

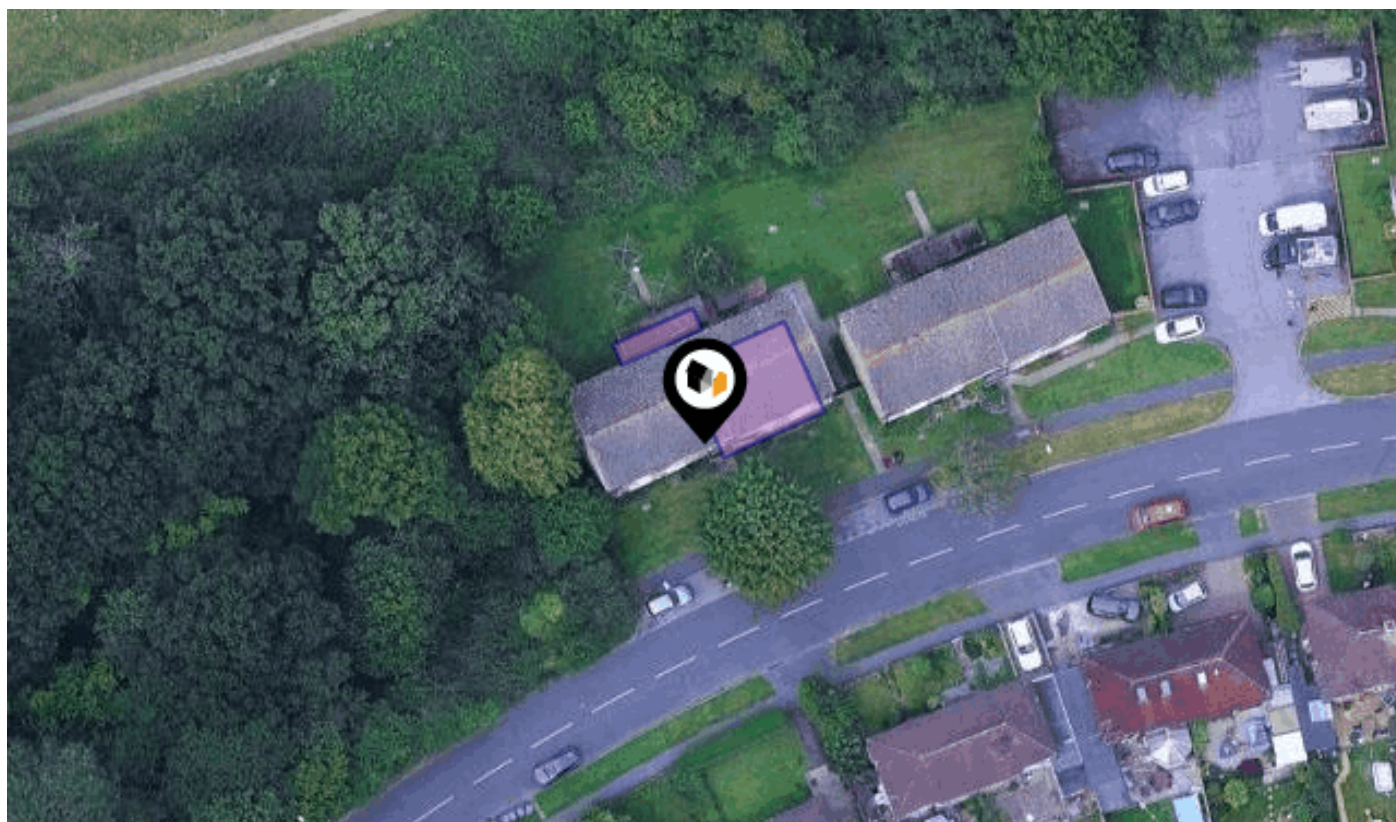


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th July 2025



19, REDFORD AVENUE, HORSHAM, RH12 2HS

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

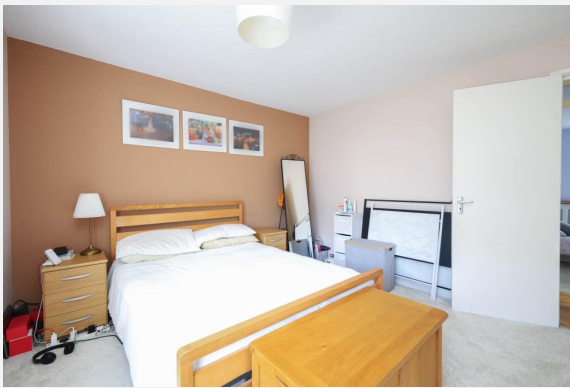
Type:	Flat / Maisonette	Last Sold Date:	30/09/2005
Bedrooms:	2	Last Sold Price:	£162,500
Floor Area:	764 ft ² / 71 m ²	Last Sold £/ft ² :	£212
Plot Area:	0.02 acres	Tenure:	Leasehold
Year Built :	1950-1966	Start Date:	06/04/1986
Council Tax :	Band C	End Date:	25/12/2110
Annual Estimate:	£2,064	Lease Term:	From 25 December 1985 to 25 December 2110
Title Number:	WSX106259	Term Remaining:	85 years
UPRN:	100062194683		

