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Estate and Lettings Agency

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd October 2026



6, COTTAGE CLOSE, HORSHAM, RH12 4GS

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

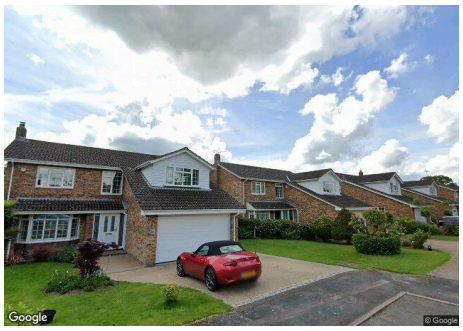
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The Property Ombudsman

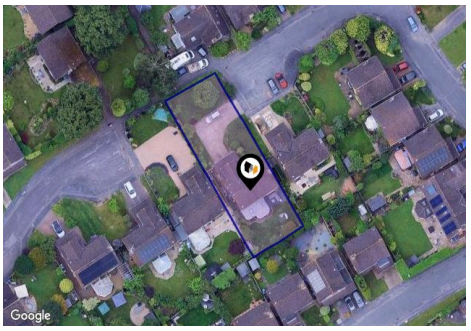
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Property
Overview

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Property

Type:	Detached	**Last Sold Date:**	18/05/2004
Bedrooms:	4	**Last Sold Price:**	£381,000
Floor Area:	1,700 ft^2 / 158 m^2	**Last Sold £/ft^2:**	£223
Plot Area:	0.16 acres	**Tenure:**	Freehold
Year Built :	1967-1975		
Council Tax :	Band G		
Annual Estimate:	£4,068		
Title Number:	WSX49249		
UPRN:	100061808175		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s **68** mb/s **10000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

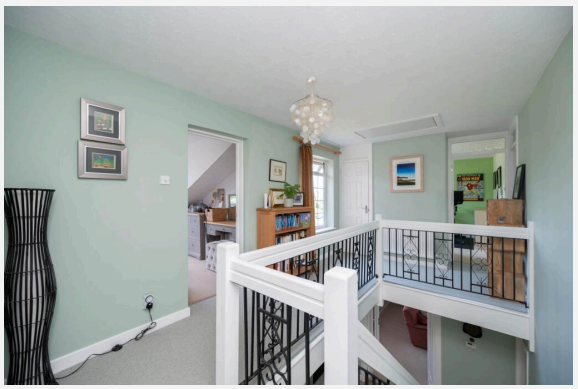
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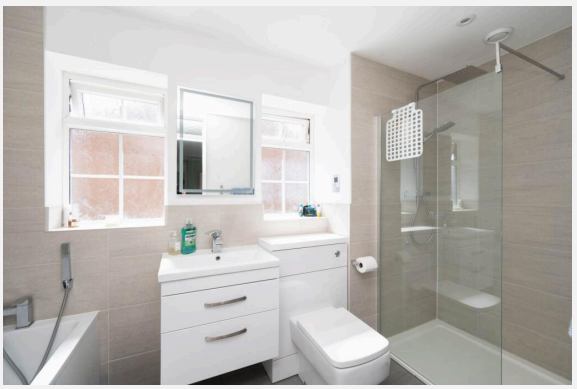




