



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th September 2026



11, SPENCERS ROAD, HORSHAM, RH12 2JQ

At Home Estate And Lettings Agency

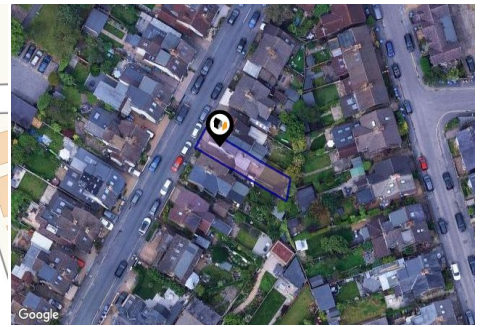
35 Carfax, Horsham, West Sussex, RH12 1EE

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Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.03 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,170
Title Number:	WSX164700
UPRN:	100061821451
Restrictive Covenants:	Yes

Last Sold Date:	14/05/2021
Last Sold Price:	£405,000
Last Sold £/ft ² :	£537
Tenure:	Freehold
Latest FENSA Work:	06/04/2015 - 1 door

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)

14	80	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

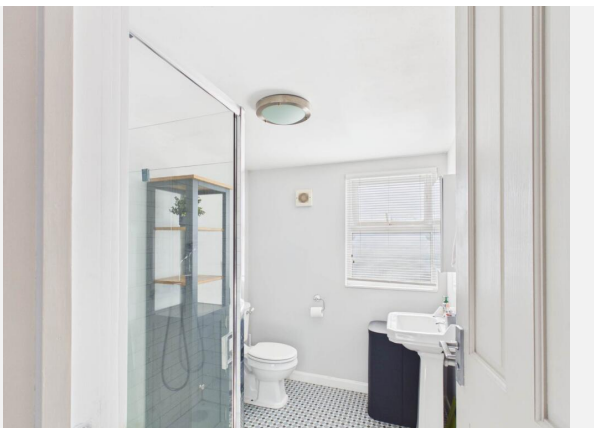
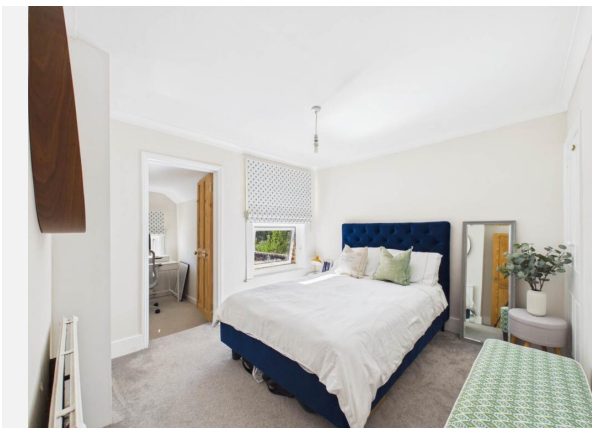
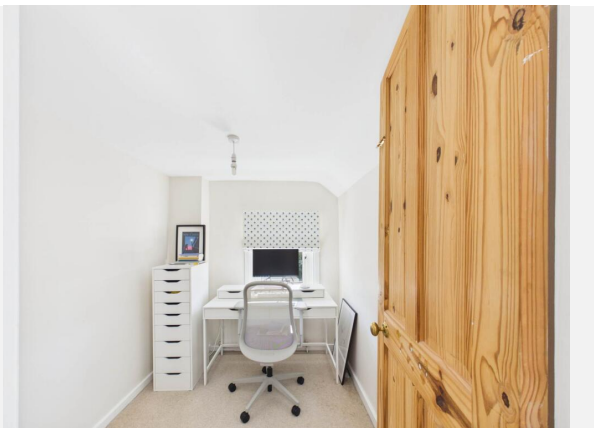


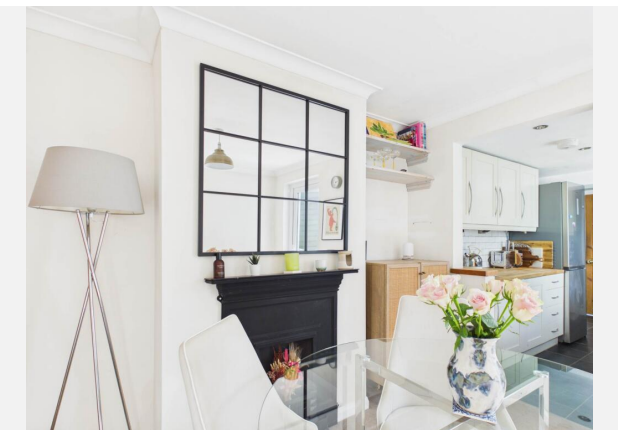
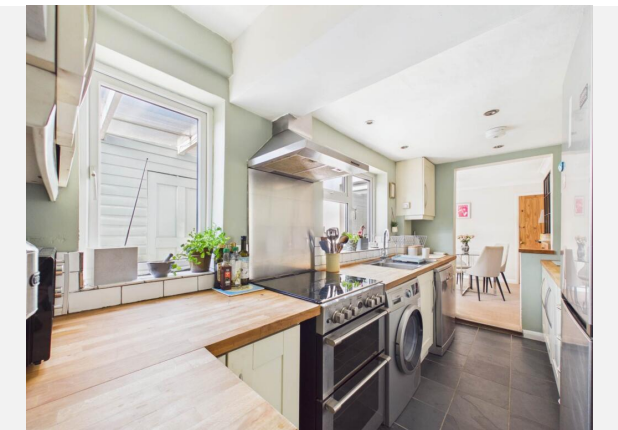
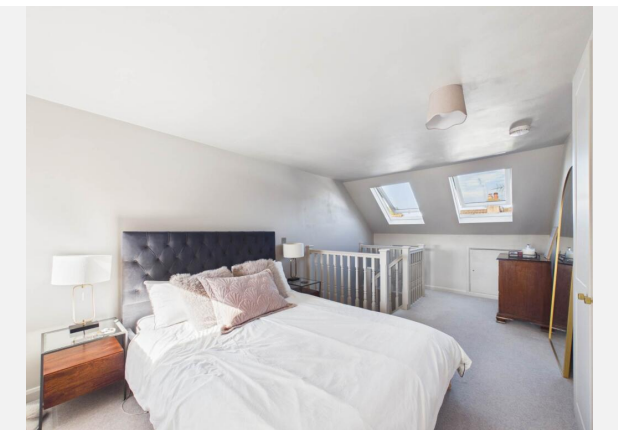
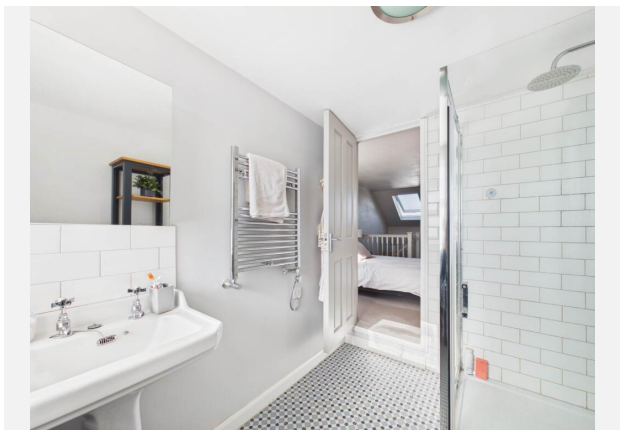
Planning History

