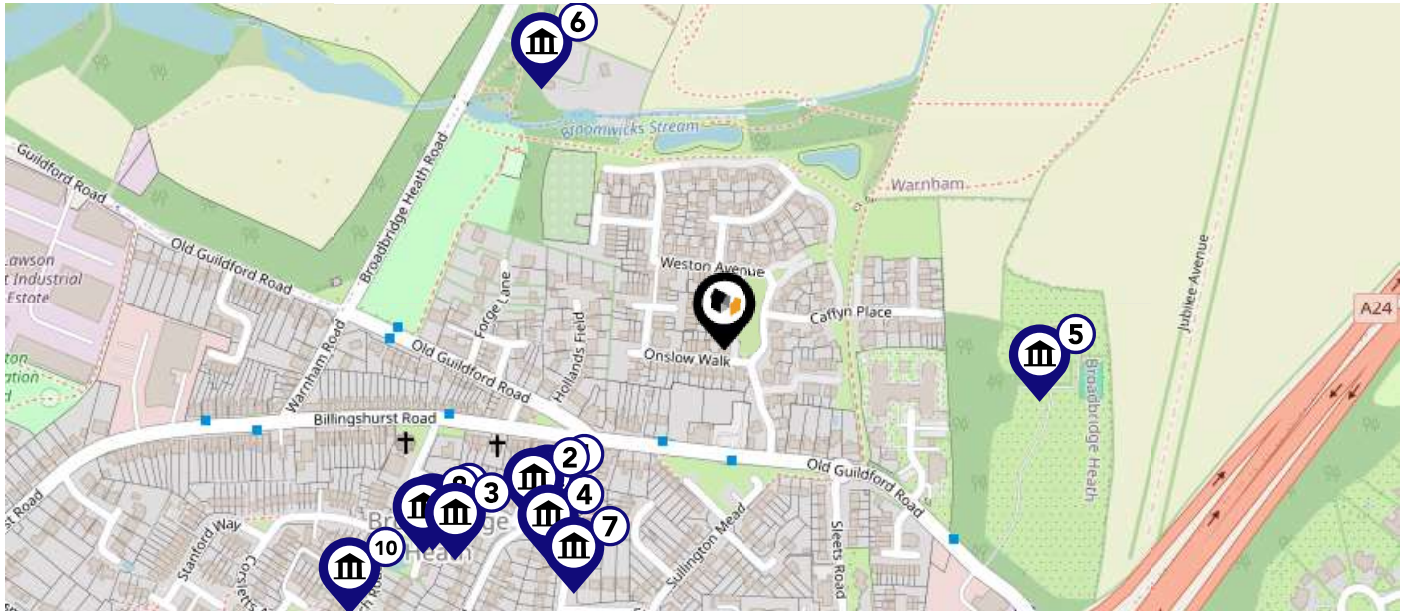
Nearby Landfill Sites











1	Blackridge Lane-Horsham, Sussex	Historic Landfill	
2	Nowhurst Lane-Broadbridge Heath, Sussex	Historic Landfill	
3	Baystone Farm-Mill Lane, Itchingfield, West Sussex	Historic Landfill	
4	Weston's Farm-Fulfords Road, Itchingfield, Sussex	Historic Landfill	
5	Nowhurst Lane-Broadbridge Heath, Sussex	Historic Landfill	
6	Itchingfield Disused Railway Cutting-Itchingfield, Sussex	Historic Landfill	
7	Chesworth Farm & House-Horsham, Sussex	Historic Landfill	
8	Hop Oast Roundabout-Southwater, Sussex	Historic Landfill	
9	No name provided by source	Active Landfill	
10	Elmhurst Farm-Slinfold, 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
	1286046 - Old Post Cottages	Grade II	0.1 miles
	1027054 - Old Post Cottages	Grade II	0.1 miles
	1354142 - Retreat Cottages	Grade II	0.2 miles
	1027039 - Cherry Tree	Grade II	0.2 miles
	1354255 - Mulberry Place	Grade II	0.2 miles
	1181220 - Swan Ken	Grade II	0.2 miles
	1354173 - Ye Olde Place	Grade II	0.2 miles
	1027060 - Broadbridge Heath Place	Grade II	0.2 miles
	1027058 - Broadbridge Peace Cottage	Grade II	0.2 miles
	1193334 - Corslett's Farmhouse	Grade II	0.3 miles