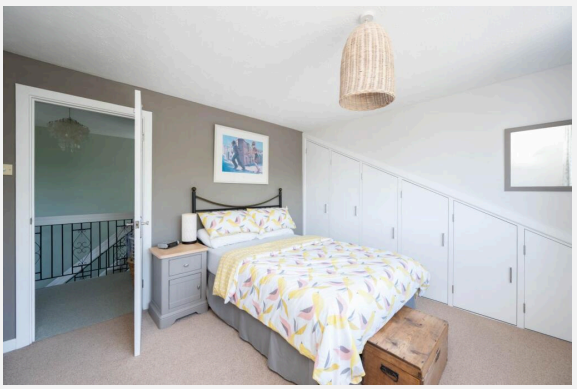








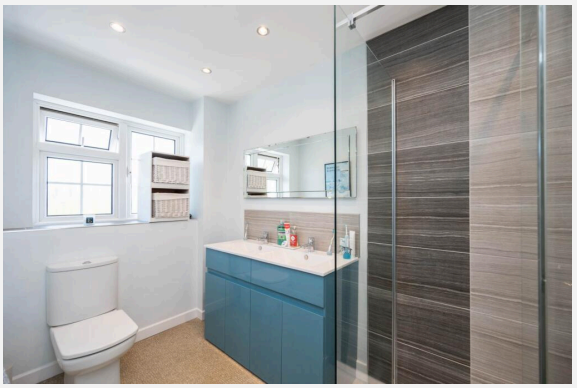




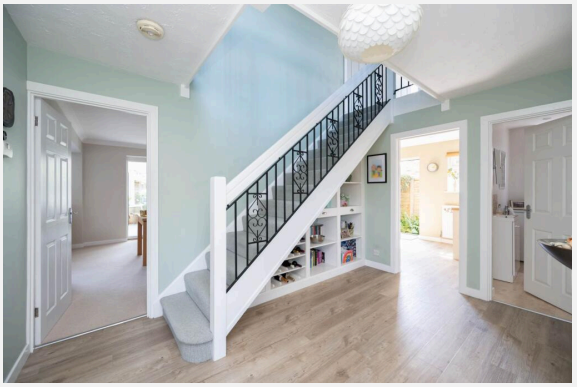
Gallery
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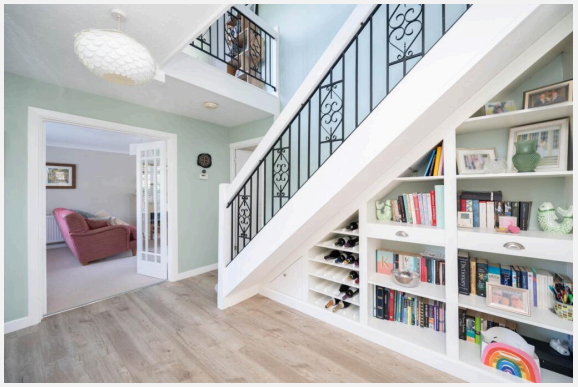
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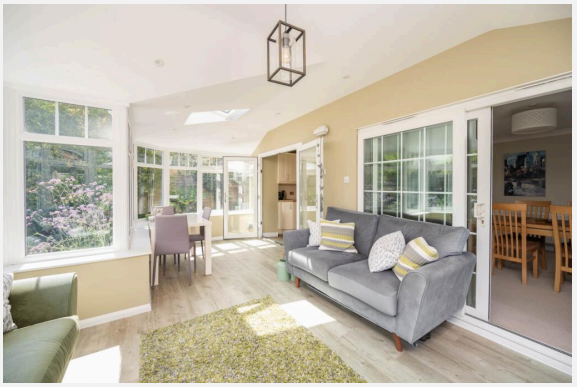
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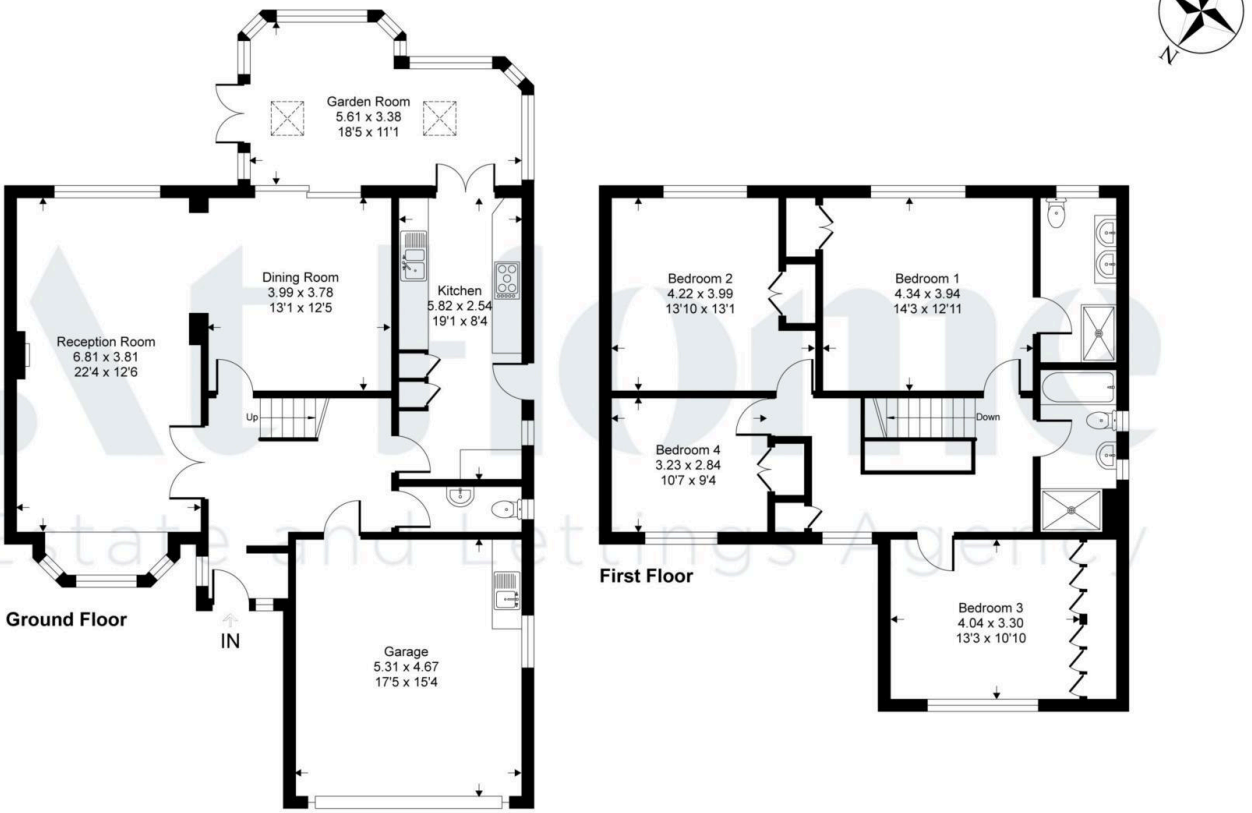




6, COTTAGE CLOSE, HORSHAM, RH12 4GS

Cottage Close, RH12

Approximate Gross Internal Area = 180.6 sq m / 1945 sq ft
Approximate Garage Internal Area = 24.8 sq m / 267 sq ft
Approximate Total Internal Area = 205.4 sq m / 2212 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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6 Cottage Close, RH12 4GS

Energy rating

C

Valid until 08.07.2036

Certificate number
04103064120324563204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 | C	78 | C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property
EPC - Additional Data

