

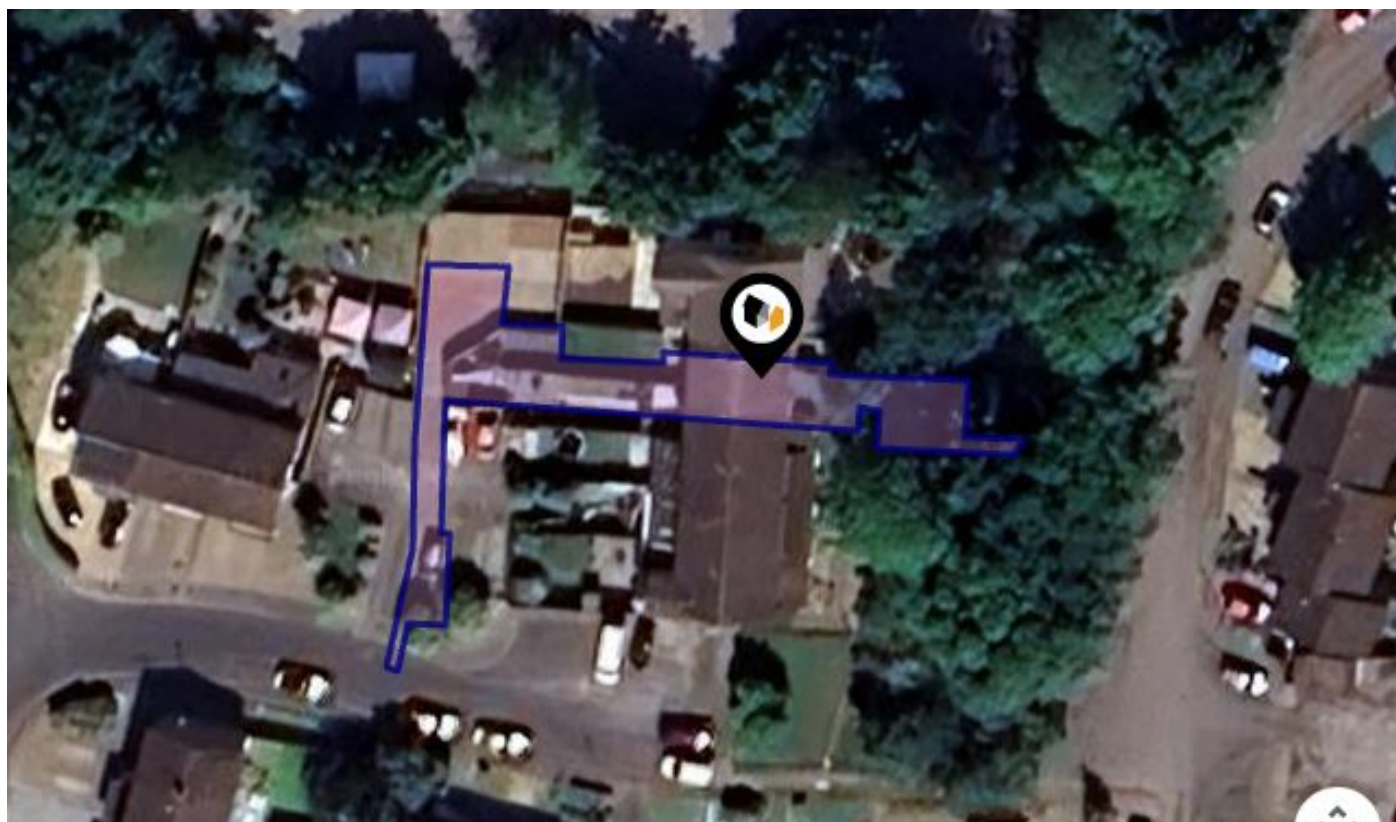


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th October 2025



85, TIMBER MILL, SOUTHWATER, HORSHAM, RH13 9SP

At Home Estate And Lettings Agency

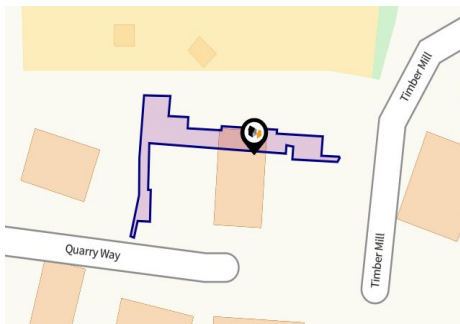
12 Church Street, Storrington, RH20 4LA

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	731 ft ² / 68 m ²
Plot Area:	0.09 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£2,064
Title Number:	WSX35522
UPRN:	100061824294

Last Sold Date:	12/09/2019
Last Sold Price:	£325,000
Last Sold £/ft²:	£457
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)

-
mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **85, Timber Mill, Southwater, Horsham, RH13 9SP**

Reference - DC/25/0600
Decision: Decided
Date: 11th April 2025
Description: Non Material Amendment to previously approved application DC/23/2284 (Variation of Condition 1 of previously approved application DC/23/0555 (Variation of condition 1, 7, 8 and 9 of previously approved application reference DC/22/1997 (Erection of 2no semi-detached two-storey dwellings) to allow for design changes.) for amendments to the approved design) Installation of two rear rooflights.

