



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd October 2026



**91, BILLINGSHURST ROAD, BROADBRIDGE HEATH,
HORSHAM, RH12 3LJ**

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:	3	Latest FENSA Work:	16/12/2003 - 1 window, 1 door
Plot Area:	0.07 acres		15/10/2002 - 7 windows, 2 doors
Council Tax :	Band D		
Annual Estimate:	£2,441		
Title Number:	WSX153950		
UPRN:	100061804544		
Restrictive Covenants:	No		

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)

4 mb/s	114 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



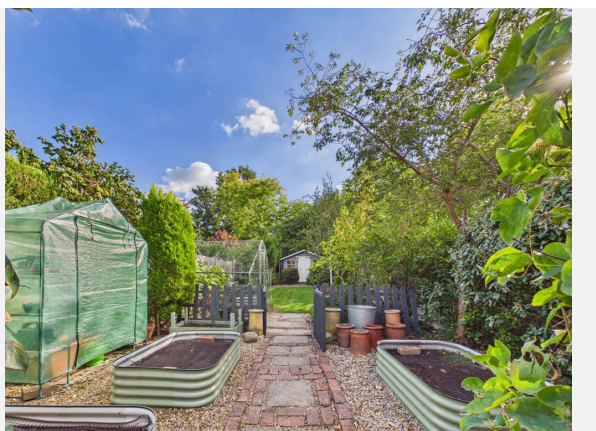
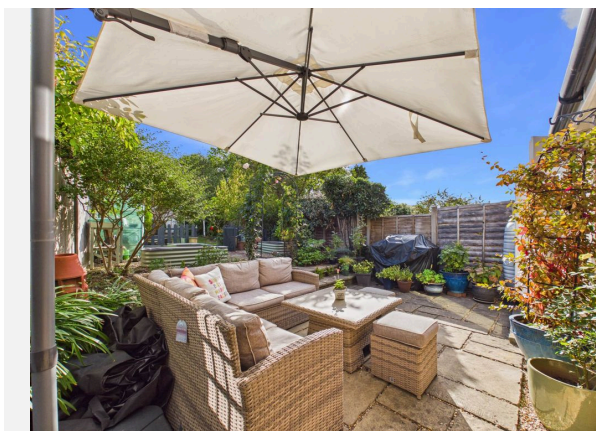
Satellite/Fibre TV Availability:

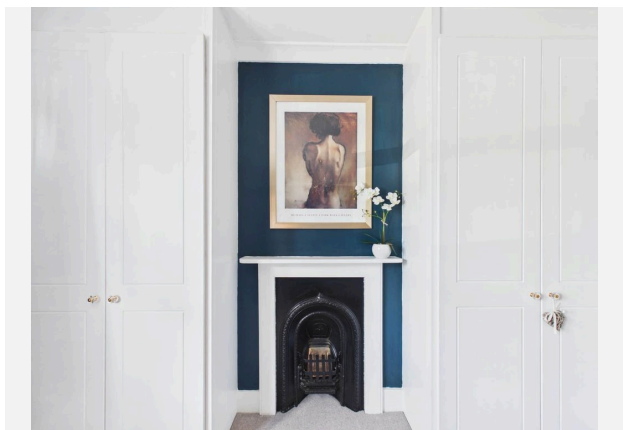
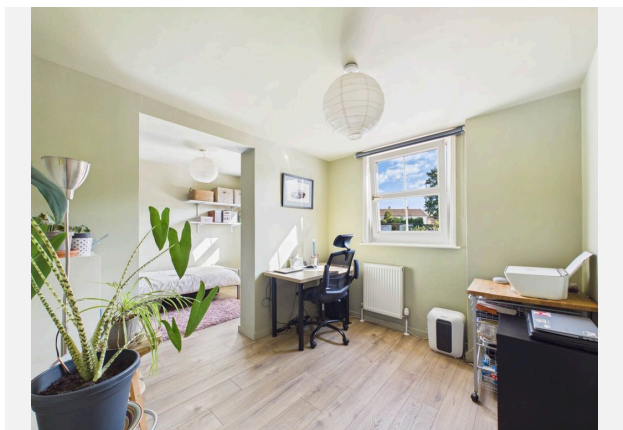
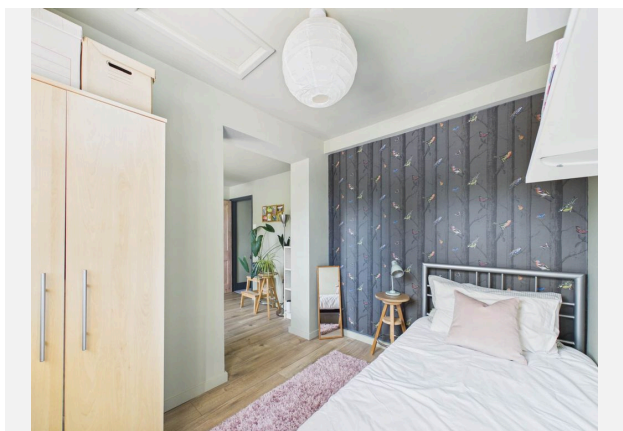
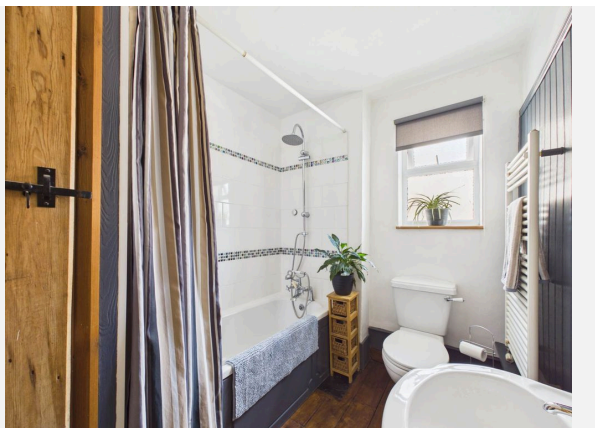