Local Area

Local Authority:	West sussex	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	8	43	900
● Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

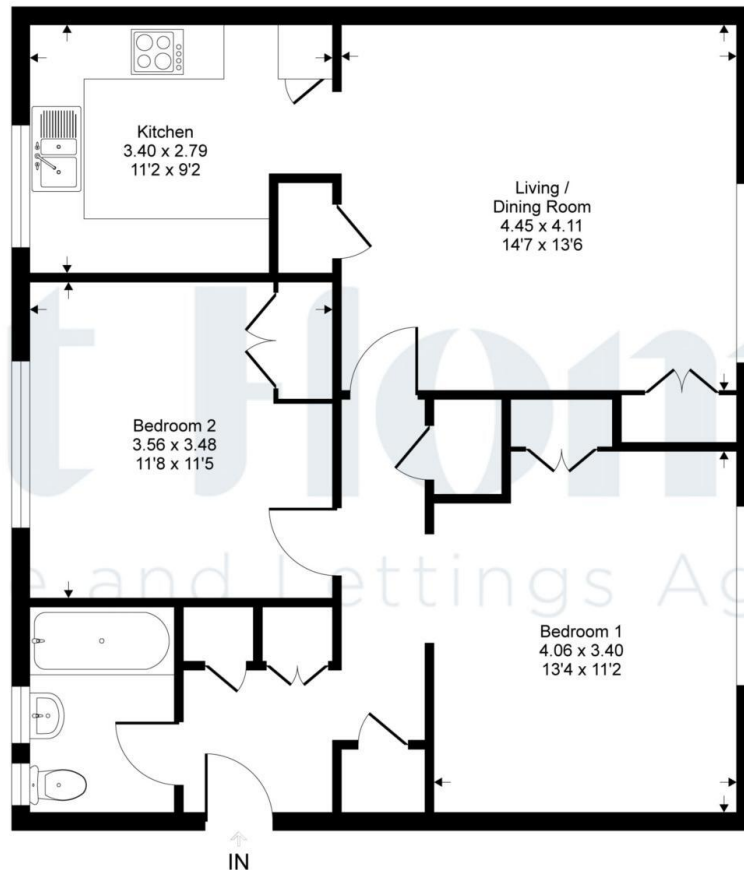




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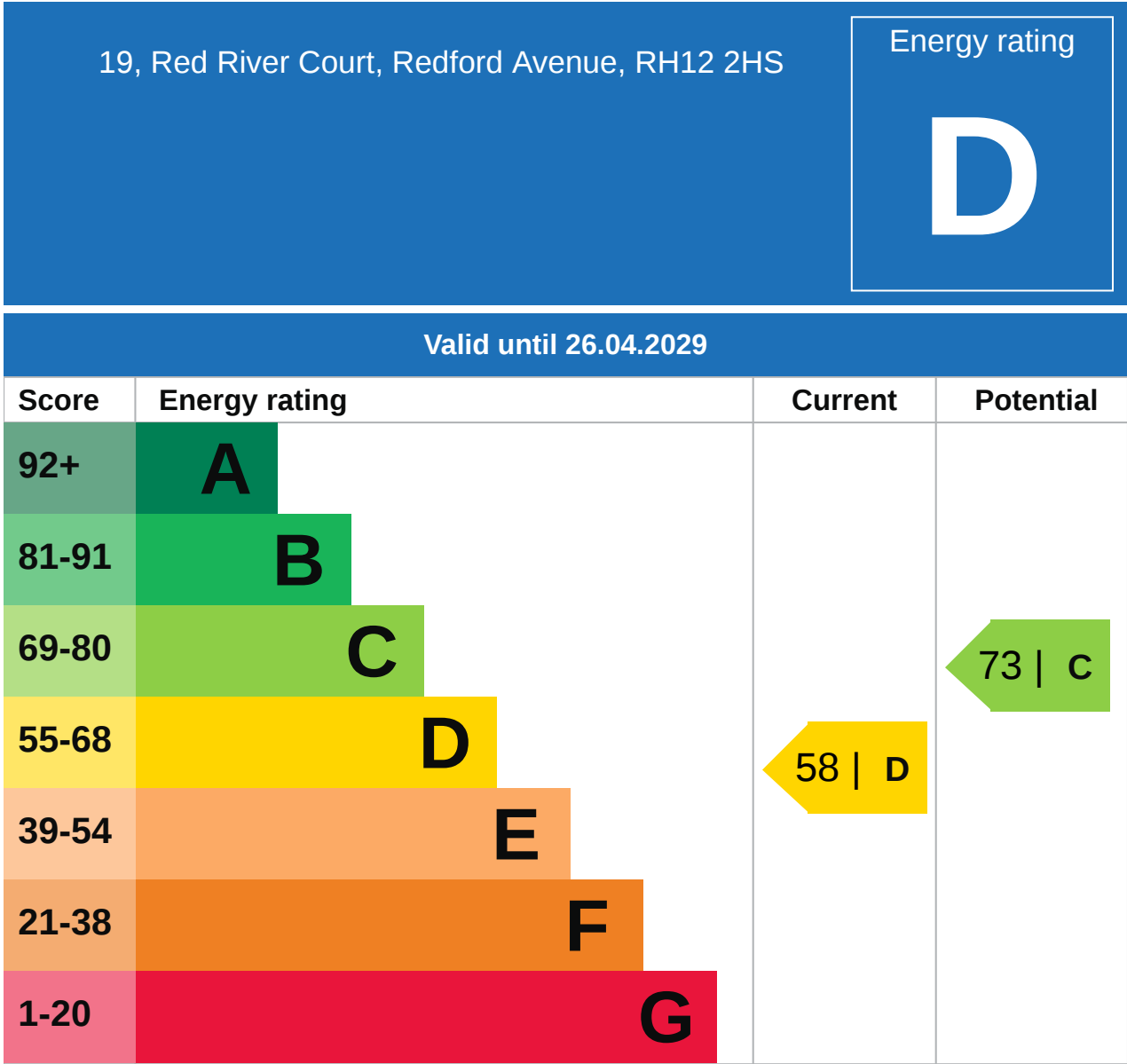
Red River Court, RH12