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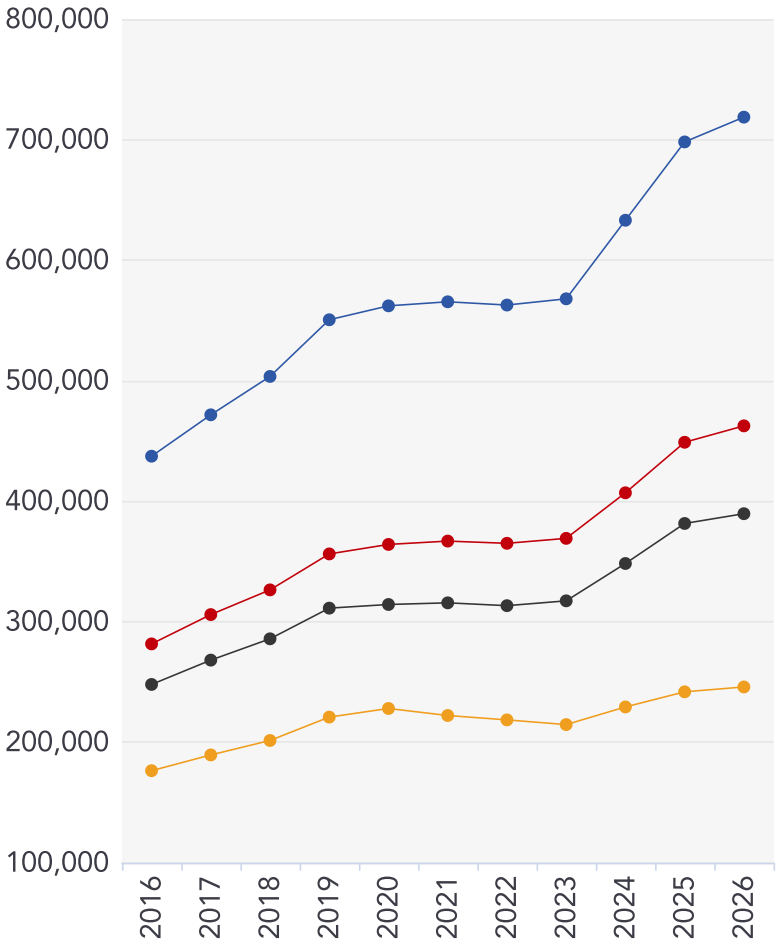
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very 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:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	158 m^2

Market
House Price Statistics

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



Detached

+64.34%

Semi-Detached

+64.26%

Terraced

+57.16%

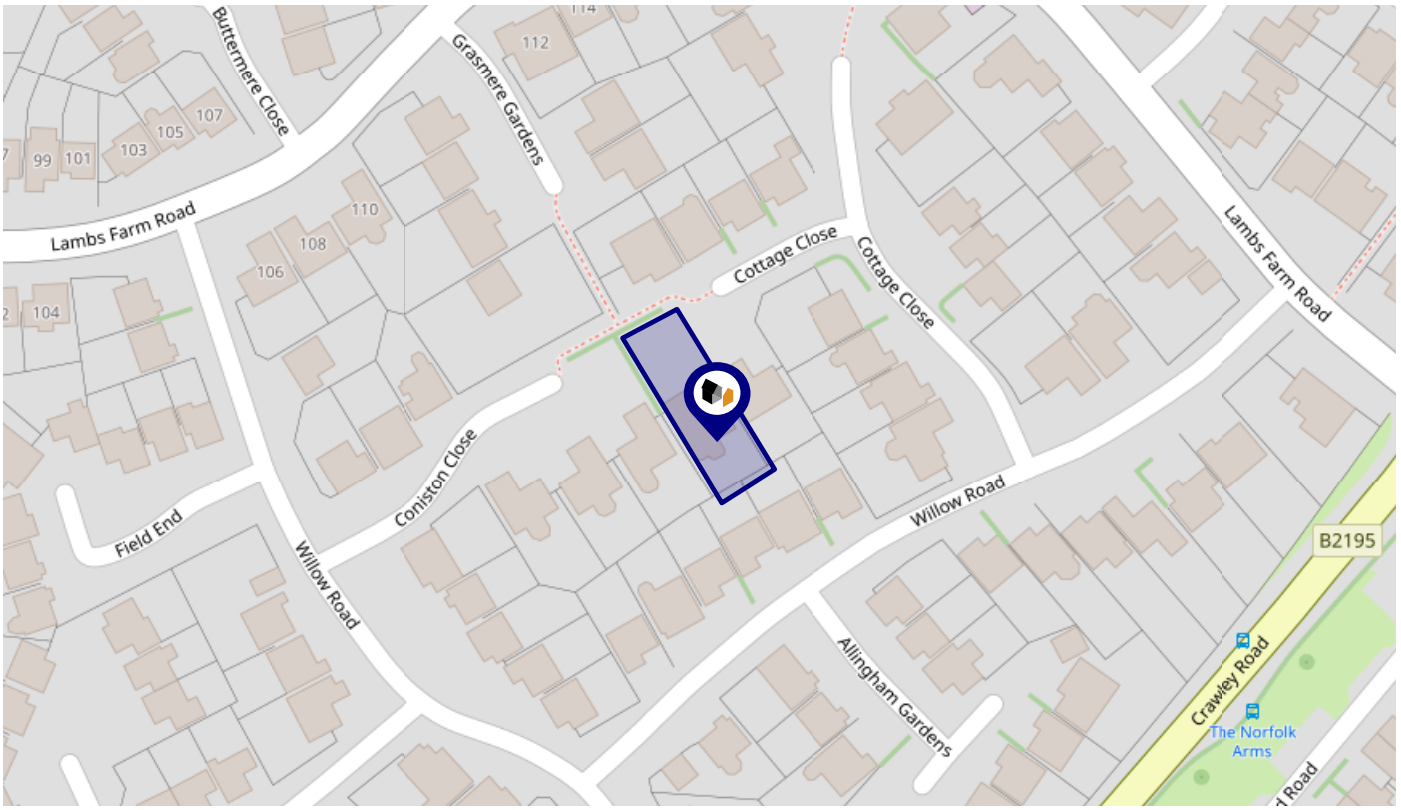
Flat

+39.41%

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Maps
Rail Noise

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.

