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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



4, MILNWOOD ROAD, HORSHAM, RH12 2BU

At Home Estate And Lettings Agency

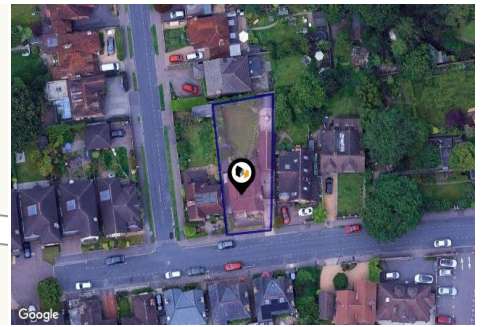
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4	Latest FENSA Work:	08/01/2018 - 1 door 04/07/2017 - 1 window
Floor Area:	1,862 ft ² / 173 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band F		
Annual Estimate:	£3,526		
Title Number:	WSX330156		
UPRN:	100061816435		
Restrictive Covenants:	Yes		

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)

16 mb/s	241 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: *4, Milnwood Road, Horsham, RH12 2BU*

Reference - HU/24/91	
Decision:	Decided
Date:	04th February 1991
Description:	First floor extension & double garage Site: 4 Milnwood Rd Horsham



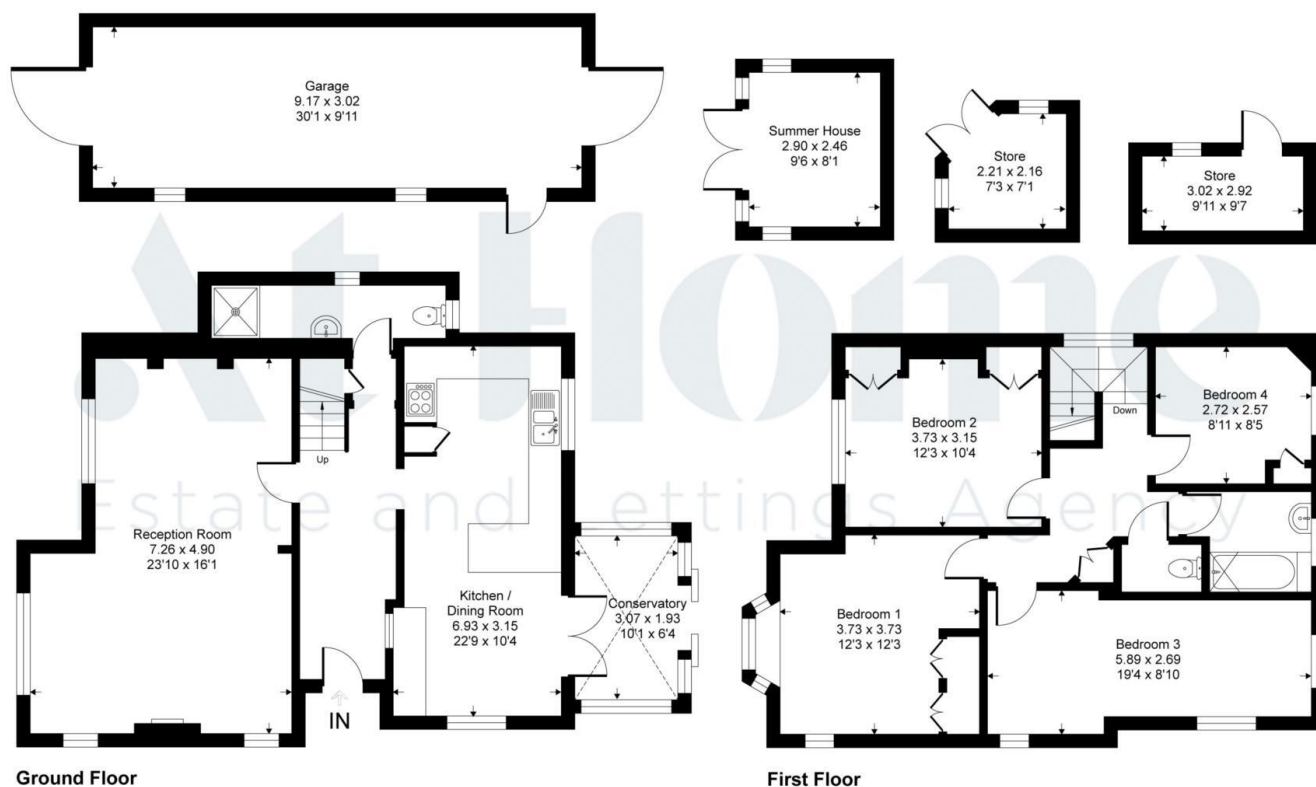




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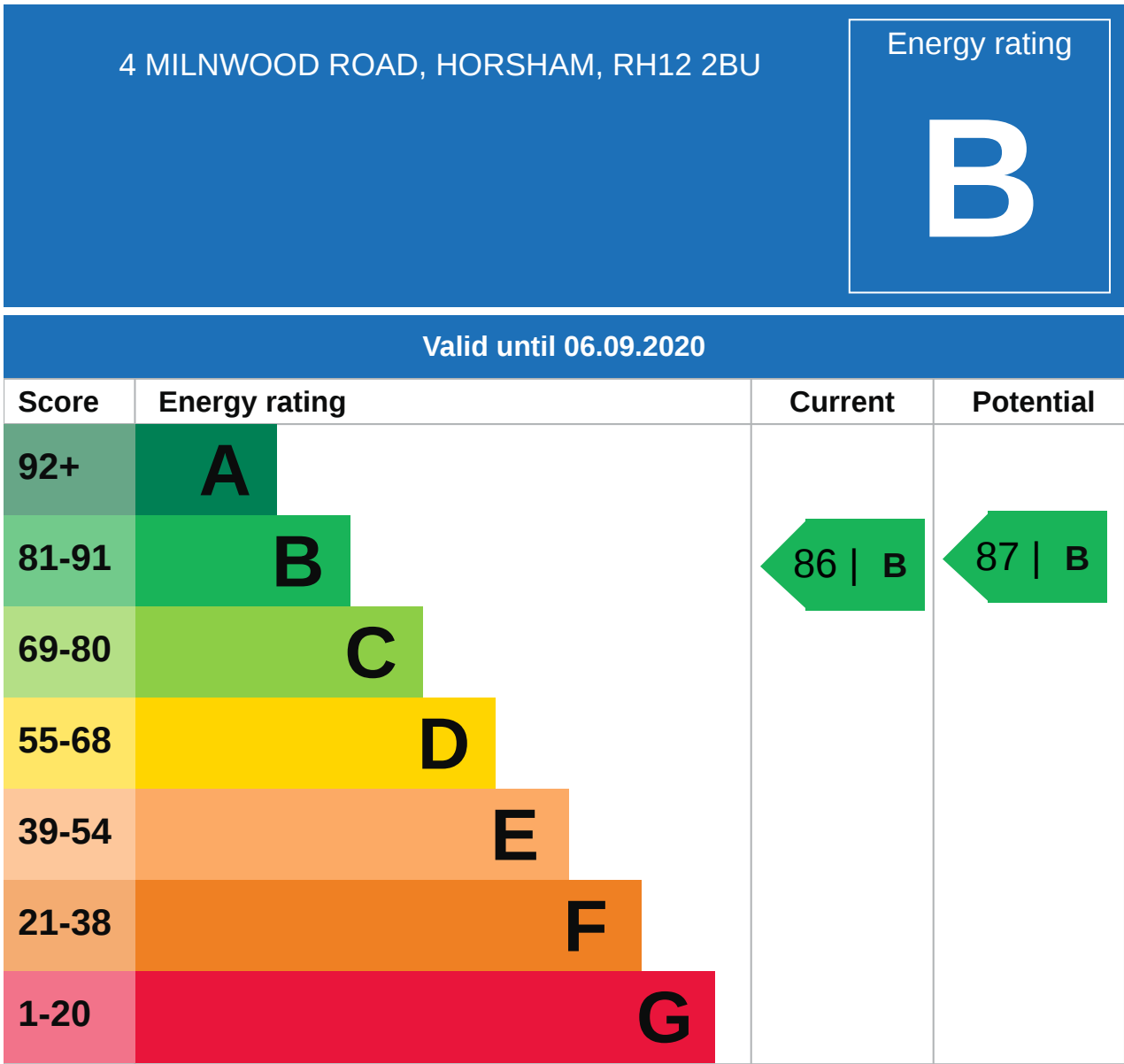
Milnwood Road, RH12