Approximate Gross Internal Area = 70.8 sq m / 762 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.

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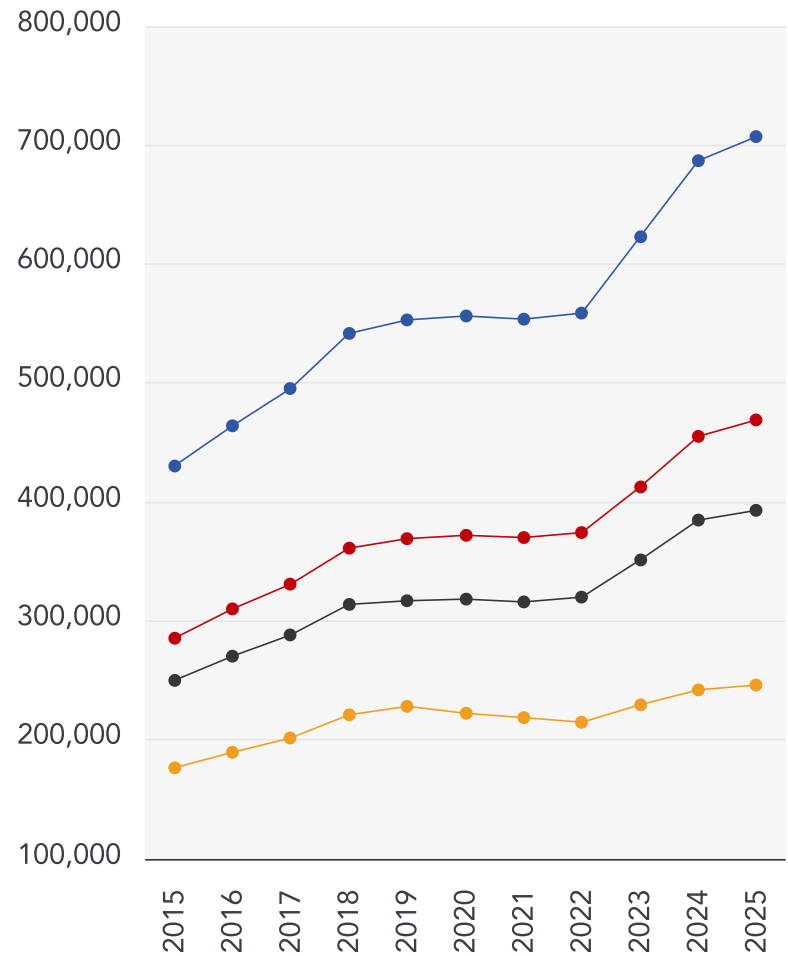
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
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:	Average
Roof:	(another dwelling above)
Main Heating:	Warm air, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 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