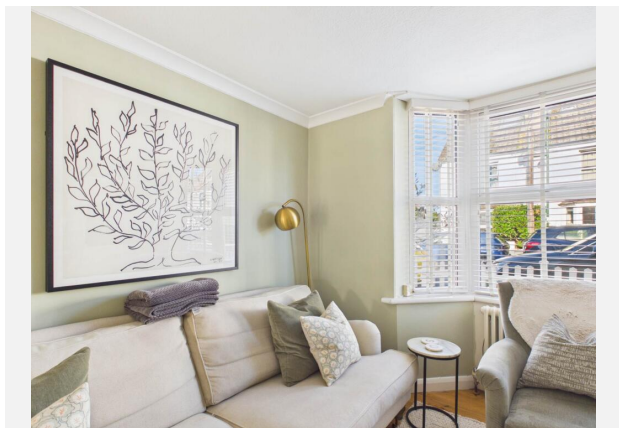
This Address

Planning records for: *11, Spencers Road, Horsham, RH12 2JQ*

Reference - DC/24/1656	
Decision:	Decided
Date:	24th October 2024
Description:	Erection of a rear and side extension with new entrance porch.

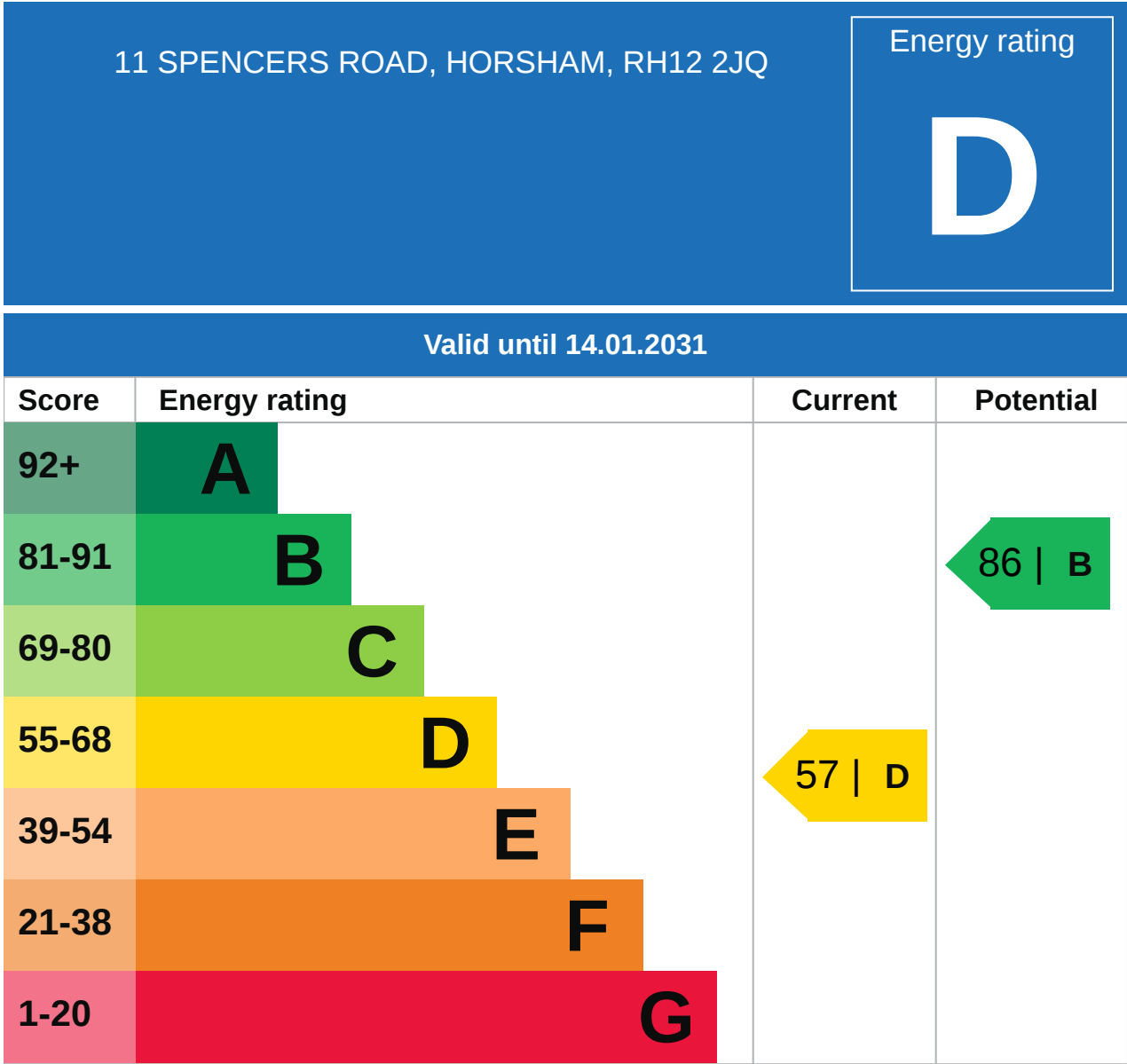






11, SPENCERS ROAD, HORSHAM, RH12 2JQ





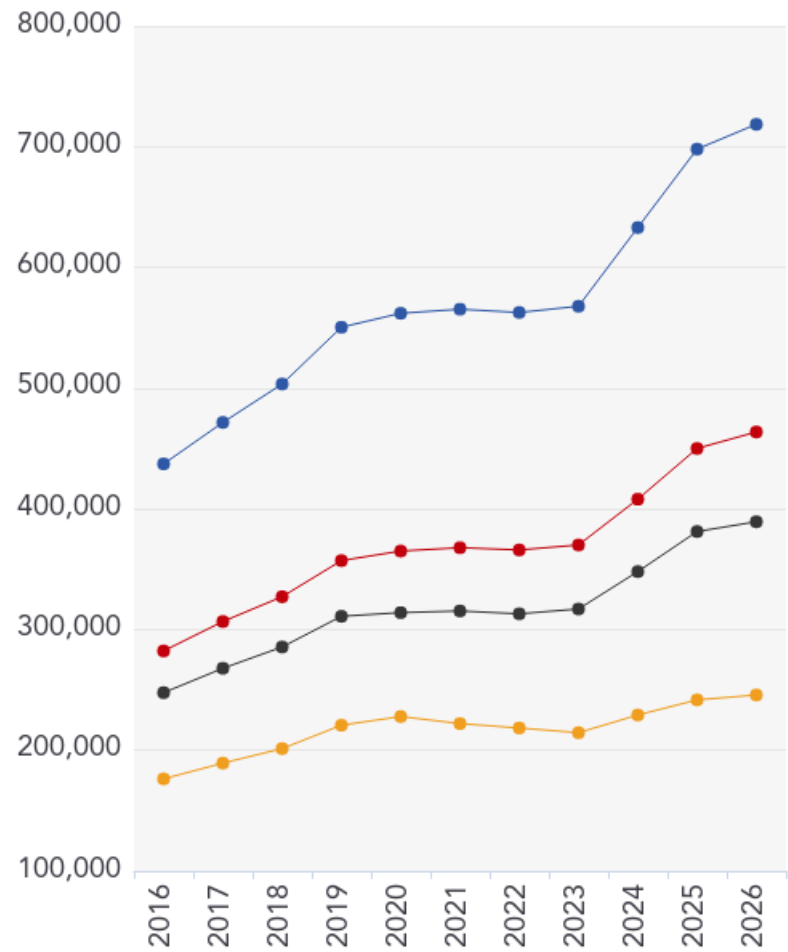
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Flat, limited insulation (assumed)
Roof Energy:	Very Poor
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:	70 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%