Reference - DC/22/0168
Decision: Decided
Date: 01st February 2022
Description: Erection of a 4-bed end of terrace two-storey dwelling.

Reference - DISC/24/0071
Decision: Decided
Date: 09th April 2024
Description: Approval of Details Reserved by Conditions 3 and 4 to approved application DC/23/2284

Reference - DC/24/0618
Decision: Decided
Date: 22nd April 2024
Description: Fell x1 Holly, x2 Cherry, x1 Ash. Wooded area fell x1 Holly, x4 Hawthorn, x4 Saplings

Planning records for: **85, Timber Mill, Southwater, Horsham, RH13 9SP**

Reference - DC/21/2366	
Decision:	Decided
Date:	18th October 2021
Description:	Erection of a two storey side extension and part single storey, part two storey rear extension.

Reference - DC/22/1997	
Decision:	Decided
Date:	20th October 2022
Description:	Erection of 2no semi-detached two-storey dwellings.

Reference - DISC/25/0167	
Decision:	Registered
Date:	23rd May 2025
Description:	Approval of details reserved by conditions 5,6,7,8,10,11,12 and 14 to approved application DC/22/1997

Reference - DC/22/1996	
Decision:	Decided
Date:	20th October 2022
Description:	Erection of 2no end of terrace two-storey dwellings.

Planning records for: **85, Timber Mill, Southwater, Horsham, RH13 9SP**

Reference - DC/23/2284	
Decision:	Decided
Date:	14th December 2023
Description:	Variation of Condition 1 of previously approved application DC/23/0555 (Variation of condition 1, 7, 8 and 9 of previously approved application reference DC/22/1997 (Erection of 2no semi-detached two-storey dwellings) to allow for design changes.) for amendments to the approved design.

Reference - DC/23/0555	
Decision:	Decided
Date:	28th March 2023
Description:	Variation of condition 1, 7, 8 and 9 of previously approved application reference DC/22/1997 (Erection of 2no semi-detached two-storey dwellings) to allow for design changes.



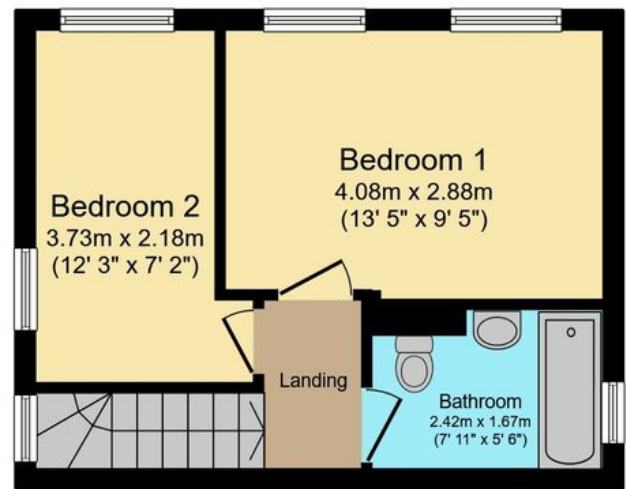


85, TIMBER MILL, SOUTHWATER, HORSHAM, RH13 9SP



Ground Floor

Floor area 40.0 sq.m. (431 sq.ft.)