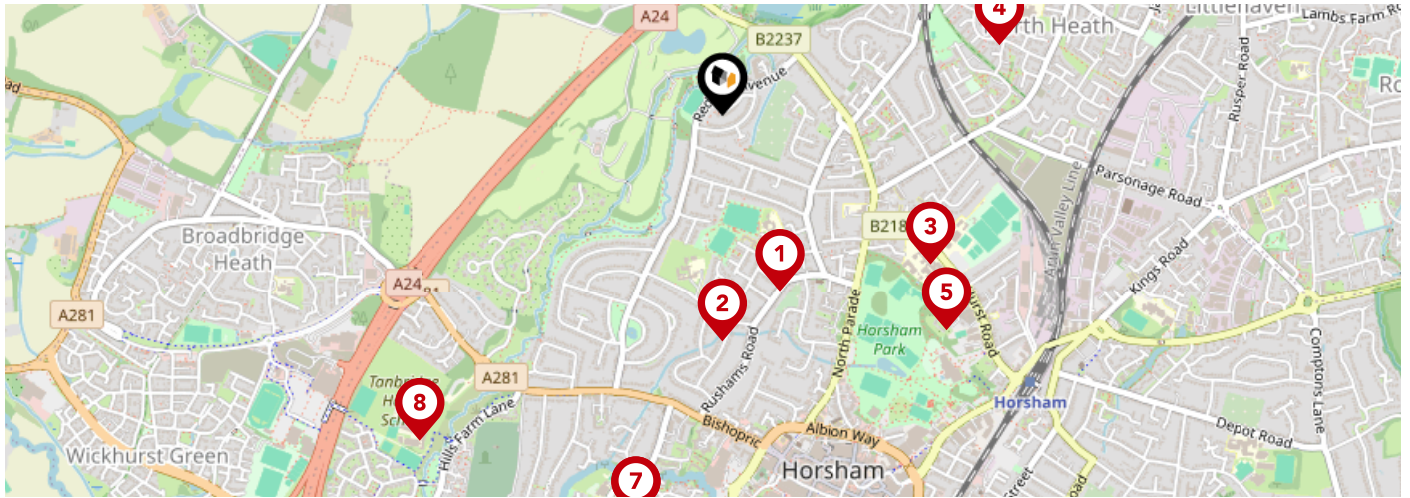
+39.41%

A map of a residential area in Redford. The map shows Redford Avenue running horizontally, with Eyles Close branching off to the south. Red River Court is a small street branching off Redford Avenue to the north. A blue location pin is placed on Red River Court. The map includes green spaces, a river, and various buildings. The area is surrounded by other residential streets like Leggyfield Court and Saxon Crescent.

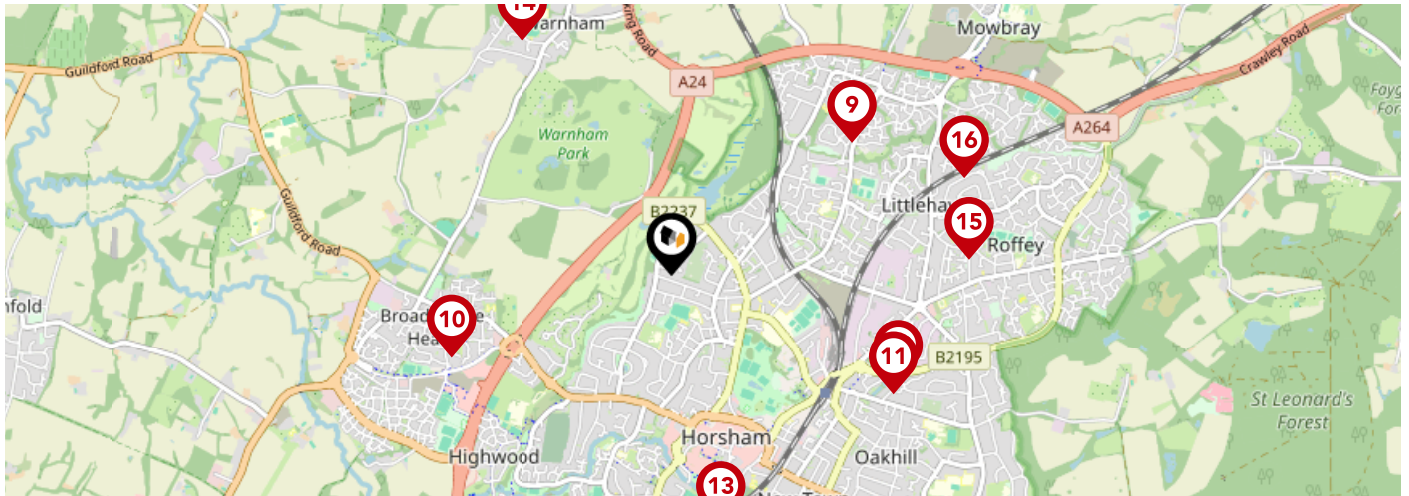
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	