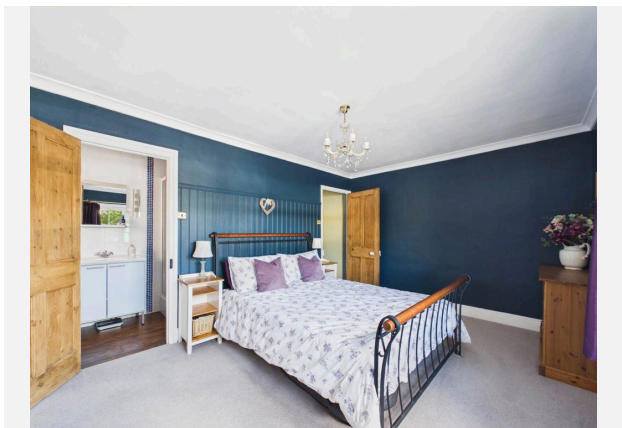
Planning History This Address

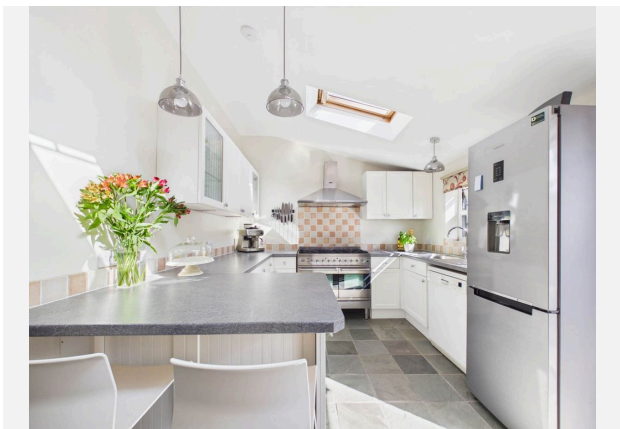
Planning records for: **91, Billingshurst Road, Broadbridge Heath, Horsham, RH12 3LJ**

Reference - BB/11/02	
Decision:	Decided
Date:	15th March 2002
Description:	Single and 2-storey rear extension Site: 91 Billingshurst Road Broadbridge Heath





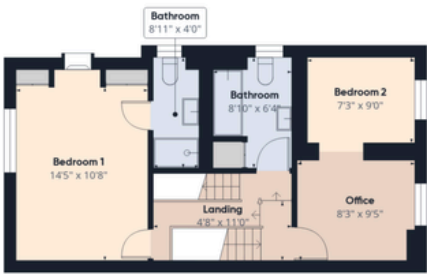




91, BILLINGSHURST ROAD, BROADBRIDGE HEATH,
HORSHAM, RH12 3LJ



Floor 0



Floor 1



Floor 2



Approximate total area¹
1254 ft²
Reduced headroom
68 ft²

(1) Excluding balconies and terrace

Reduced headroom
Below 5 ft

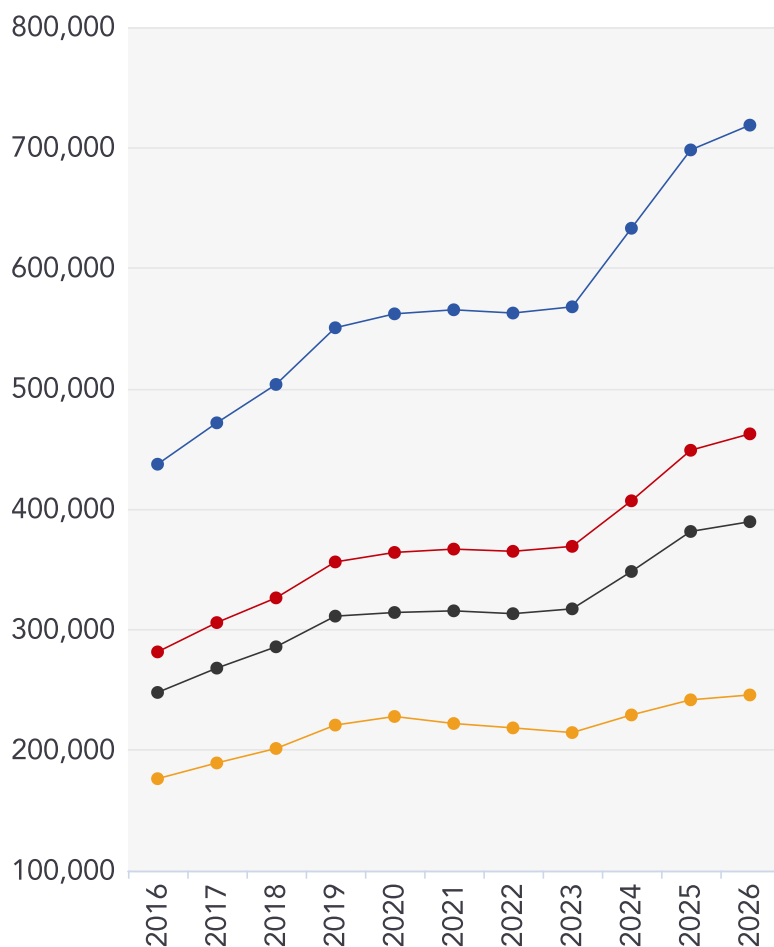
Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Market House Price Statistics