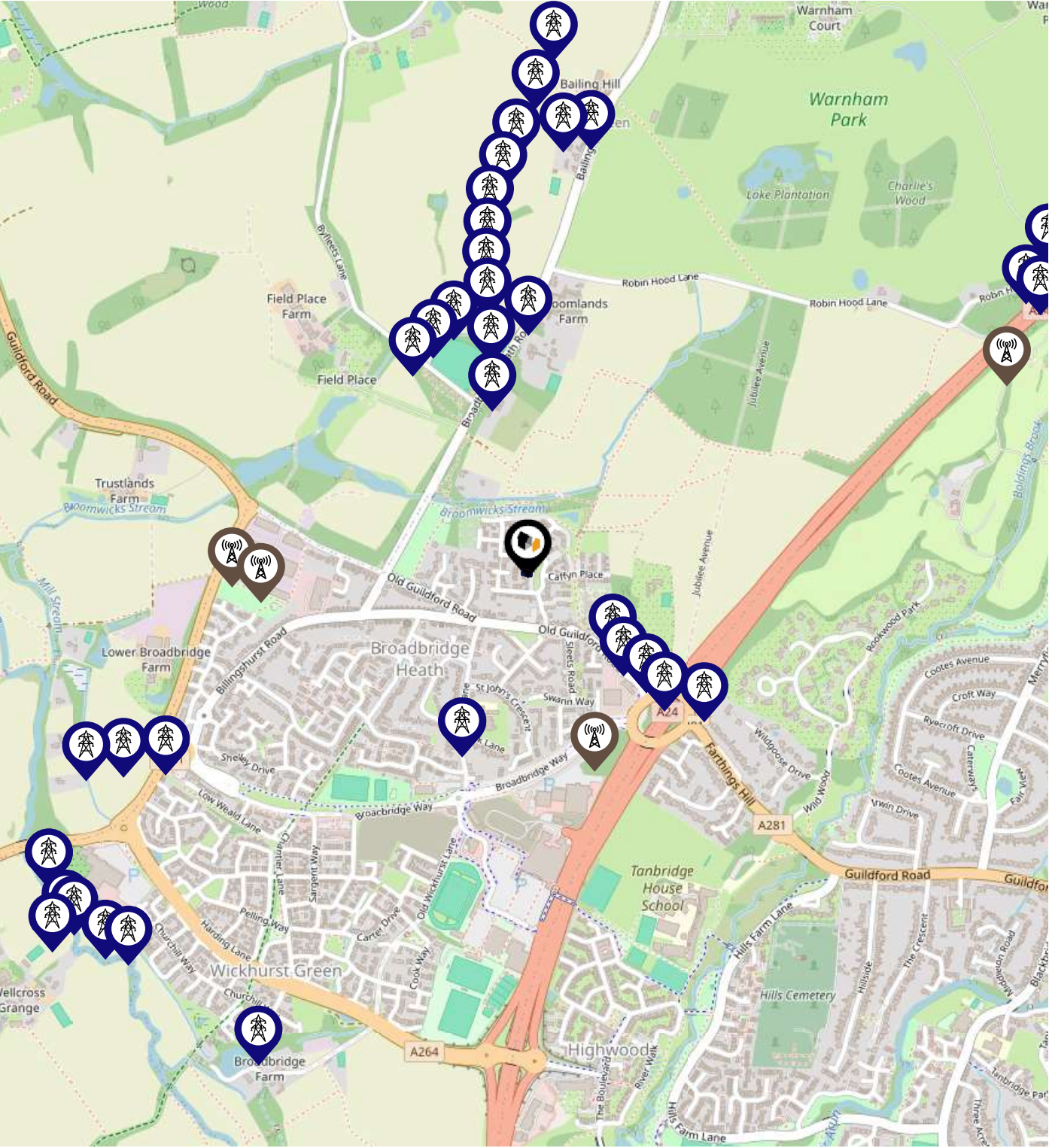


		Nursery	Primary	Secondary	College	Private
1	Shelley Primary School Ofsted Rating: Good Pupils: 415 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	New Barn School Ofsted Rating: Good Pupils: 80 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Warnham CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Farlington School Ofsted Rating: Not Rated Pupils: 429 Distance: 1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils: 0 Distance: 