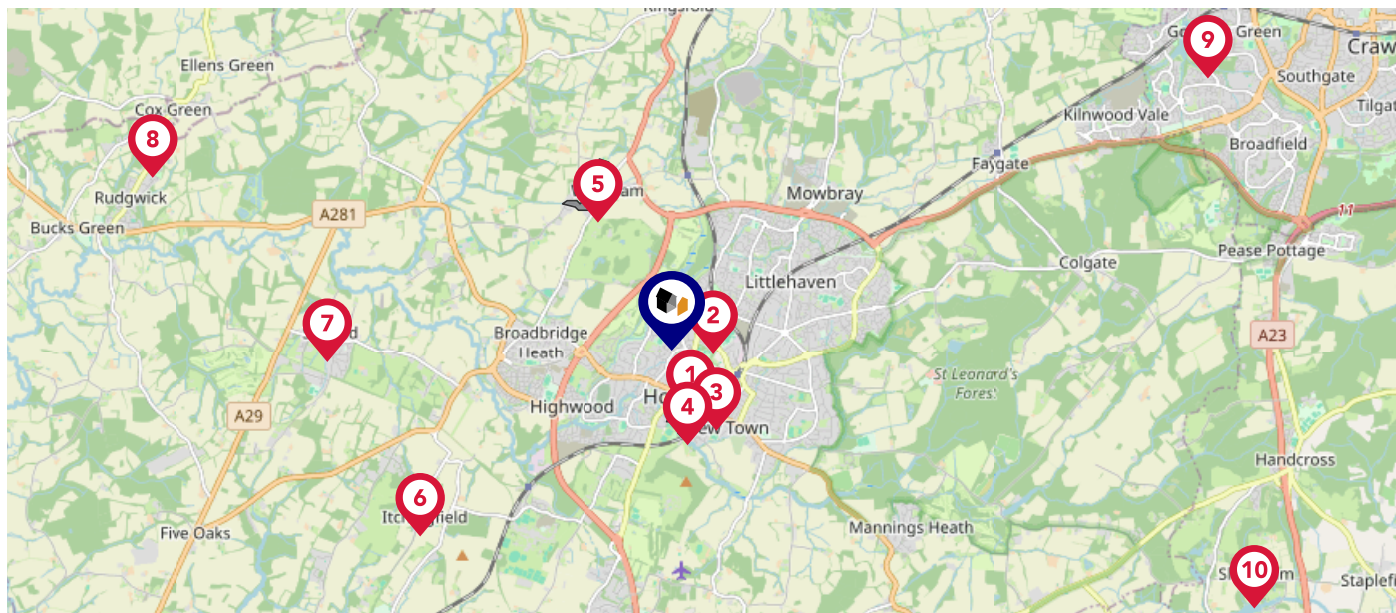
Flat

+39.41%

Maps

Conservation Areas

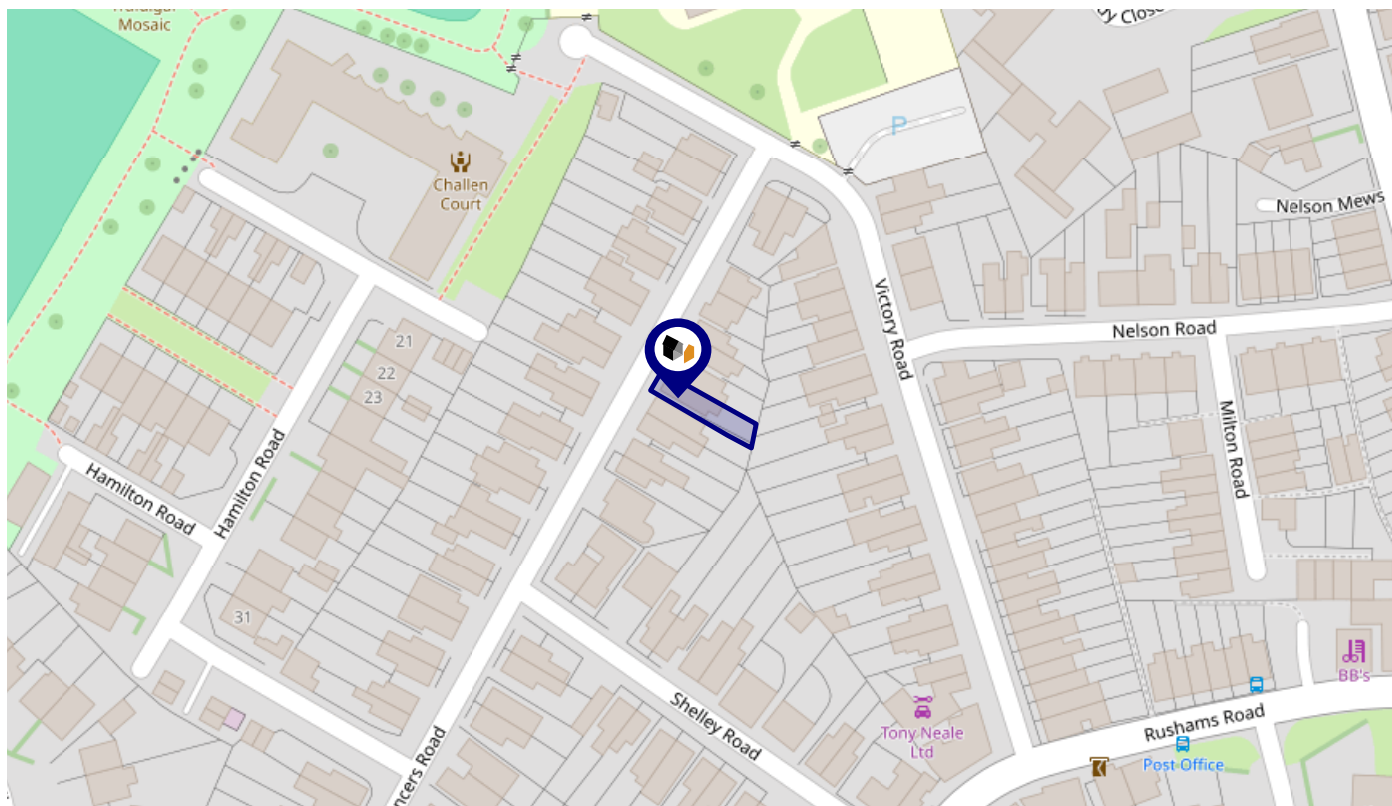
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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.

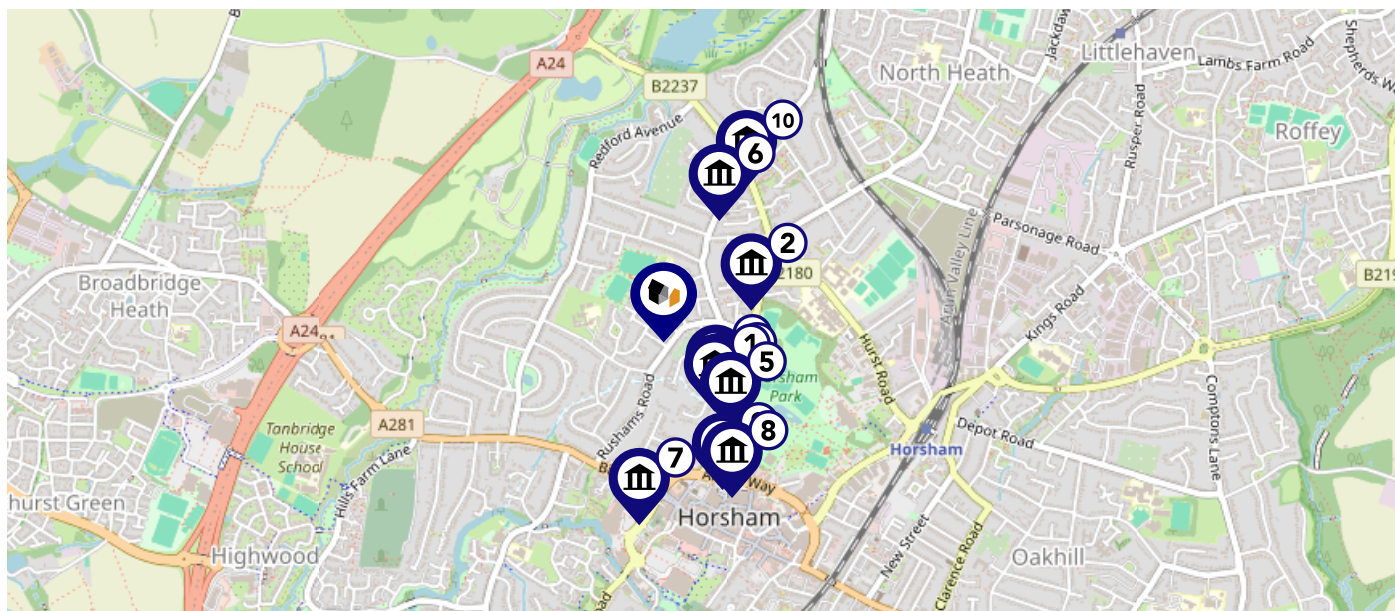
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	■