Approximate Gross Internal Area = 143.2 sq m / 1542 sq ft
Approximate Garage Internal Area = 27.6 sq m / 298 sq ft
Approximate Outbuildings Internal Area = 15.6 sq m / 168 sq ft
Approximate Total Internal Area = 186.4 sq m / 2008 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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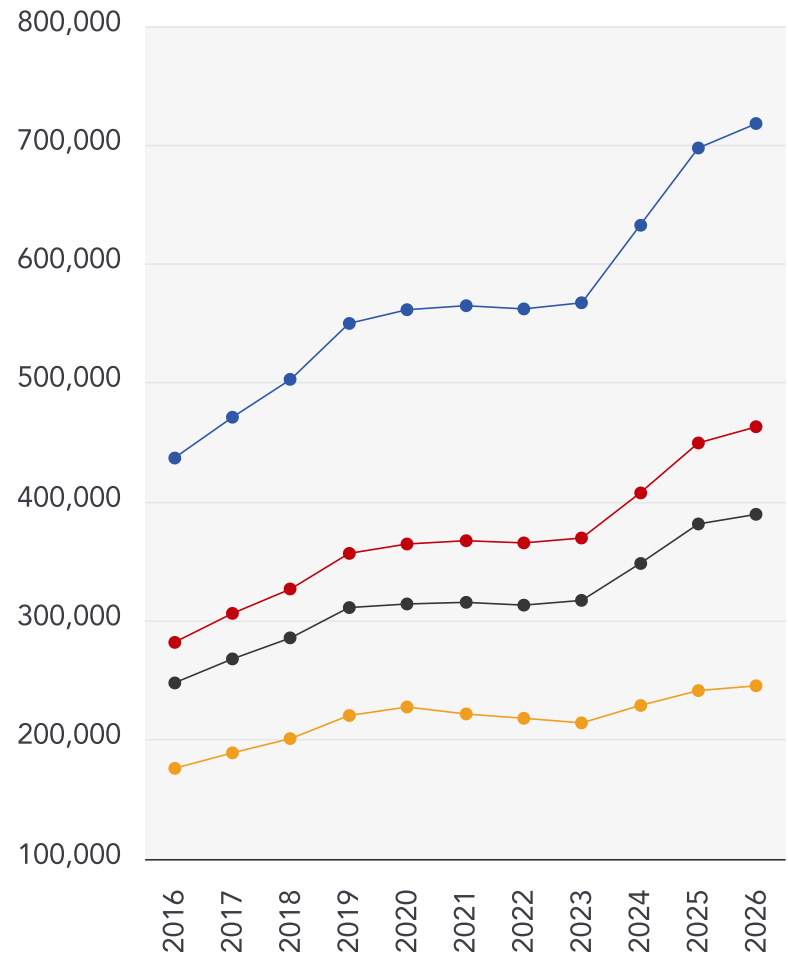
Additional EPC Data

Property Type:	Detached house
Walls:	Average thermal transmittance 0.26 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.07 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Very good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in 75% of fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.12 W/m ² K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 5.0 m ³ /h.m ² (assumed)
Air Tightness Energy:	Good
Total Floor Area:	173 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%