1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ's Hospital Ofsted Rating: Not Rated Pupils: 866 Distance: 1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holbrook Primary School Ofsted Rating: Good Pupils: 415 Distance: 1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Horsham Nursery School Ofsted Rating: Good Pupils: 142 Distance: 2.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

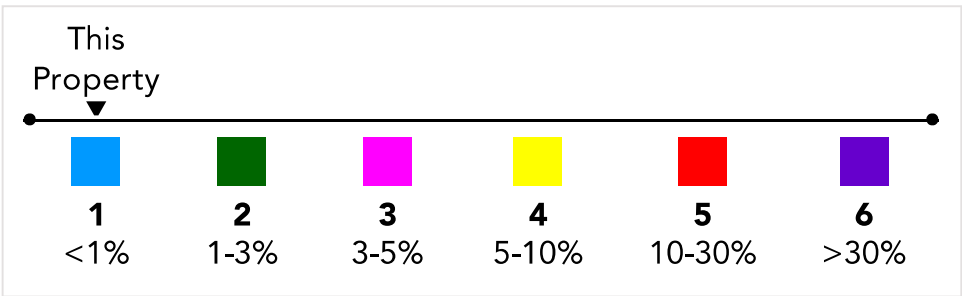
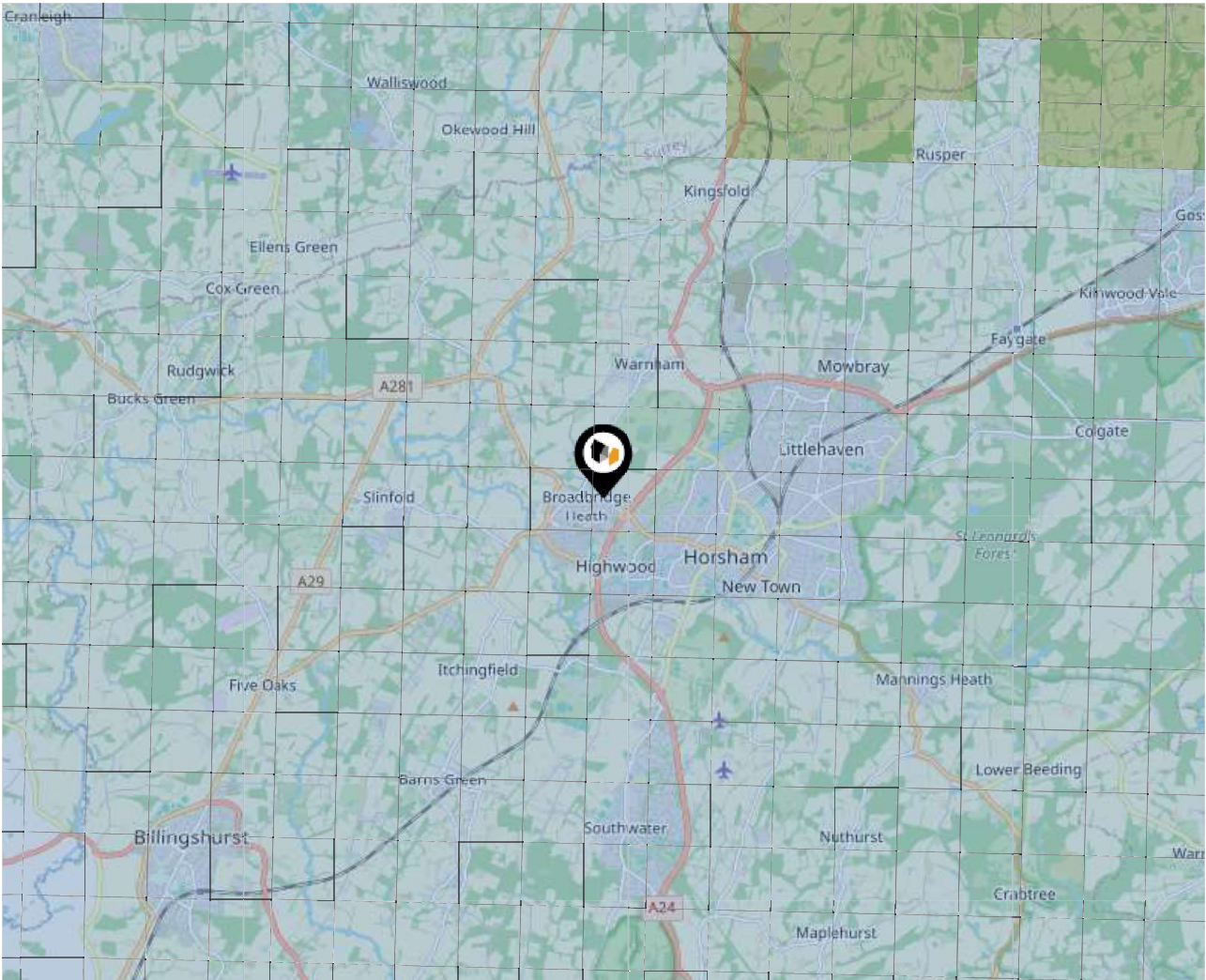