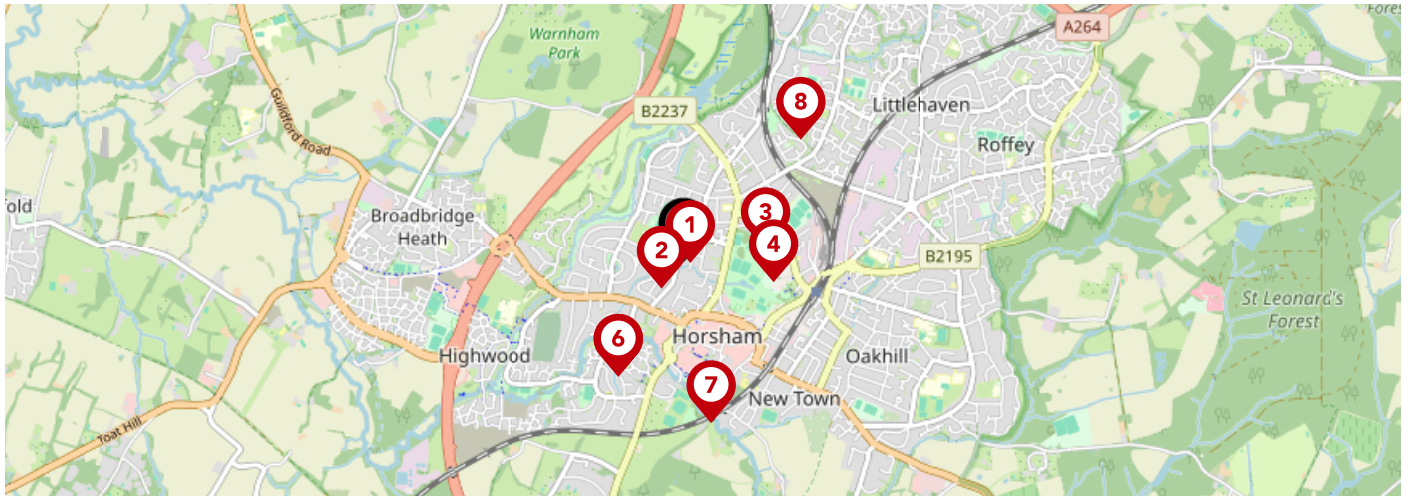
Maps

Listed Buildings

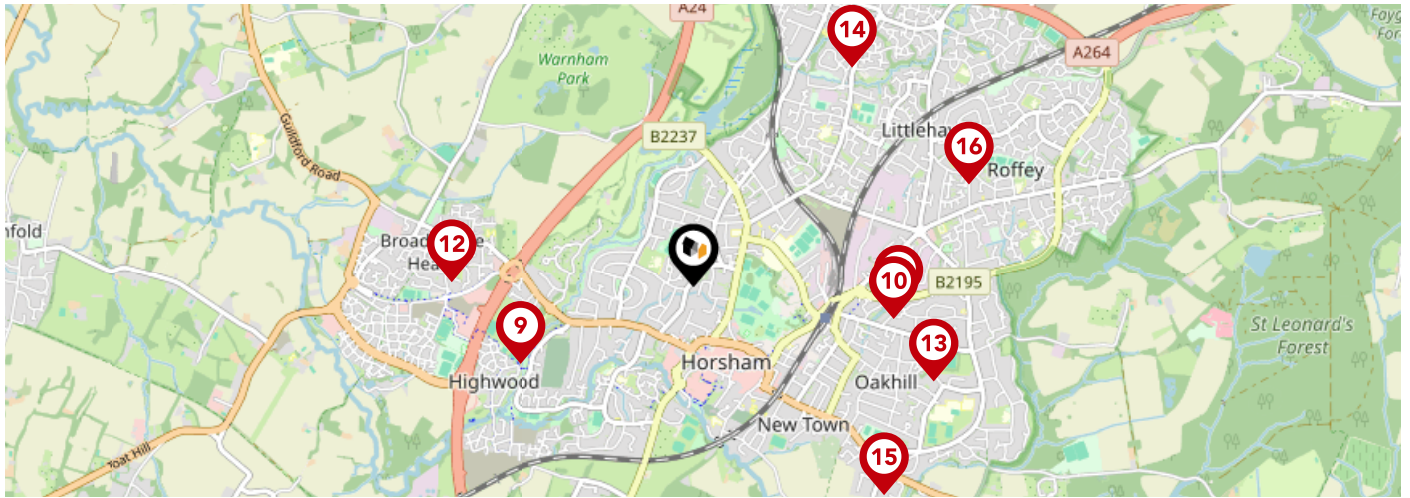
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1353936 - Stables To South Of Springfield Park	Grade II	0.2 miles
 1027523 - White Cottage	Grade II	0.2 miles
 1286838 - Springfield Park	Grade II	0.2 miles
 1027522 - The Cottage, Springfield Park	Grade II	0.2 miles
 1286822 - Estate Wall Of Springfield Park	Grade II	0.3 miles
 1286787 - West Lodge	Grade II	0.3 miles
 1027569 - 20 And 22, Bishopric Road	Grade II	0.4 miles
 1027516 - 44 And 46, London Road	Grade II	0.4 miles
 1027517 - 63, London Road	Grade II	0.4 miles
 1192066 - Chestnut Court	Grade II	0.4 miles