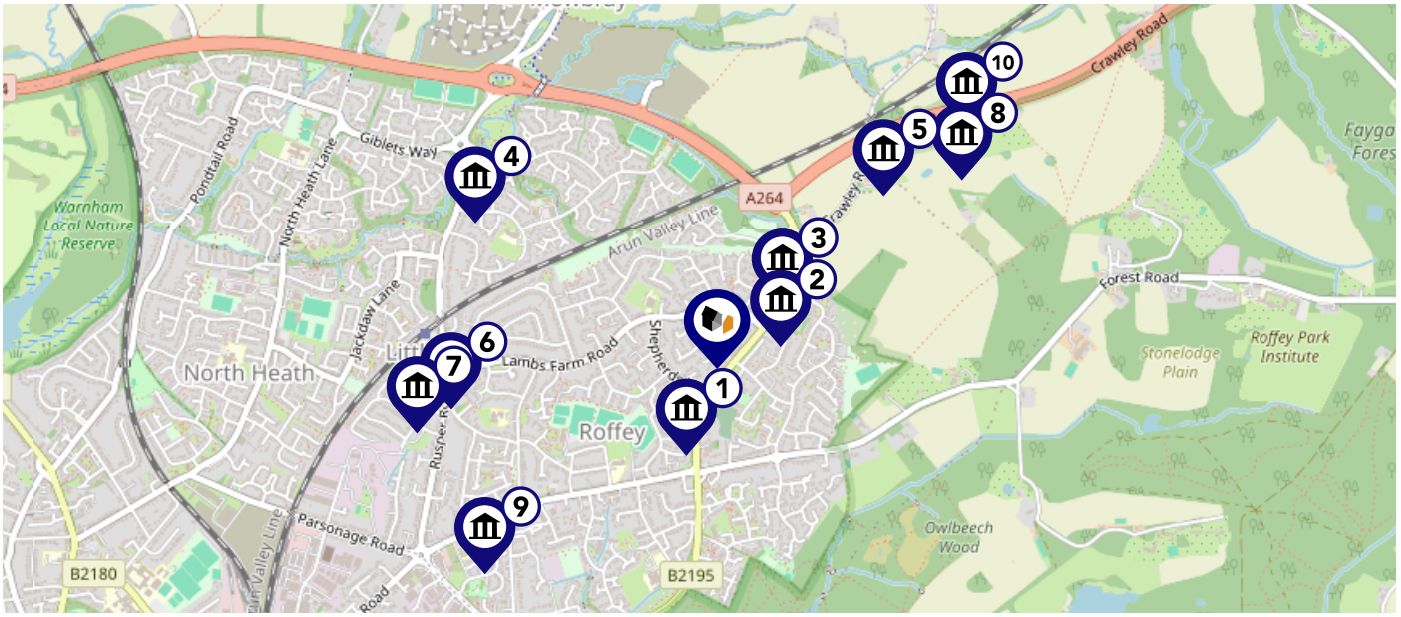
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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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
1 1350325 - Church Of All Saints	Grade II	0.2 miles
2 1193339 - Fernbrook Cottage Oak Tree Cottage Old Timbers	Grade II	0.2 miles
3 1027496 - Moorhead Cottages	Grade II	0.2 miles
4 1354150 - Chennells Brook Farmhouse	Grade II	0.6 miles
5 1027061 - Newhouse Farmhouse	Grade II	0.6 miles
6 1027486 - Lambs Farm House	Grade II	0.6 miles
7 1192076 - Haven Cottage	Grade II	0.7 miles
8 1354144 - Roffey Place	Grade II	0.7 miles
9 1027549 - Forest Hospital	Grade II	0.7 miles
10 1027057 - Clyst Hayes	Grade II	0.8 miles

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Area
Schools

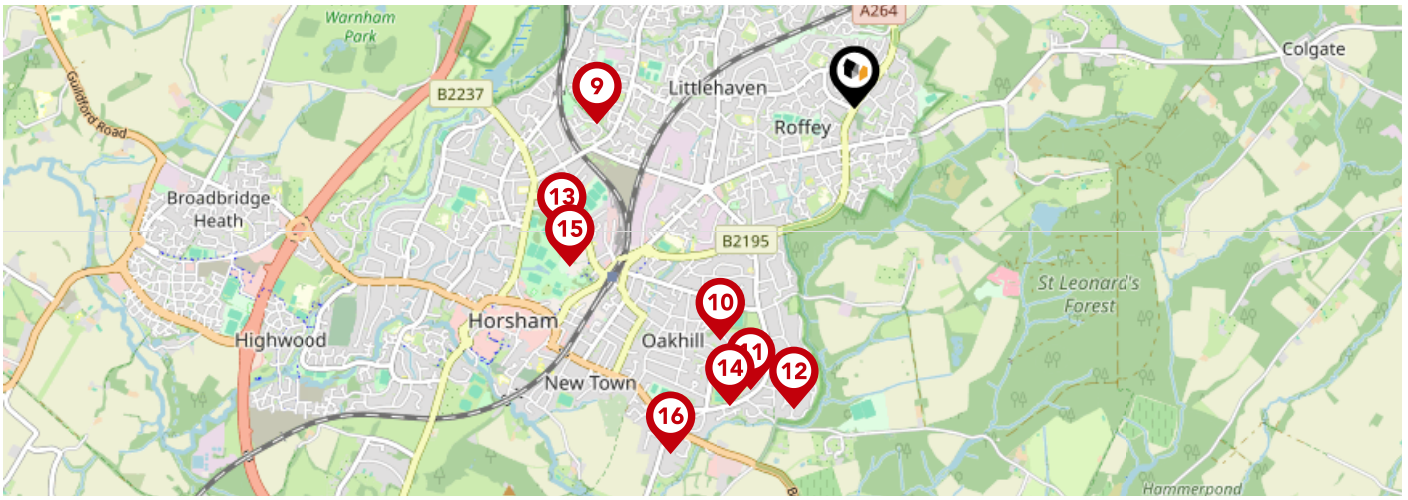
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		Nursery	Primary	Secondary	College	Private
1	St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good | Pupils:0 | Distance:0.17	☐	☑	☐	☐	☐
2	Northolmes Junior School, Horsham Ofsted Rating: Good | Pupils: 168 | Distance:0.44	☐	☑	☐	☐	☐
3	Littlehaven Infant School Ofsted Rating: Good | Pupils: 93 | Distance:0.5	☐	☑	☐	☐	☐
4	All Saints CofE Primary School, Horsham Ofsted Rating: Good | Pupils: 201 | Distance:0.53	☐	☑	☐	☐	☐
5	Leechpool Primary School Ofsted Rating: Good | Pupils: 417 | Distance:0.53	☐	☑	☐	☐	☐
6	Holbrook Primary School Ofsted Rating: Good | Pupils: 415 | Distance:1.08	☐	☑	☐	☐	☐
7	Kingslea Primary School Ofsted Rating: Good | Pupils: 429 | Distance:1.08	☐	☑	☐	☐	☐
8	Horsham Nursery School Ofsted Rating: Good | Pupils: 142 | Distance:1.14	☑	☐	☐	☐	☐