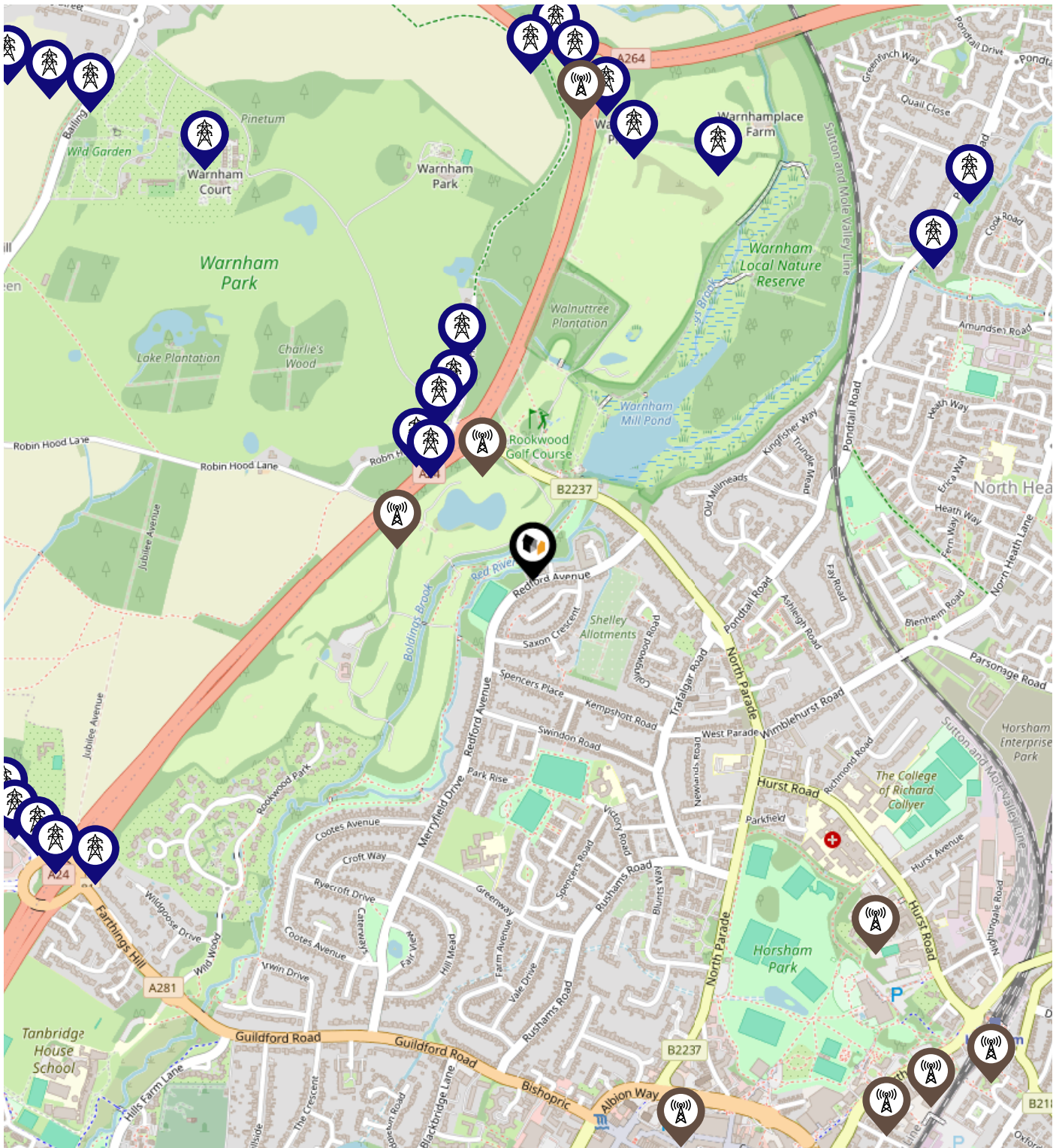
		Nursery	Primary	Secondary	College	Private
1	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:0.43	☐	☒	☐	☐	☐
2	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:0.52	☐	☒	☐	☐	☐
3	The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils:0 Distance:0.59	☐	☐	☒	☐	☐
4	North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance:0.67	☐	☒	☐	☐	☐
5	Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance:0.72	☐	☒	☒	☐	☐
6	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:0.96	☐	☒	☐	☐	☐
7	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:0.96	☐	☒	☐	☐	☐
8	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:1.03	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Holbrook Primary School Ofsted Rating: Good Pupils: 415 Distance: 1.05	☐	☒	☐	☐	☐
10	Shelley Primary School Ofsted Rating: Good Pupils: 415 Distance: 1.09	☐	☒	☐	☐	☐
11	Horsham Nursery School Ofsted Rating: Good Pupils: 142 Distance: 1.17	☒	☐	☐	☐	☐
12	Kingslea Primary School Ofsted Rating: Good Pupils: 429 Distance: 1.17	☐	☒	☐	☐	☐
13	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.18	☐	☒	☐	☐	☐
14	Warnham CofE Primary School Ofsted Rating: Good Pupils: 205 Distance: 1.3	☐	☒	☐	☐	☐
15	Littlehaven Infant School Ofsted Rating: Good Pupils: 93 Distance: 1.38	☐	☒	☐	☐	☐
16	All Saints CofE Primary School, Horsham Ofsted Rating: Good Pupils: 201 Distance: 1.44	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