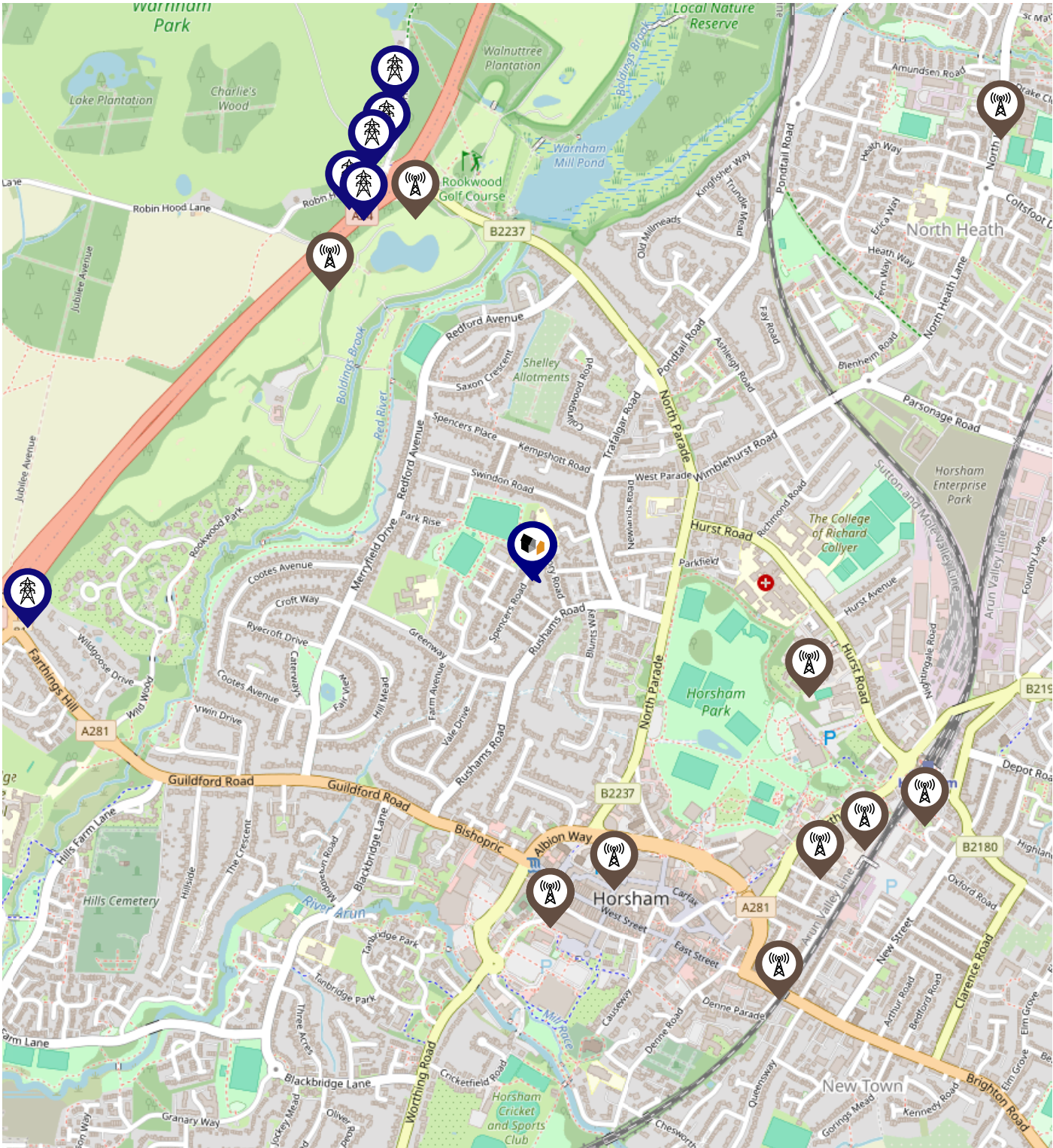


		Nursery	Primary	Secondary	College	Private
1	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:0.03	☐	☒	☐	☐	☐
2	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:0.16	☐	☒	☐	☐	☐
3	The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils:0 Distance:0.38	☐	☐	☒	☐	☐
4	Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance:0.43	☐	☒	☒	☐	☐
5	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:0.62	☐	☒	☐	☐	☐
6	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:0.62	☐	☒	☐	☐	☐
7	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:0.77	☐	☒	☐	☐	☐
8	North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance:0.78	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:0.88	☐	☐	☒	☐	☐