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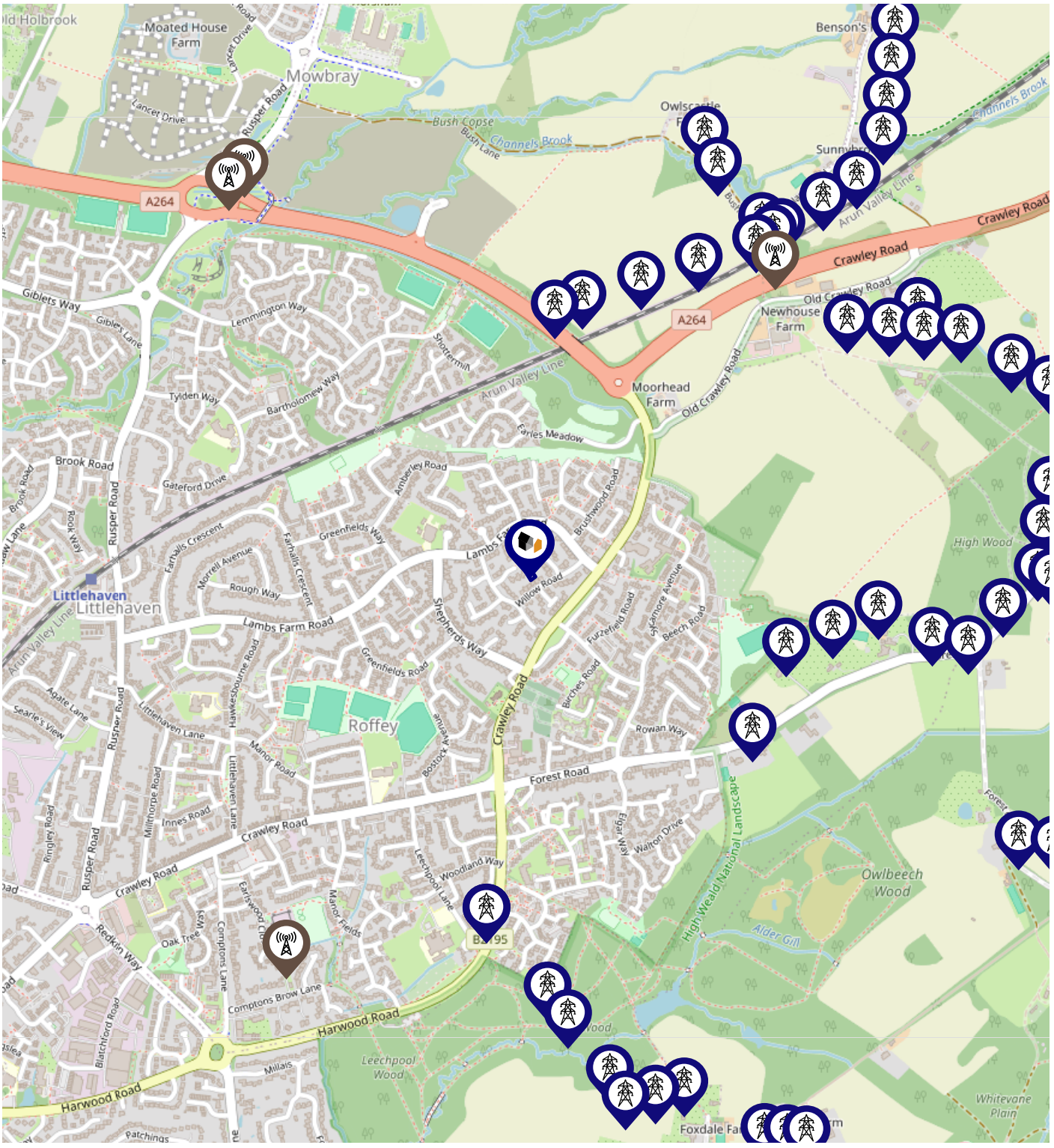
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**North Heath Community Primary School** Ofsted Rating: Good | Pupils: 398 | Distance:1.21	☐	☑	☐	☐	☐
10	**Millais School** Ofsted Rating: Good | Pupils: 1194 | Distance:1.25	☐	☐	☑	☐	☐
11	**Queen Elizabeth II Silver Jubilee School, Horsham** Ofsted Rating: Outstanding | Pupils: 134 | Distance:1.4	☐	☐	☑	☐	☐
12	**Heron Way Primary School** Ofsted Rating: Outstanding | Pupils: 418 | Distance:1.43	☐	☑	☐	☐	☐
13	**The College of Richard Collyer In Horsham** Ofsted Rating: Good | Pupils:0 | Distance:1.49	☐	☐	☑	☐	☐
14	**The Forest School** Ofsted Rating: Good | Pupils: 1039 | Distance:1.5	☐	☐	☑	☐	☐
15	**Bohunt Horsham** Ofsted Rating: Good | Pupils: 966 | Distance:1.52	☐	☑	☑	☐	☐
16	**Littlehaven Educational Trust** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.83	☐	☐	☑	☐	☐