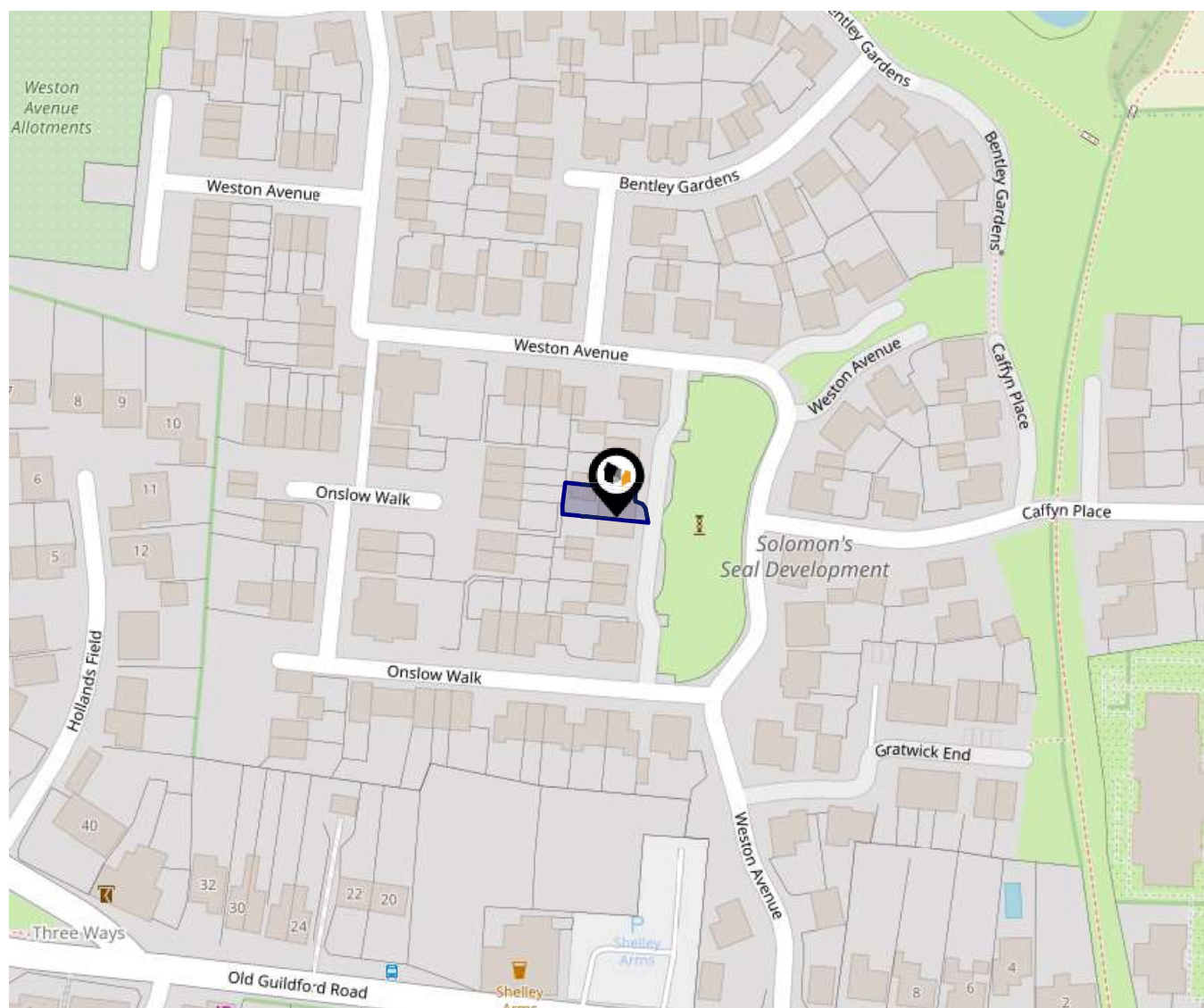
Key:

-  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/m³).





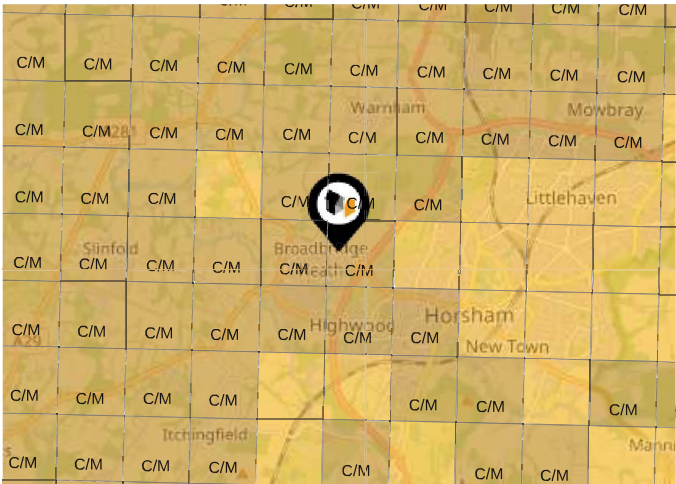
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

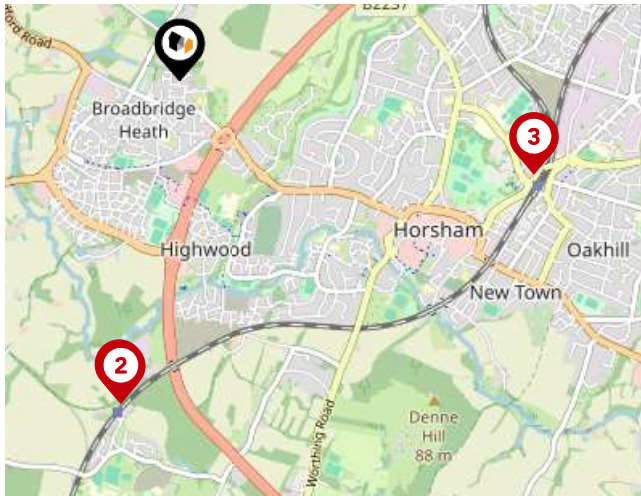


Primary Classifications (Most Common Clay Types)