10	Horsham Nursery School Ofsted Rating: Good Pupils: 142 Distance:0.94	☒	☐	☐	☐	☐
11	Kingslea Primary School Ofsted Rating: Good Pupils: 429 Distance:0.96	☐	☒	☐	☐	☐
12	Shelley Primary School Ofsted Rating: Good Pupils: 415 Distance:1.13	☐	☒	☐	☐	☐
13	Millais School Ofsted Rating: Good Pupils: 1194 Distance:1.2	☐	☐	☒	☐	☐
14	Holbrook Primary School Ofsted Rating: Good Pupils: 415 Distance:1.26	☐	☒	☐	☐	☐
15	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:1.32	☐	☐	☒	☐	☐
16	Littlehaven Infant School Ofsted Rating: Good Pupils: 93 Distance:1.36	☐	☒	☐	☐	☐

Local Area Masts & Pylons

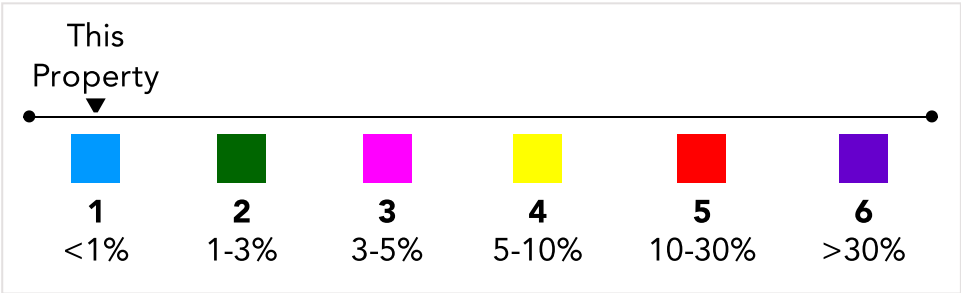
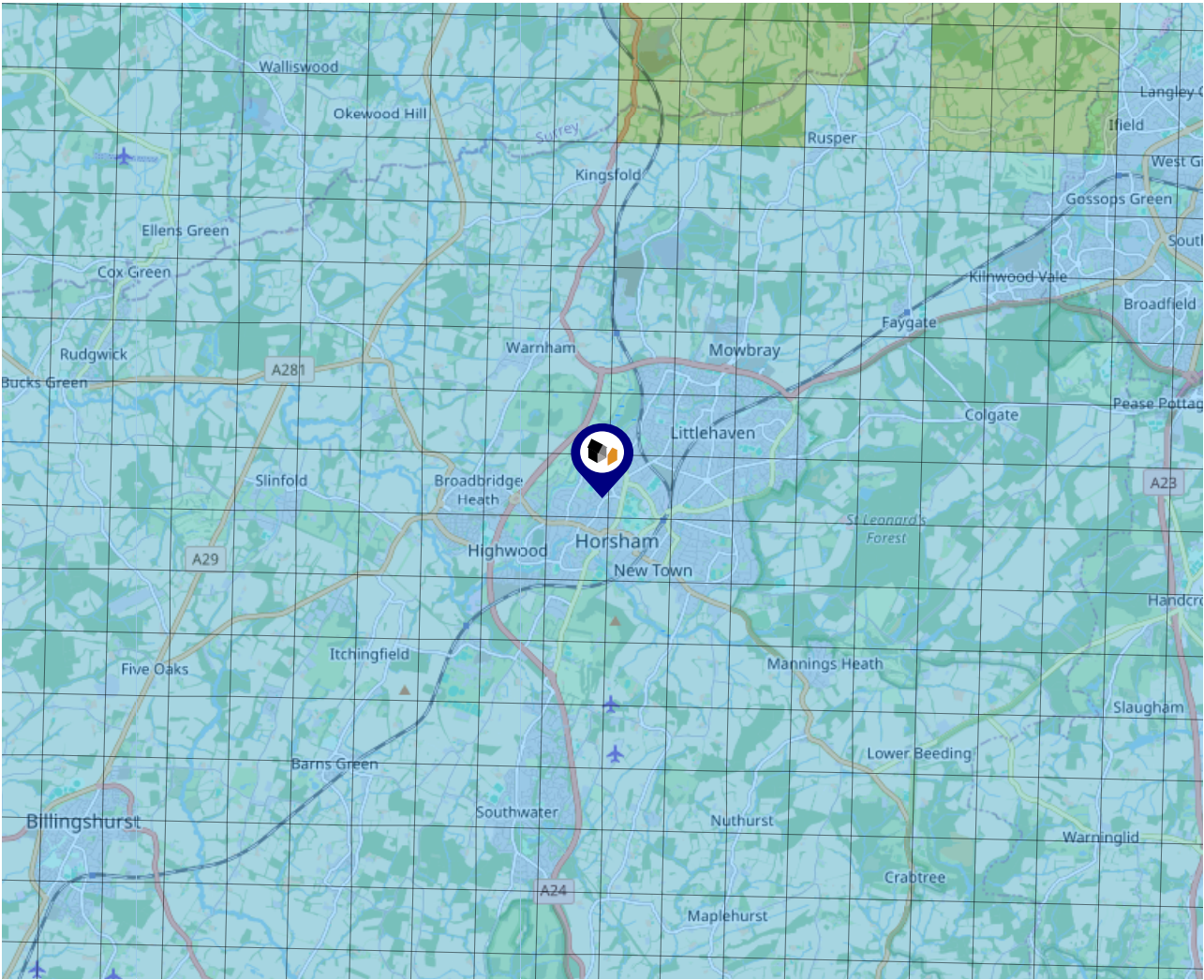