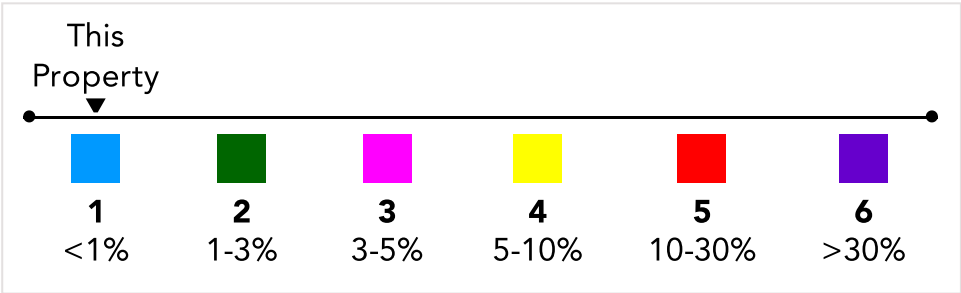
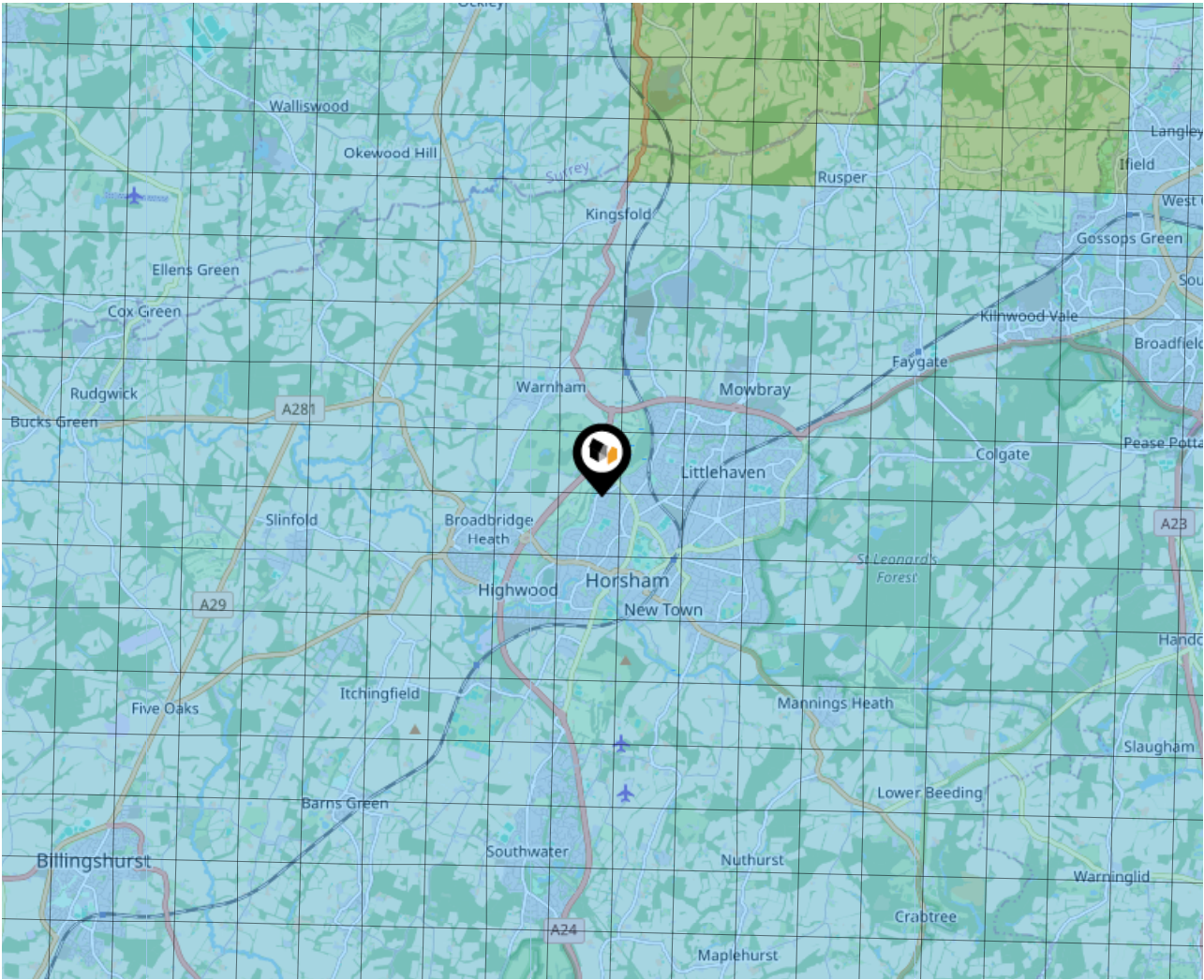