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

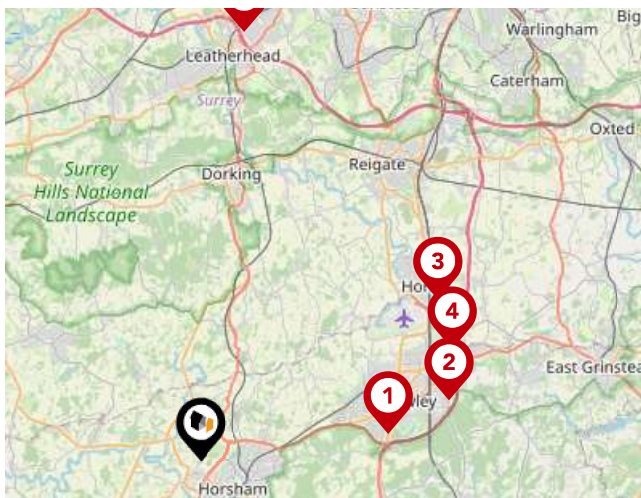
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Christs Hospital Rail Station	1.52 miles
2	Christs Hospital Rail Station	1.53 miles
3	Horsham Rail Station	1.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.07 miles
2	M23 J10A	9.55 miles
3	M23 J9A	10.7 miles
4	M23 J10	10.28 miles
5	M25 J9	16.03 miles

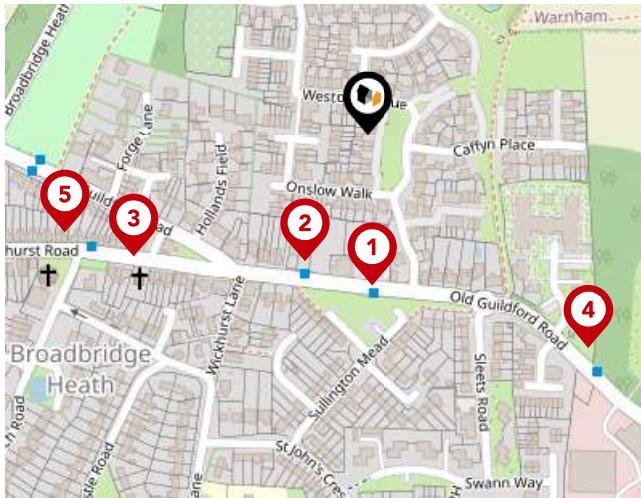


Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	10.2 miles
2	Shoreham-by-Sea	16.81 miles
3	Heathrow Airport Terminal 4	27.09 miles
4	Leaves Green	24.71 miles

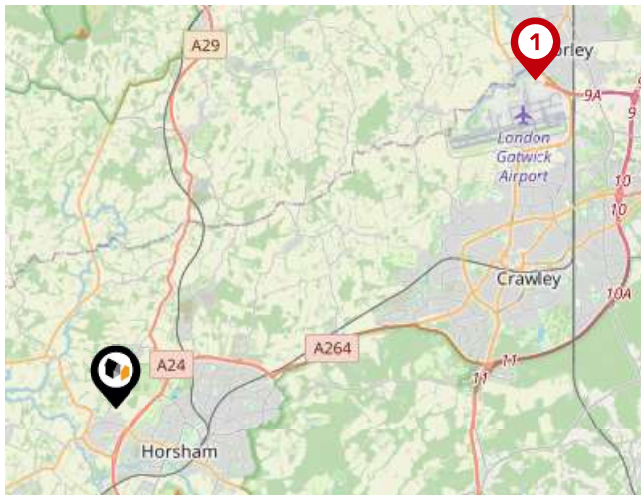
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shelley Arms	0.09 miles
2	Shelley Arms	0.08 miles
3	Church Road	0.15 miles
4	Mulberry Gardens	0.18 miles
5	Church Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	9.94 miles



Ferry Terminals

Pin	Name	Distance
1	Ditton Island Ferry Landing	22.19 miles
2	Weybridge Ferry Landing	21.83 miles
3	Shepperton Ferry Landing	21.9 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

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

35 Carfax, Horsham, West Sussex, RH12

1EE

01403 886288

Liam@athomeestates.co.uk

www.athomeestates.co.uk