Local Area
Masts & Pylons

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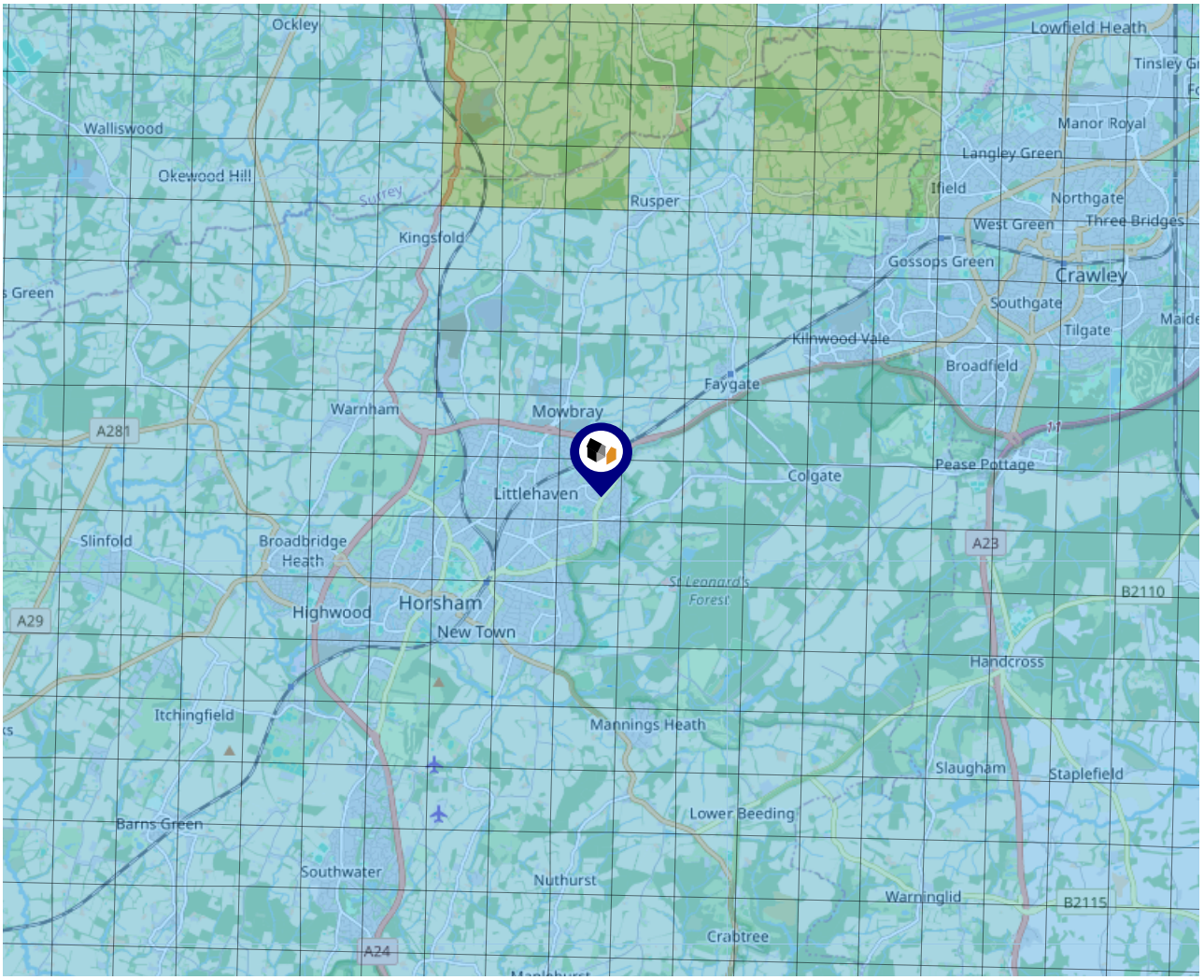
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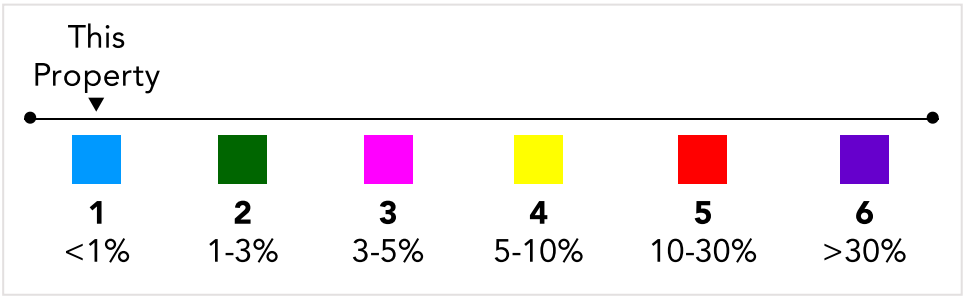
- Power Pylons
- Communication Masts