At Home
Estate and Lettings Agency

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



Detached

+64.34%

Semi-Detached

+64.26%

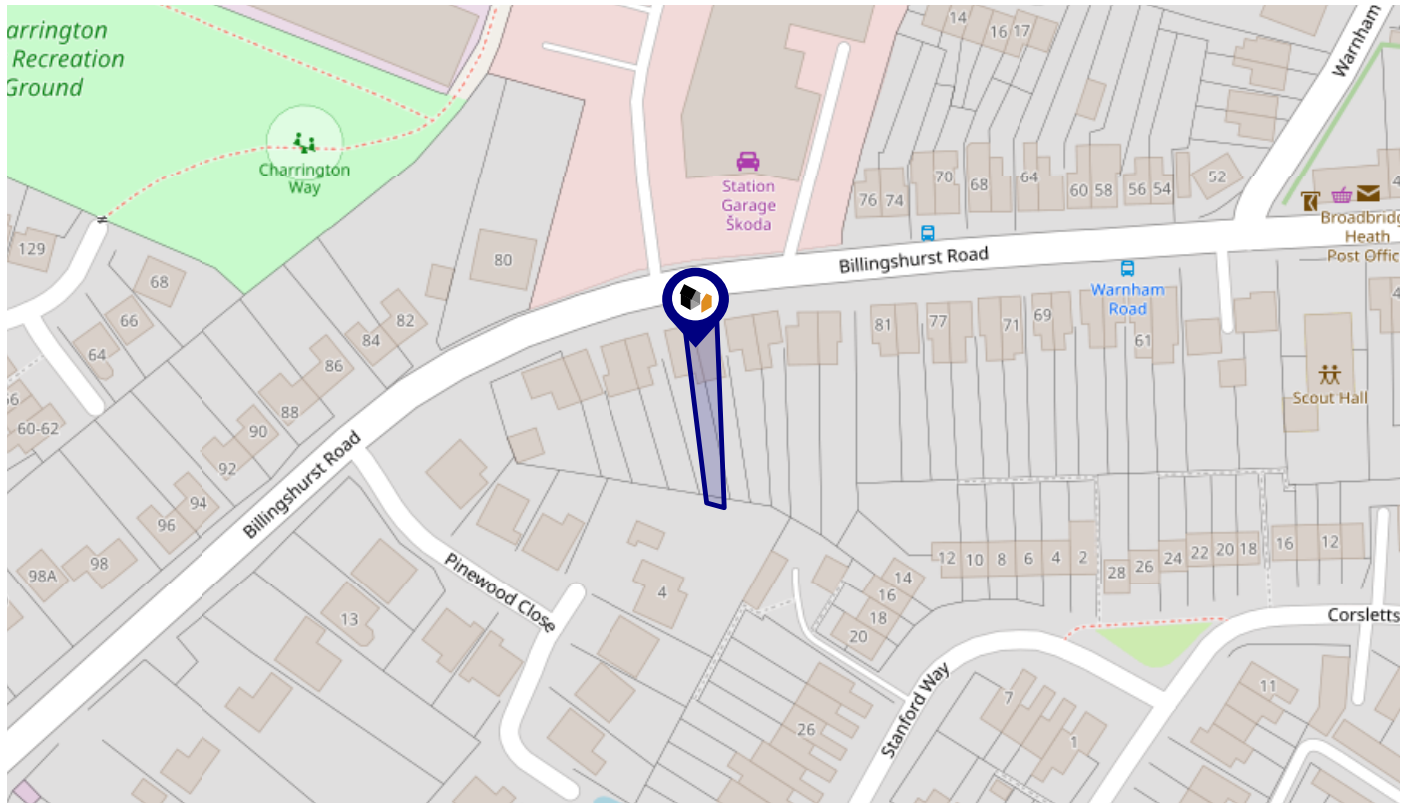
Terraced

+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.

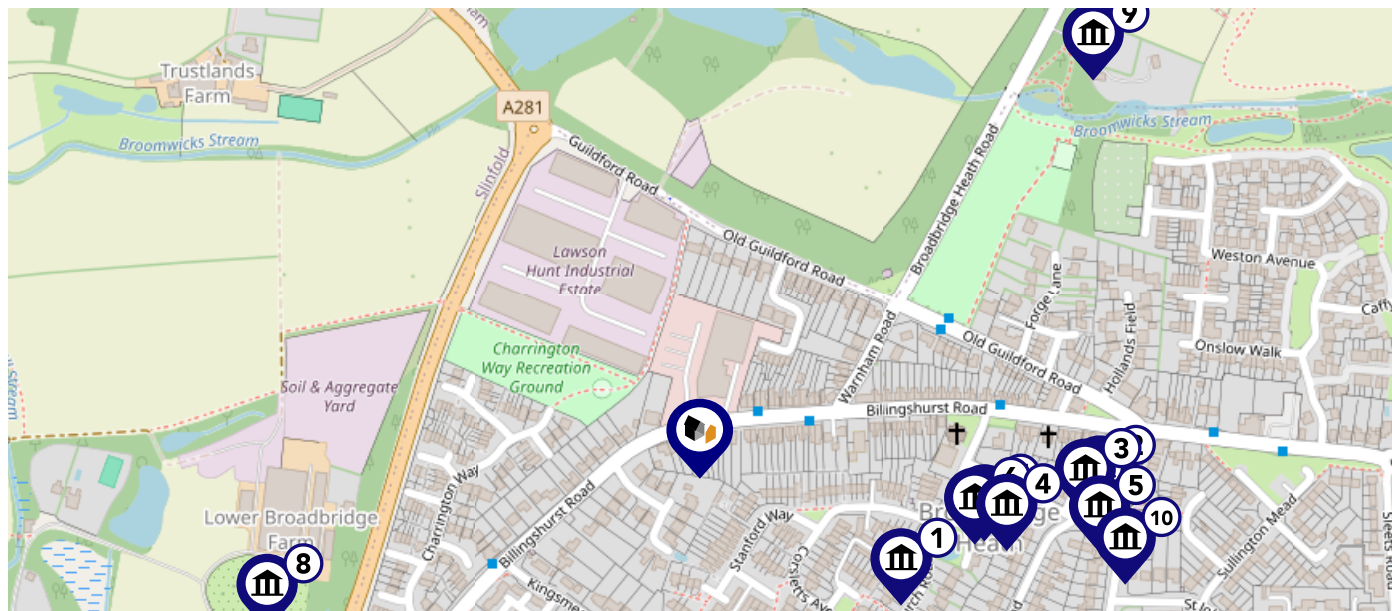
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	■