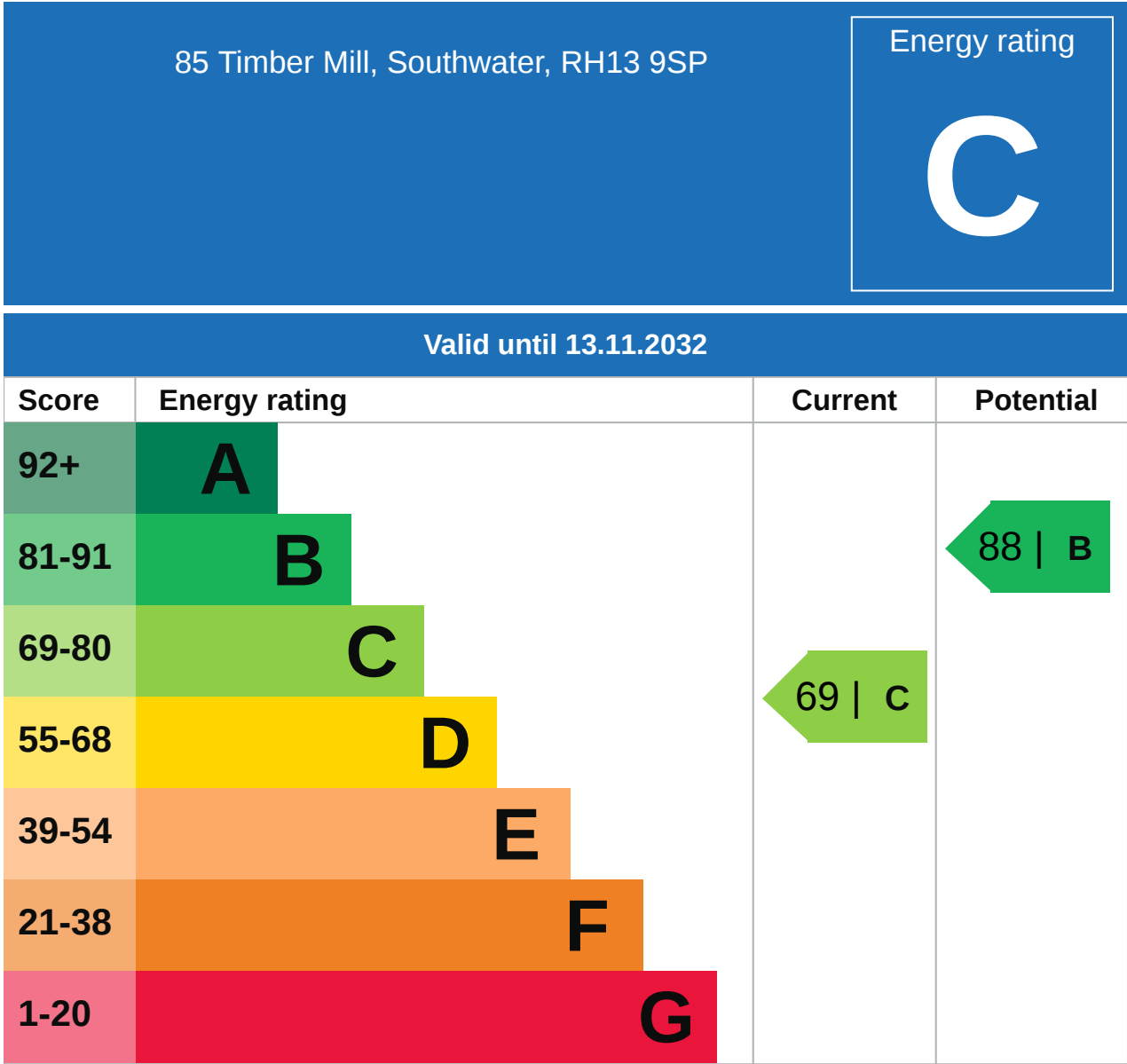
First Floor

Floor area 30.0 sq.m. (323 sq.ft.)

Total floor area: 70.0 sq.m. (754 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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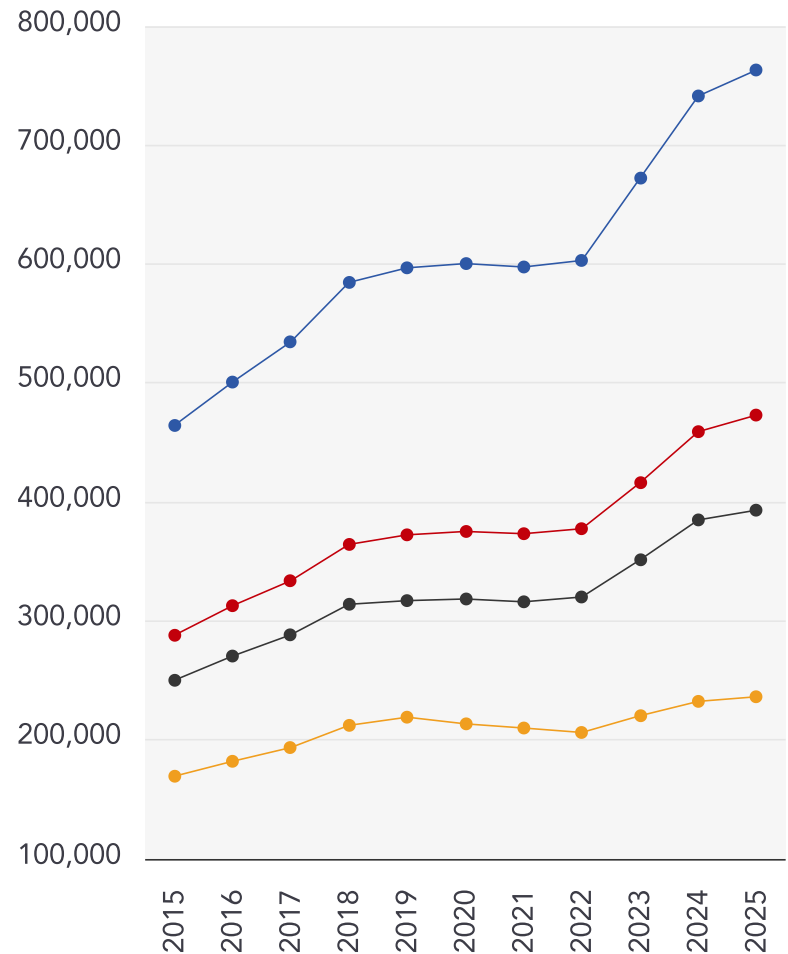
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
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 89% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	68 m ²

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%



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.

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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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/HOMEeagents



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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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