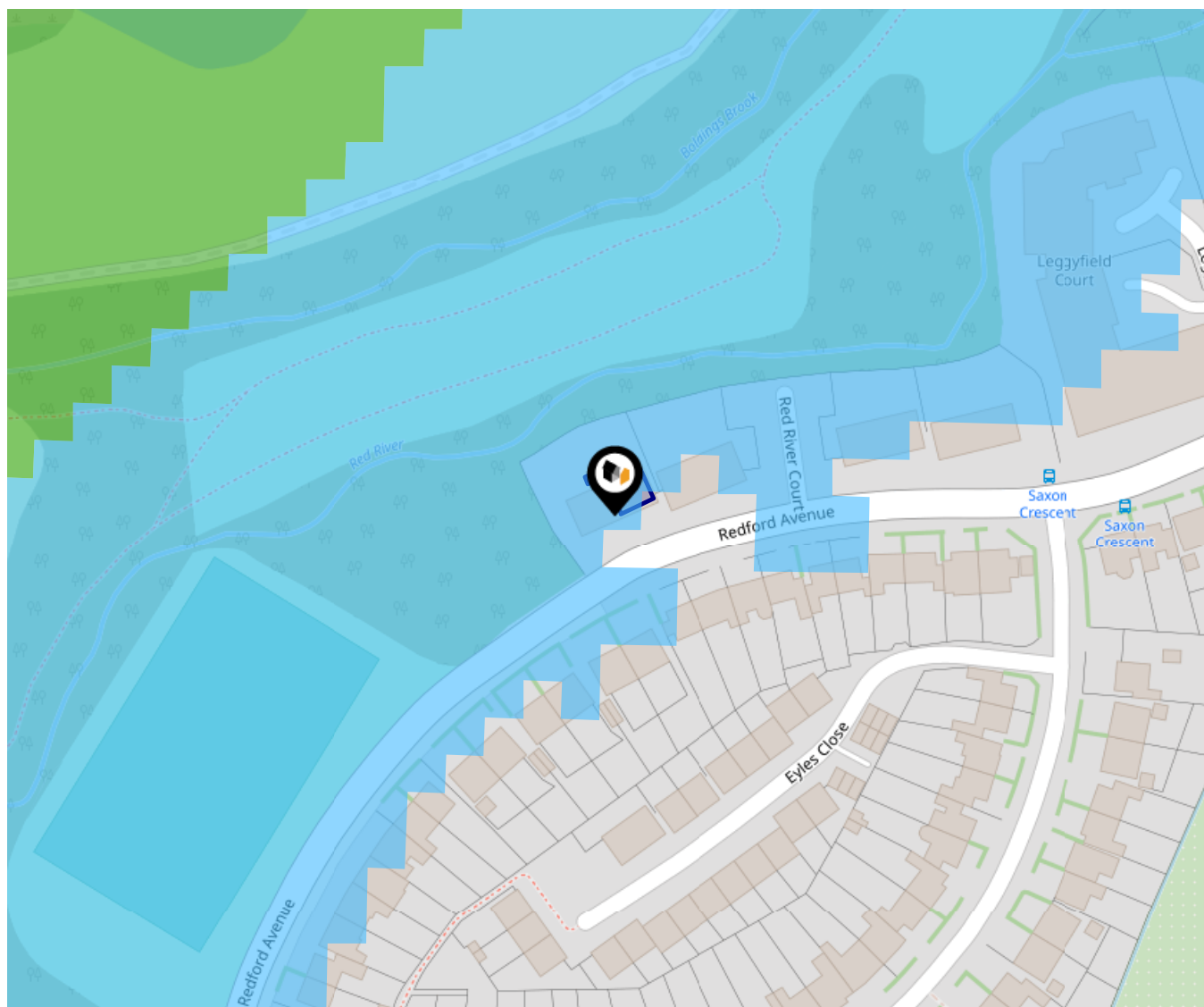
Key:

-  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).





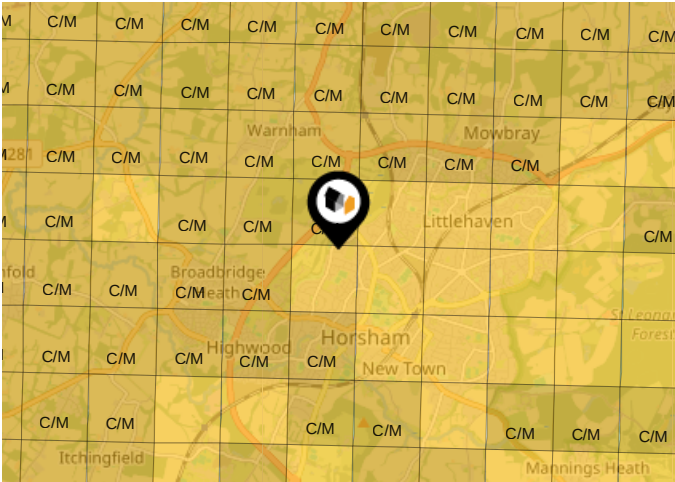
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

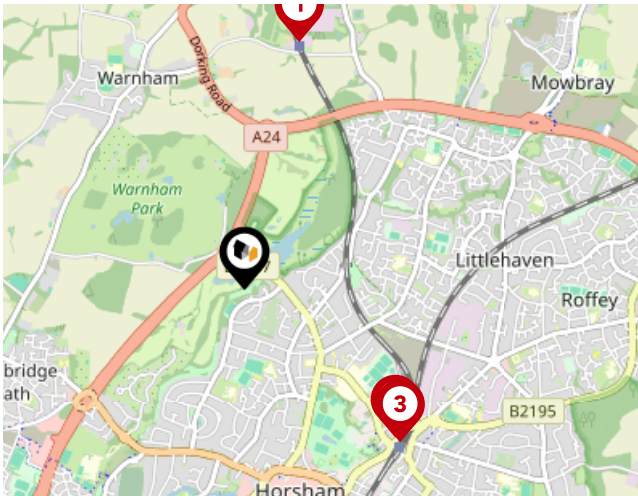


Primary Classifications (Most Common Clay Types)