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



1193334 - Corslett's Farmhouse

Grade II

0.1 miles



1286046 - Old Post Cottages

Grade II

0.2 miles



1027054 - Old Post Cottages

Grade II

0.2 miles



1354142 - Retreat Cottages

Grade II

0.2 miles



1027039 - Cherry Tree

Grade II

0.2 miles



1027060 - Broadbridge Heath Place

Grade II

0.2 miles



1027058 - Broadbridge Peace Cottage

Grade II

0.2 miles



1354202 - Lower Broadbridge Farmhouse

Grade II

0.3 miles



1181220 - Swan Ken

Grade II

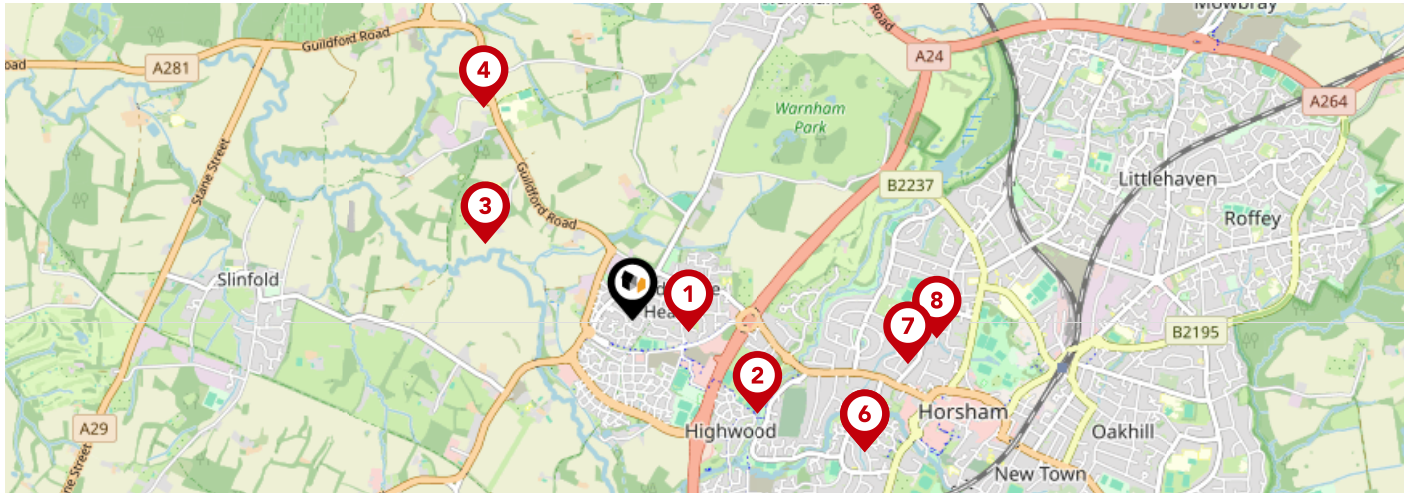
0.3 miles



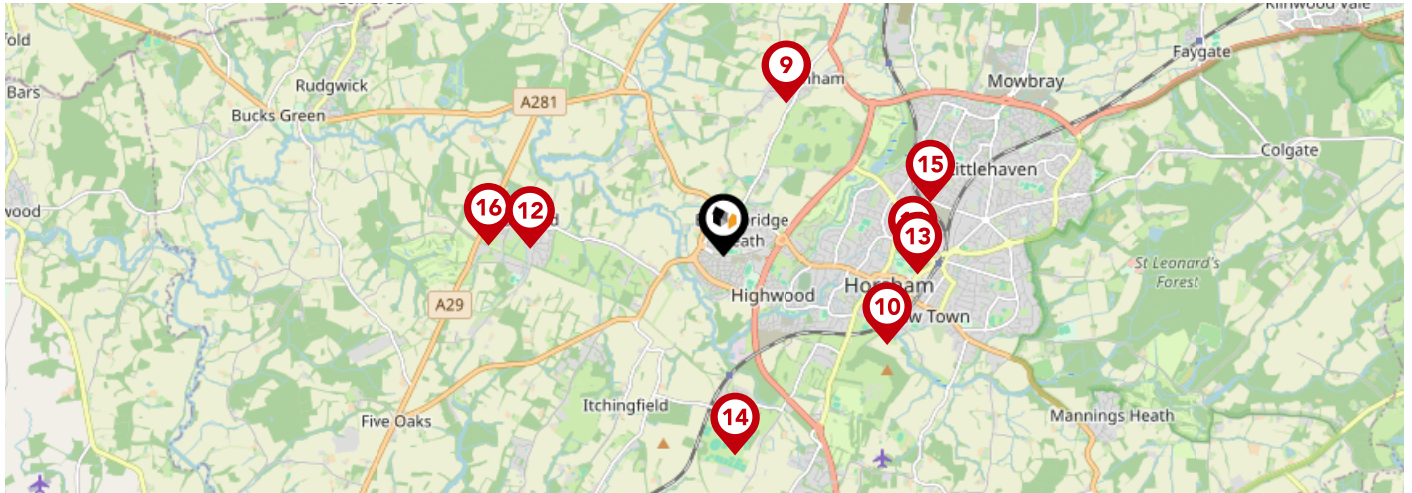
1354173 - Ye Olde Place

Grade II

0.3 miles



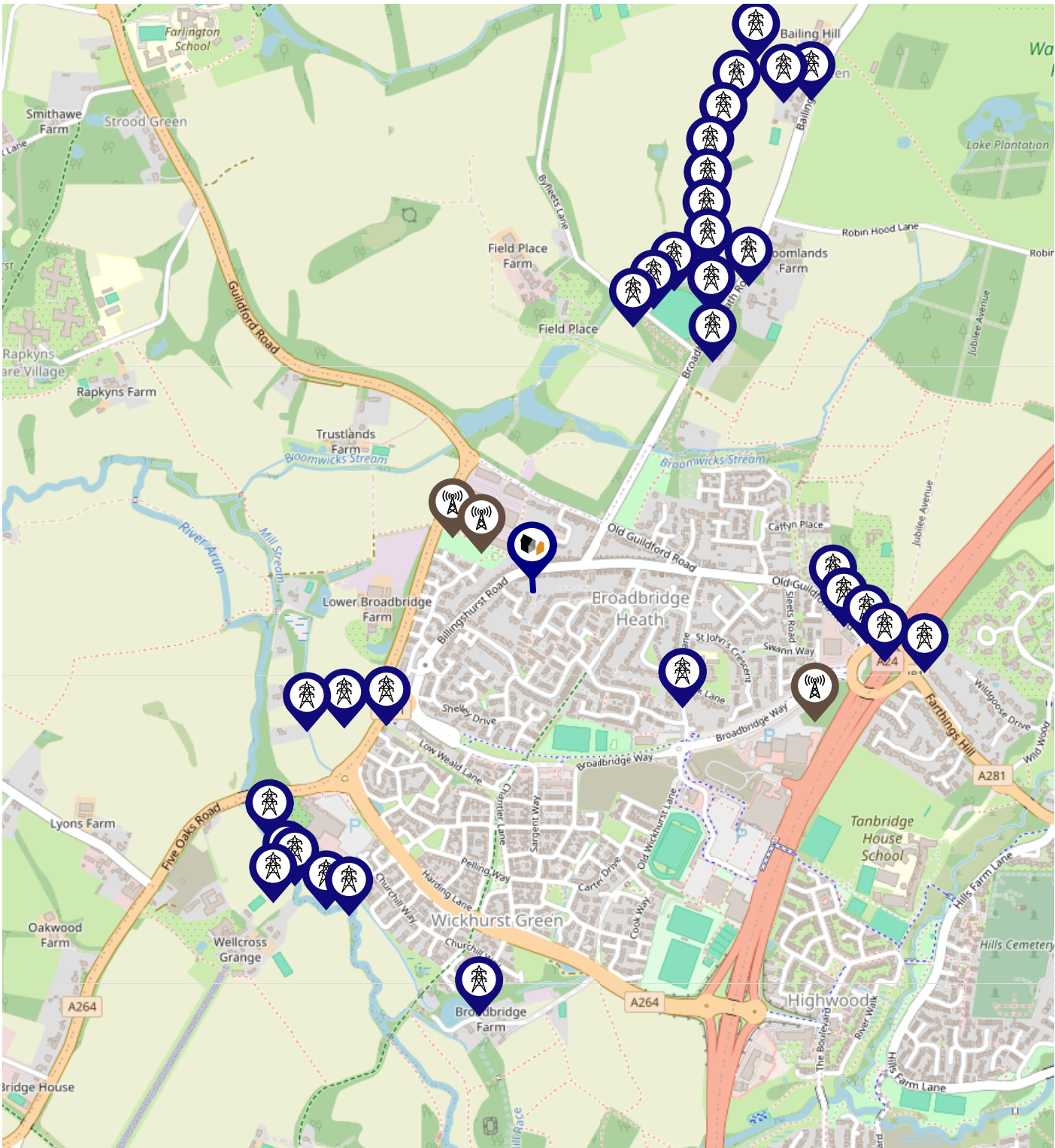
		Nursery	Primary	Secondary	College	Private
1	Shelley Primary School Ofsted Rating: Good Pupils: 415 Distance:0.27	☐	☒	☐	☐	☐
2	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:0.72	☐	☐	☒	☐	☐
3	New Barn School Ofsted Rating: Good Pupils: 80 Distance:0.78	☐	☐	☒	☐	☐
4	Farlington School Ofsted Rating: Not Rated Pupils: 429 Distance:1.21	☐	☐	☒	☐	☐
5	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:1.24	☐	☒	☐	☐	☐
6	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:1.24	☐	☒	☐	☐	☐
7	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:1.3	☐	☒	☐	☐	☐
8	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:1.42	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Warnham CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:1.54	☐	☒	☐	☐	☐
	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:1.73	☐	☒	☐	☐	☐
	The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils:0 Distance:1.77	☐	☐	☒	☐	☐
	Slinfold CofE Primary School and Pre School Ofsted Rating: Good Pupils: 128 Distance:1.8	☐	☒	☐	☐	☐
	Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance:1.82	☐	☒	☒	☐	☐
	Christ's Hospital Ofsted Rating: Not Rated Pupils: 866 Distance:1.86	☐	☐	☒	☐	☐
	North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance:1.99	☐	☒	☐	☐	☐
	Manor House School Ofsted Rating: Good Pupils: 48 Distance:2.19	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