Key:

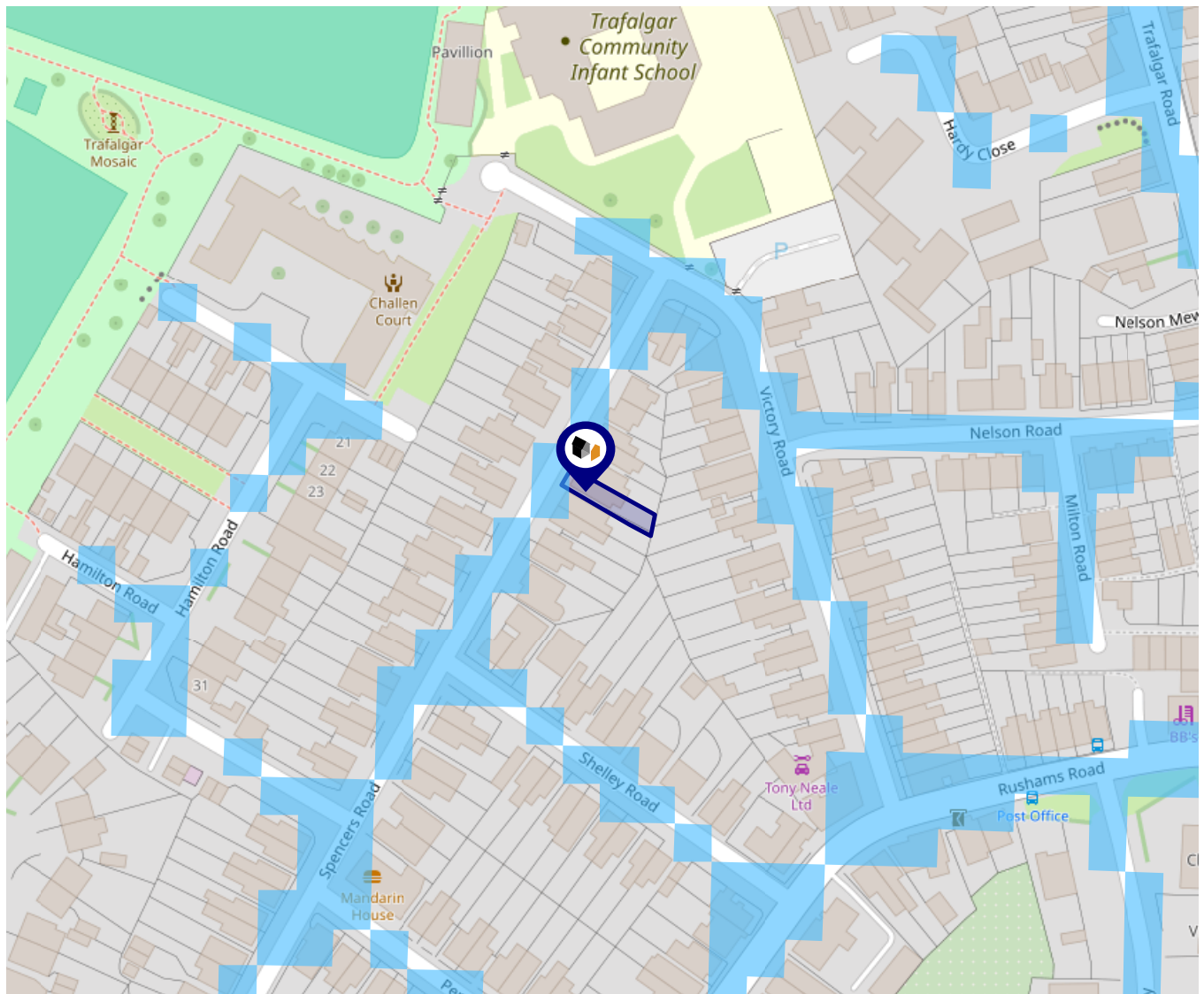
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

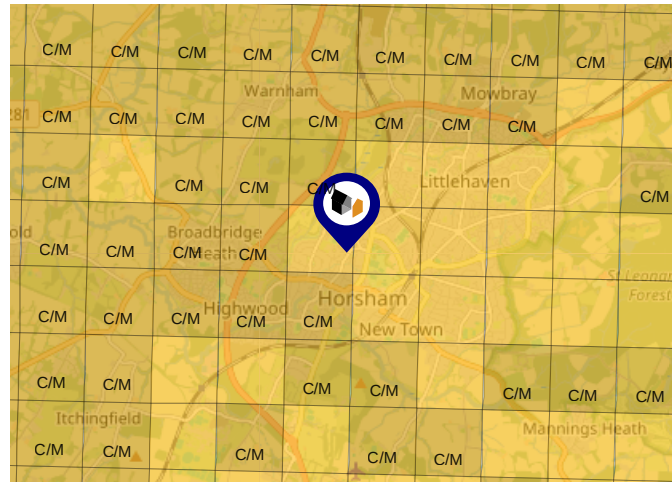


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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