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

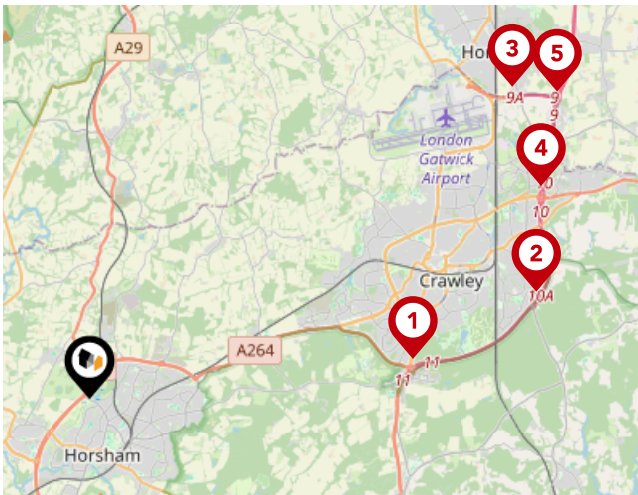
Area

Transport (National)



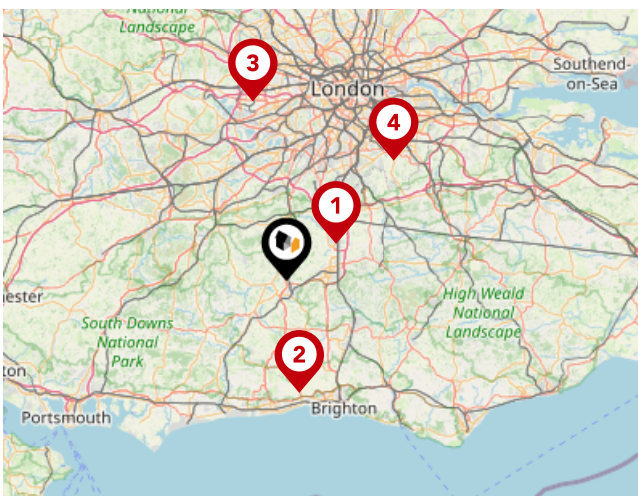
National Rail Stations

Pin	Name	Distance
1	Warnham Rail Station	1.19 miles
2	Horsham Rail Station	0.98 miles
3	Horsham Rail Station	1.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	6.09 miles
2	M23 J10A	8.56 miles
3	M23 J9A	9.78 miles
4	M23 J10	9.31 miles
5	M23 J9	10.43 miles

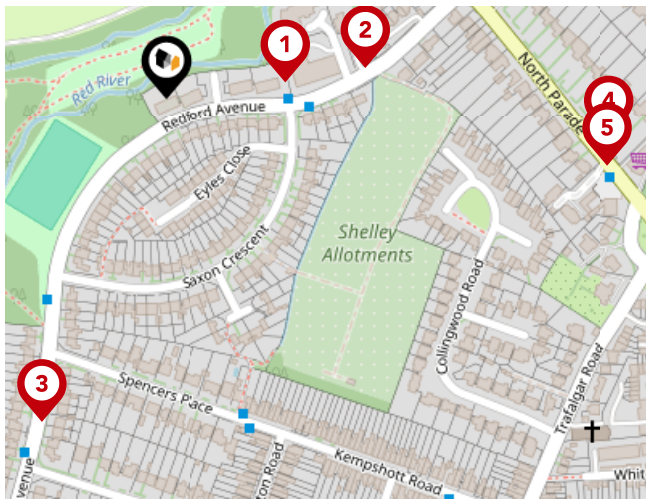


Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	9.28 miles
2	Shoreham-by-Sea	16.92 miles
3	Heathrow Airport Terminal 4	27 miles
4	Leaves Green	23.89 miles

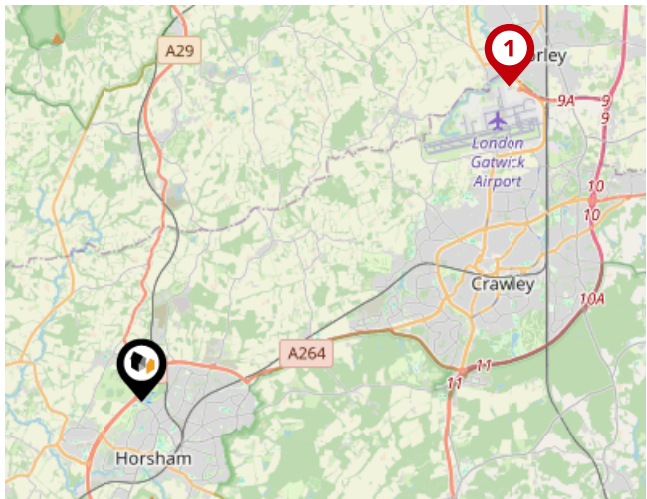
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Saxon Crescent	0.07 miles
	Saxon Crescent	0.12 miles
	Spencers Place	0.2 miles
	The Dog and Bacon	0.26 miles
	The Dog and Bacon	0.26 miles



Local Connections

Pin	Name	Distance
	Gatwick North Terminal Shuttle Station	9.05 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.

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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



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