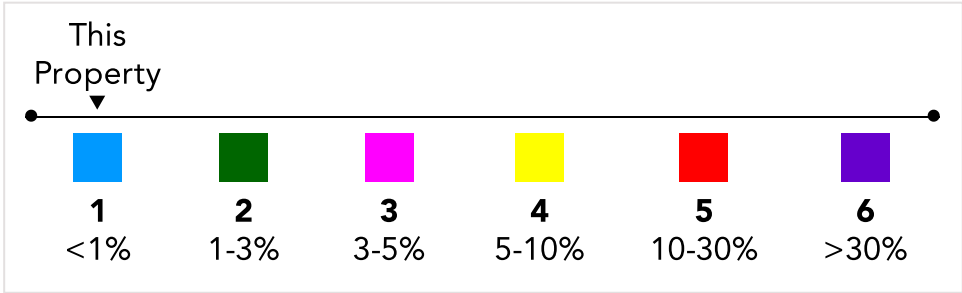
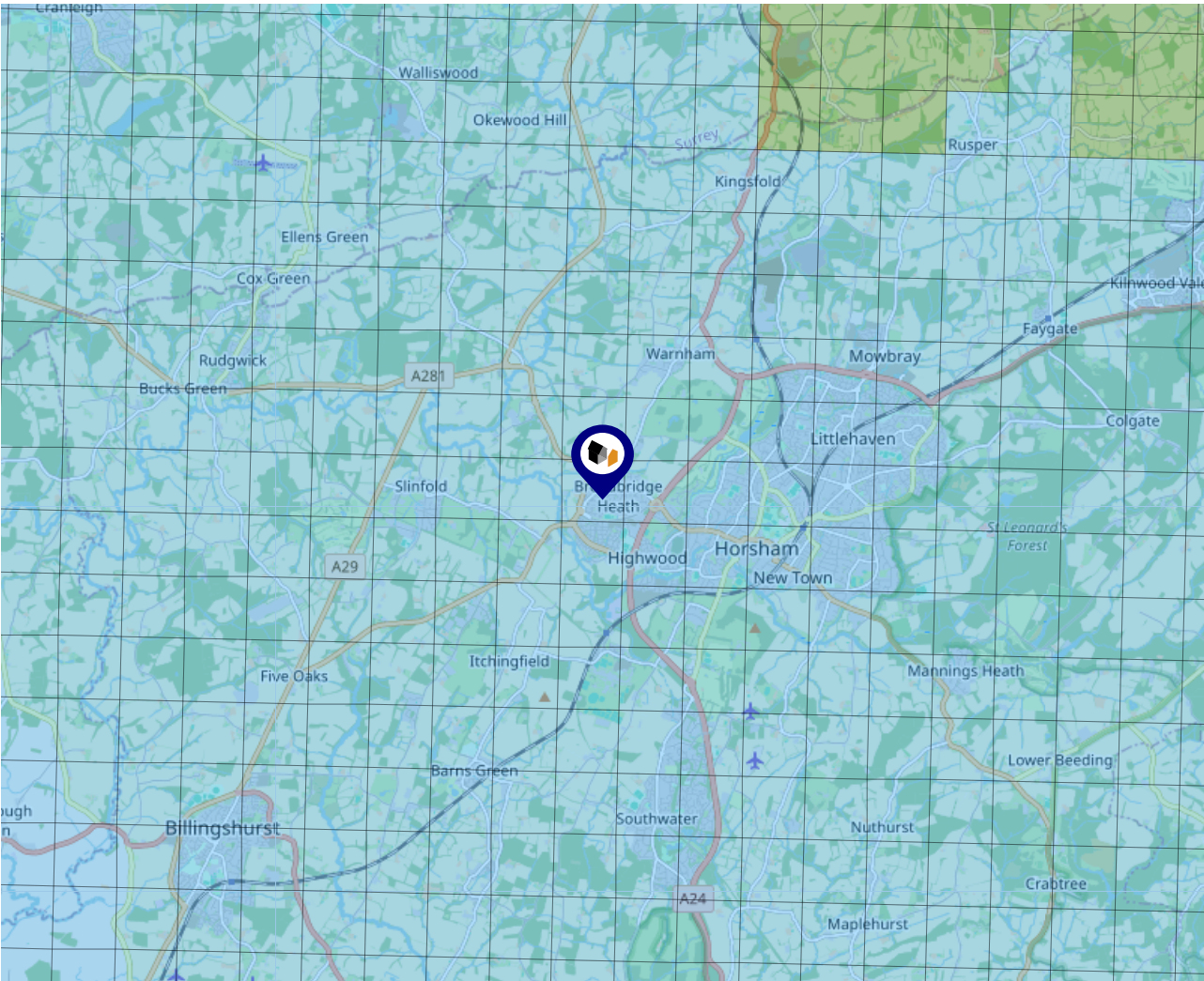


Key:

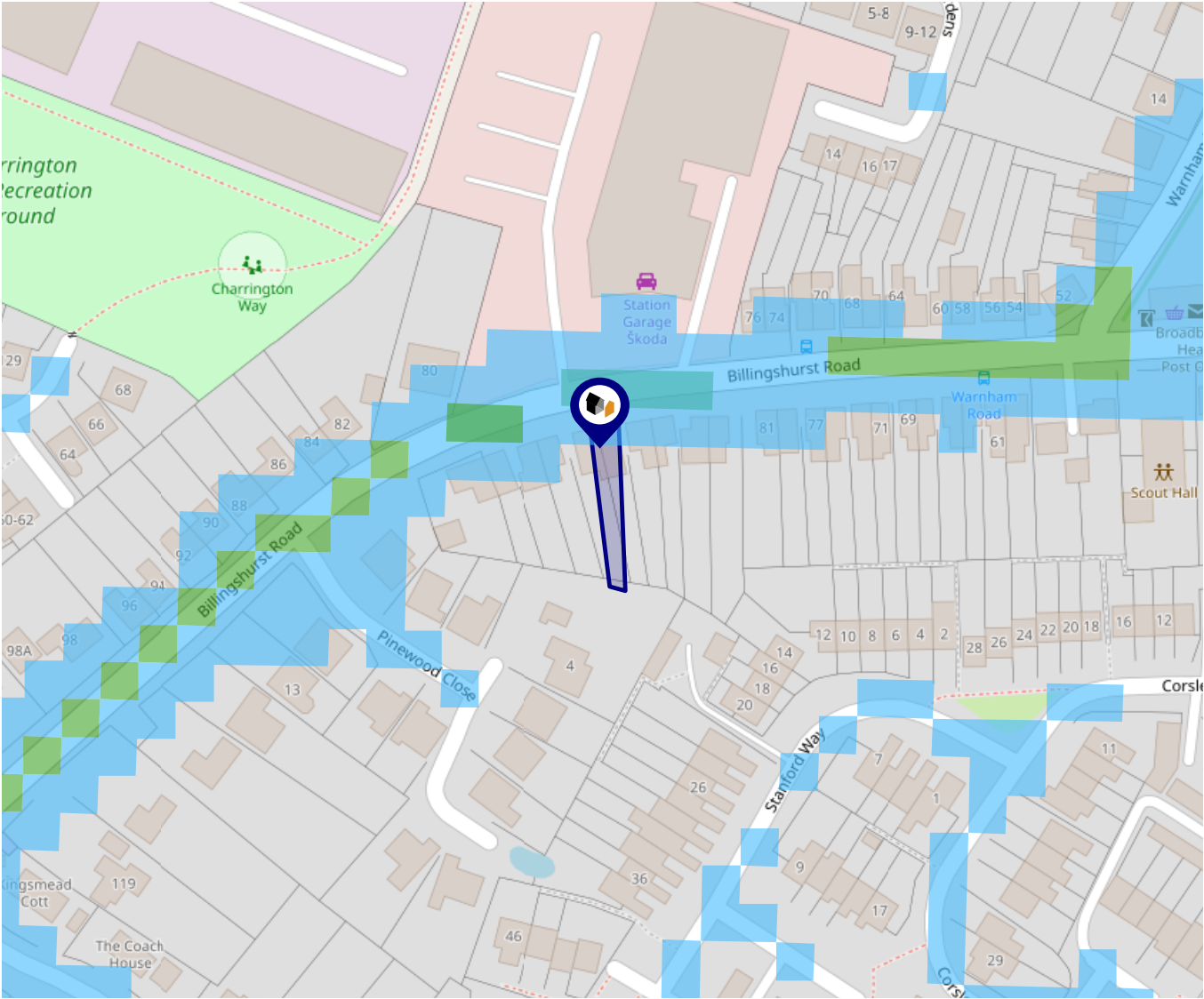
-  Power Pylons
-  Communication Masts

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).



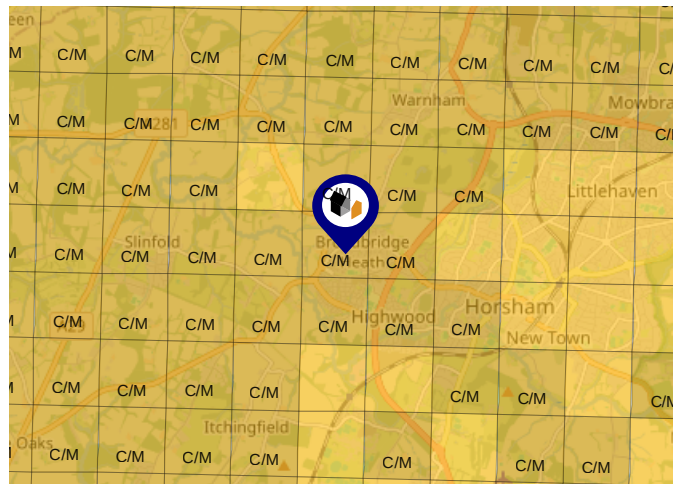
Local Area Road Noise



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

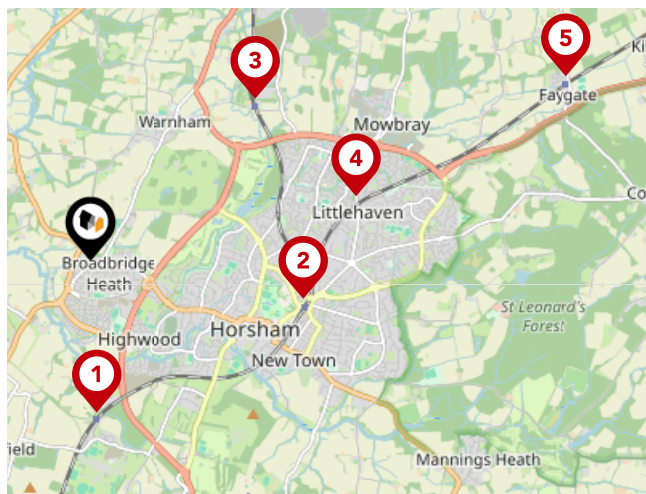
Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