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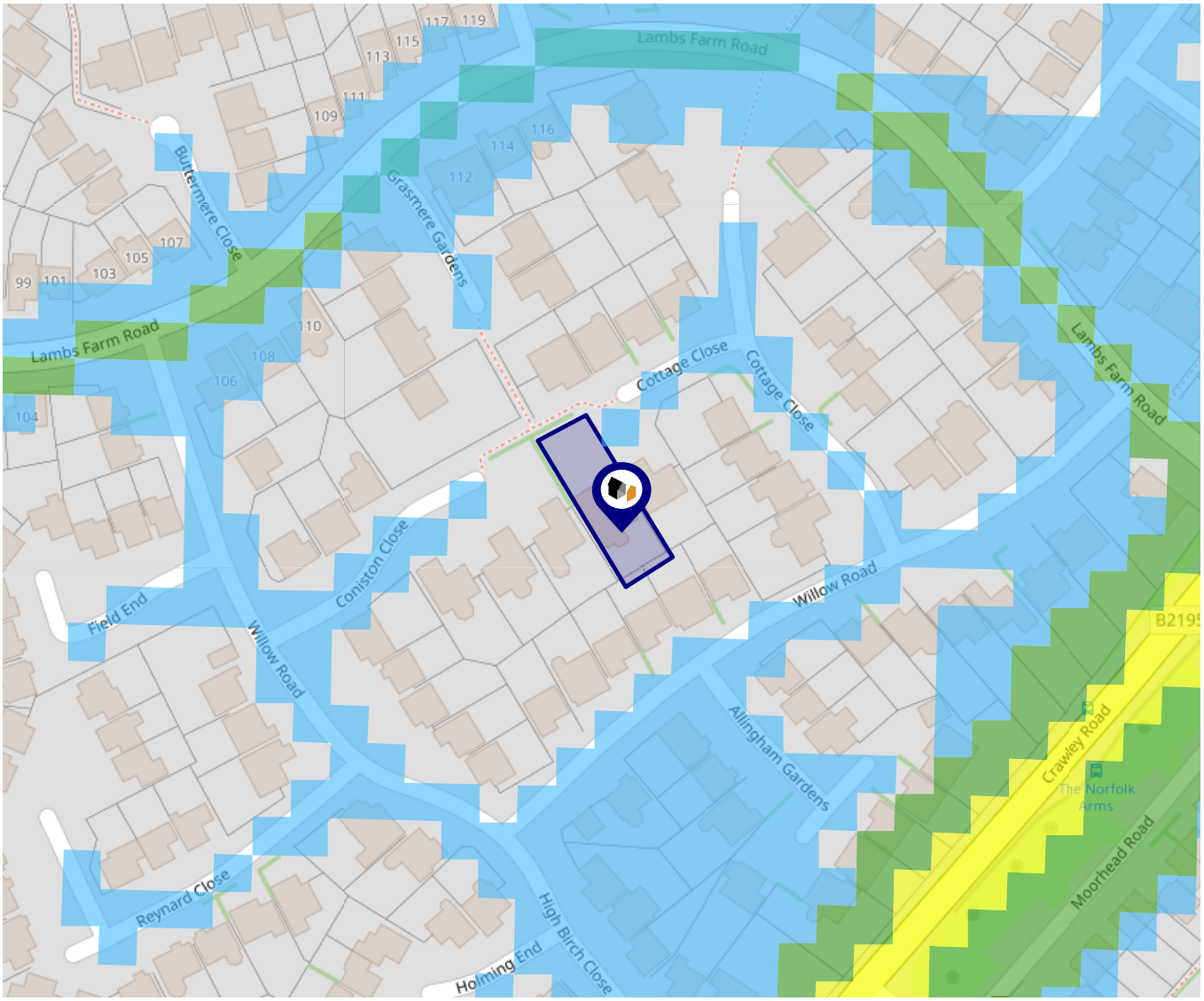
What is Radon?

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.

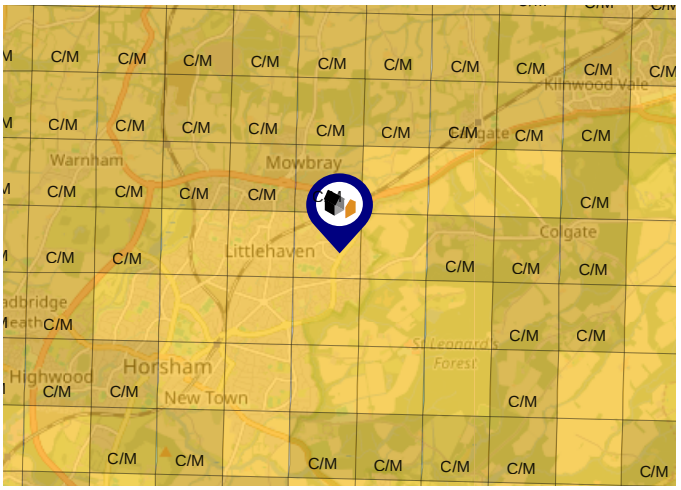
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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Estate and Lettings Agency

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	SANDY LOAM TO LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP-INTERMEDIATE
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

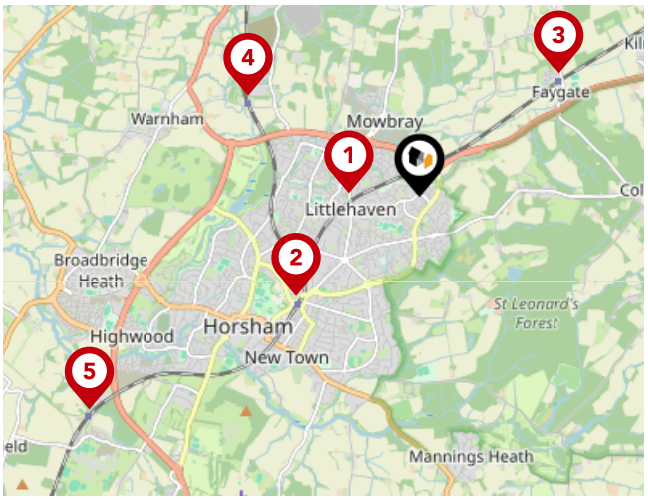


Primary Classifications (Most Common Clay Types)