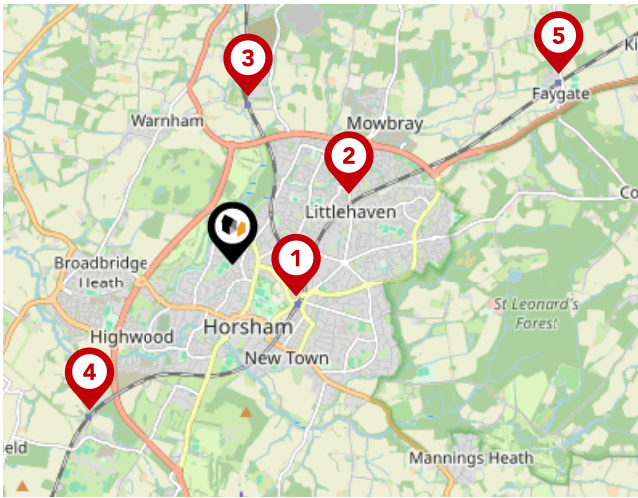


Primary Classifications (Most Common Clay Types)

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

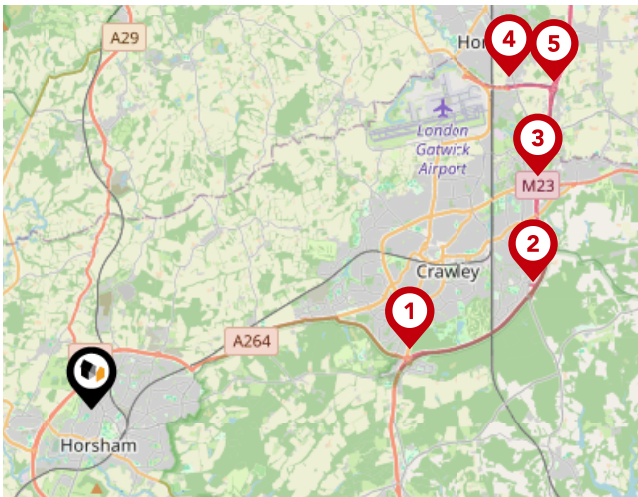
Area

Transport (National)



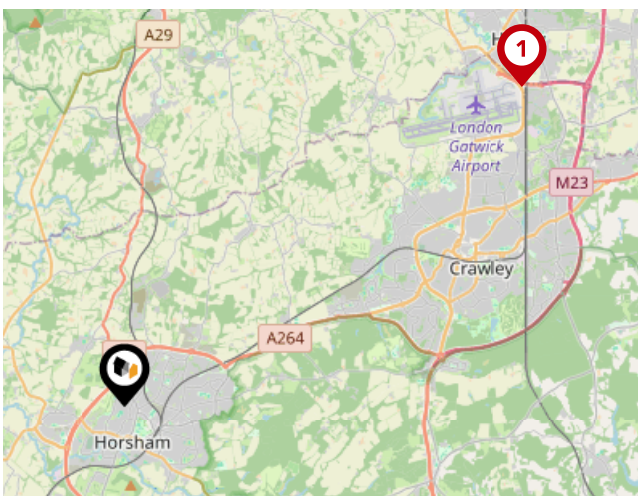
National Rail Stations

Pin	Name	Distance
	Horsham Rail Station	0.66 miles
	Littlehaven Rail Station	1.26 miles
	Warnham Rail Station	1.57 miles
	Christs Hospital Rail Station	1.89 miles
	Faygate Rail Station	3.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M23 J11	6.04 miles
	M23 J10A	8.55 miles
	M23 J10	9.38 miles
	M23 J9A	9.92 miles
	M23 J9	10.55 miles

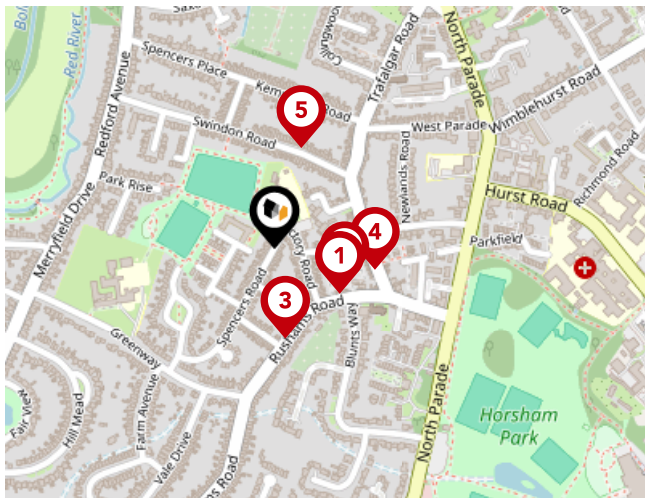


Airports/Helipads

Pin	Name	Distance
	London Gatwick Airport	9.49 miles

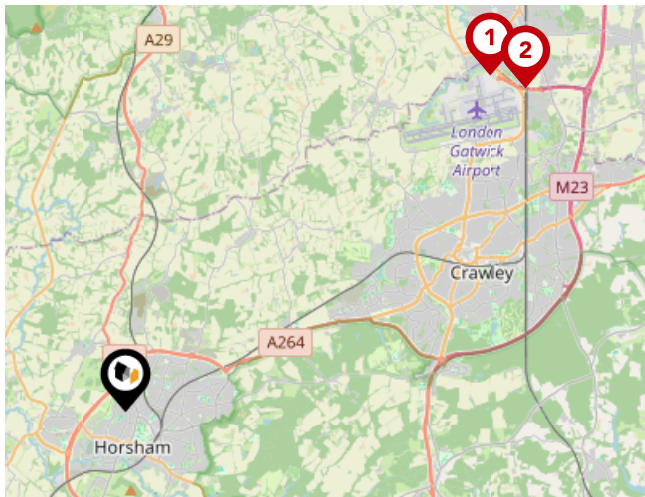
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.09 miles
2	Marlborough Place	0.09 miles
3	Percy Road	0.1 miles
4	Nelson Road	0.12 miles
5	Swindon Road	0.12 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	9.24 miles
2	Gatwick South Terminal Shuttle Station	9.56 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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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



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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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