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

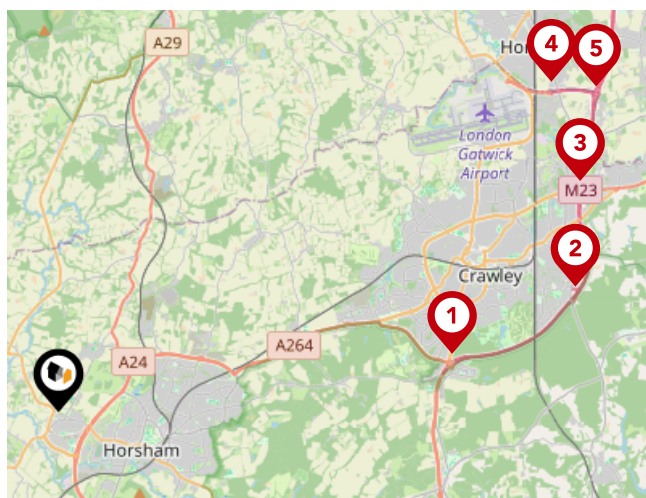
Area

Transport (National)



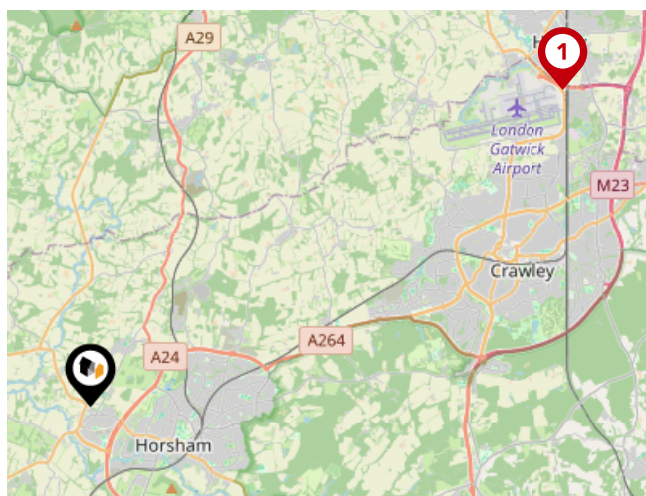
National Rail Stations

Pin	Name	Distance
1	Christs Hospital Rail Station	1.42 miles
2	Horsham Rail Station	2.01 miles
3	Warnham Rail Station	2.14 miles
4	Littlehaven Rail Station	2.54 miles
5	Faygate Rail Station	4.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.4 miles
2	M23 J10A	9.88 miles
3	M23 J10	10.6 miles
4	M23 J9A	11 miles
5	M23 J9	11.68 miles

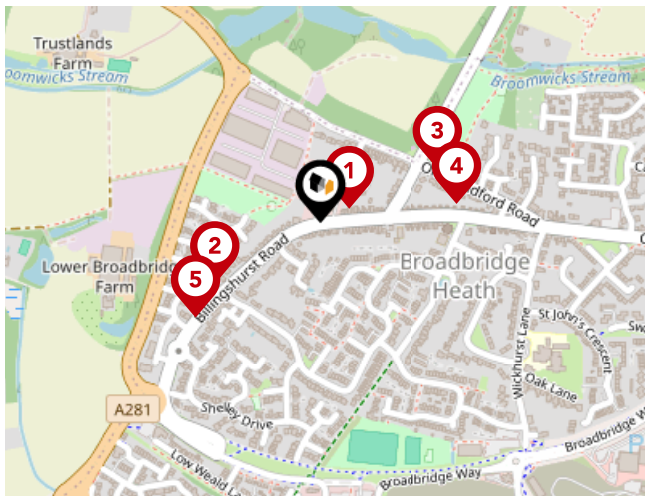


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	10.57 miles

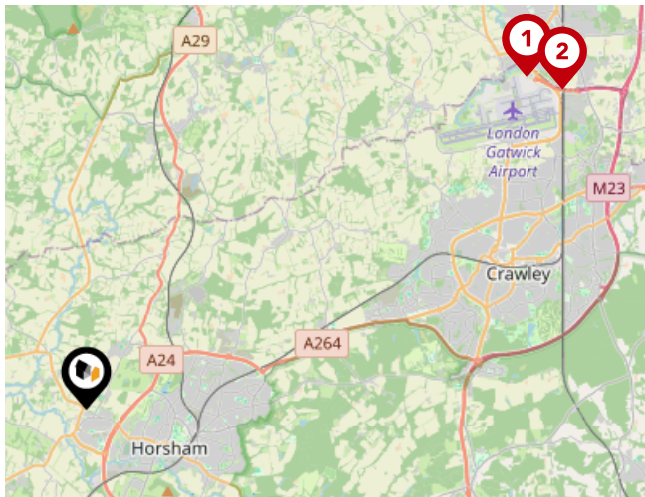
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Warnham Road	0.03 miles
2	Charrington Way	0.14 miles
3	Forge Close	0.15 miles
4	Church Road	0.16 miles
5	Charrington Way	0.18 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	10.26 miles
2	Gatwick South Terminal Shuttle Station	10.63 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!



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