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

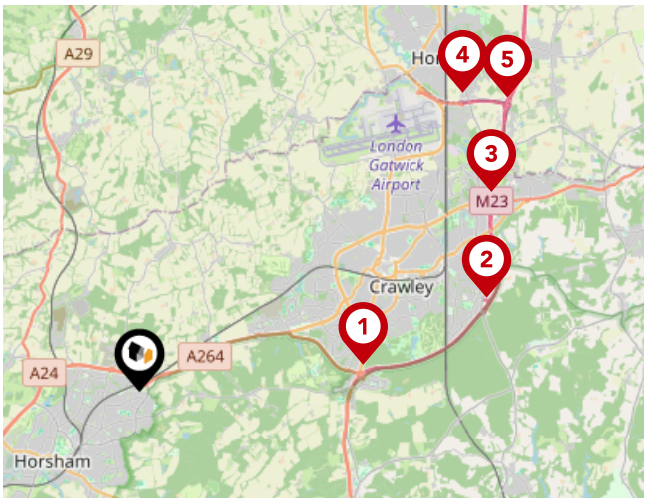
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Area
Transport (National)



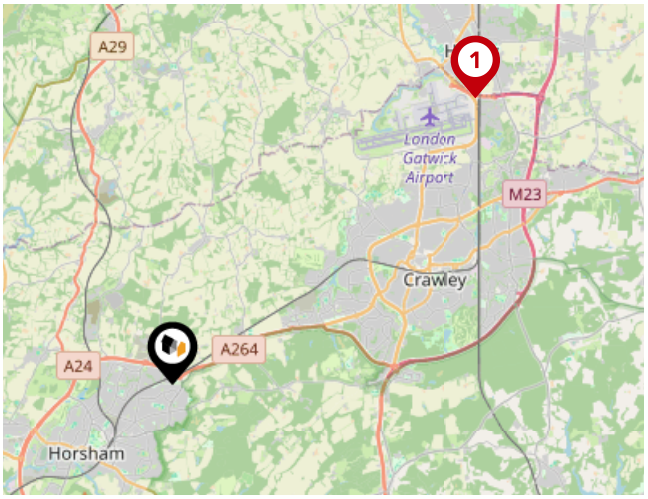
National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.65 miles
2	Horsham Rail Station	1.47 miles
3	Faygate Rail Station	1.72 miles
4	Warnham Rail Station	1.84 miles
5	Christs Hospital Rail Station	3.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	4.22 miles
2	M23 J10A	6.7 miles
3	M23 J10	7.54 miles
4	M23 J9A	8.18 miles
5	M23 J9	8.77 miles

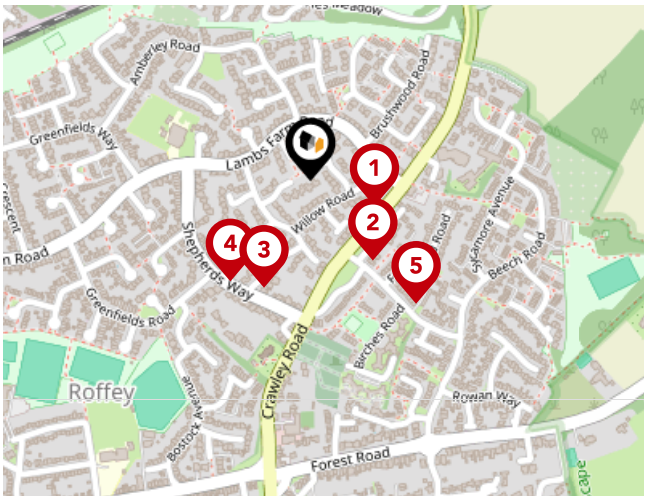


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	7.76 miles

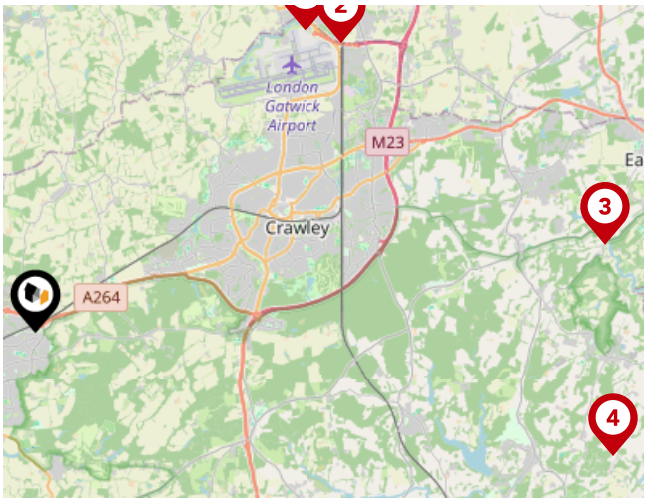
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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Norfolk Arms	0.07 miles
2	Moorhead Road	0.11 miles
3	Shepherds Way	0.13 miles
4	Shepherds Way	0.15 miles
5	Birches Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	7.56 miles
2	Gatwick South Terminal Shuttle Station	7.82 miles
3	Kingscote (Bluebell Railway)	10.73 miles
4	Horsted Keynes (Bluebell Railway)	11.01 miles

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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

At Home Estate And Lettings Agency
Testimonials

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 our 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 to 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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Agent
Disclaimer

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01403 886288
Alex.Bethell@athomeestates.co.uk
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