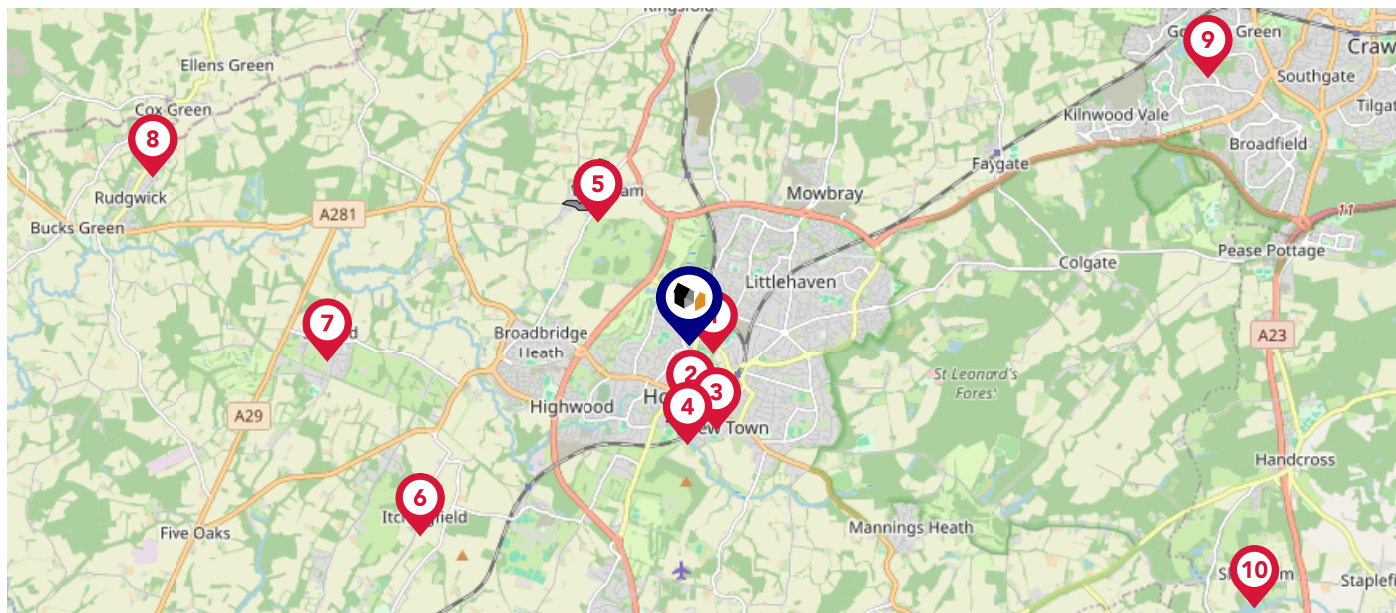
Flat

+39.41%

Maps

Conservation Areas

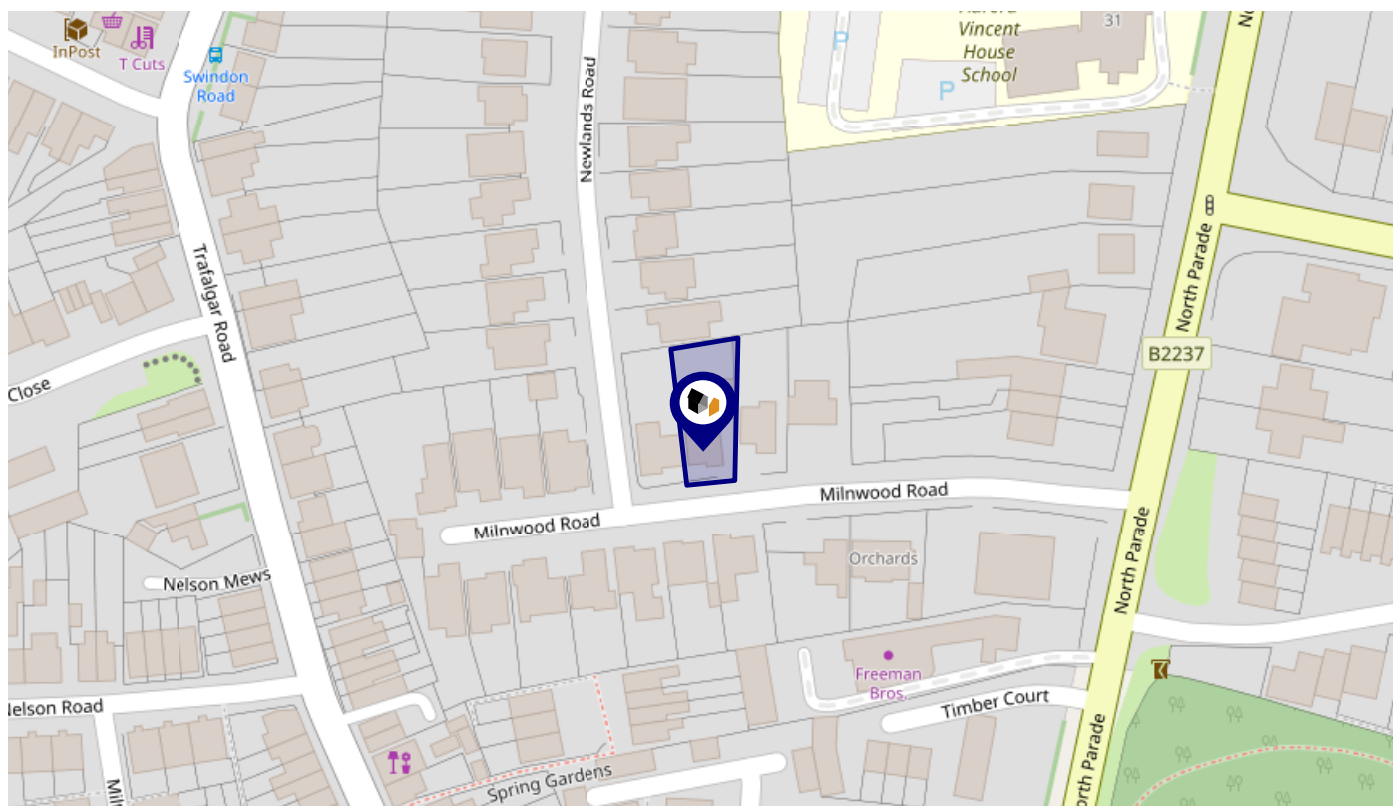
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|--|
| 1 | Horsham, Richmond Road |
| 2 | Horsham, London 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

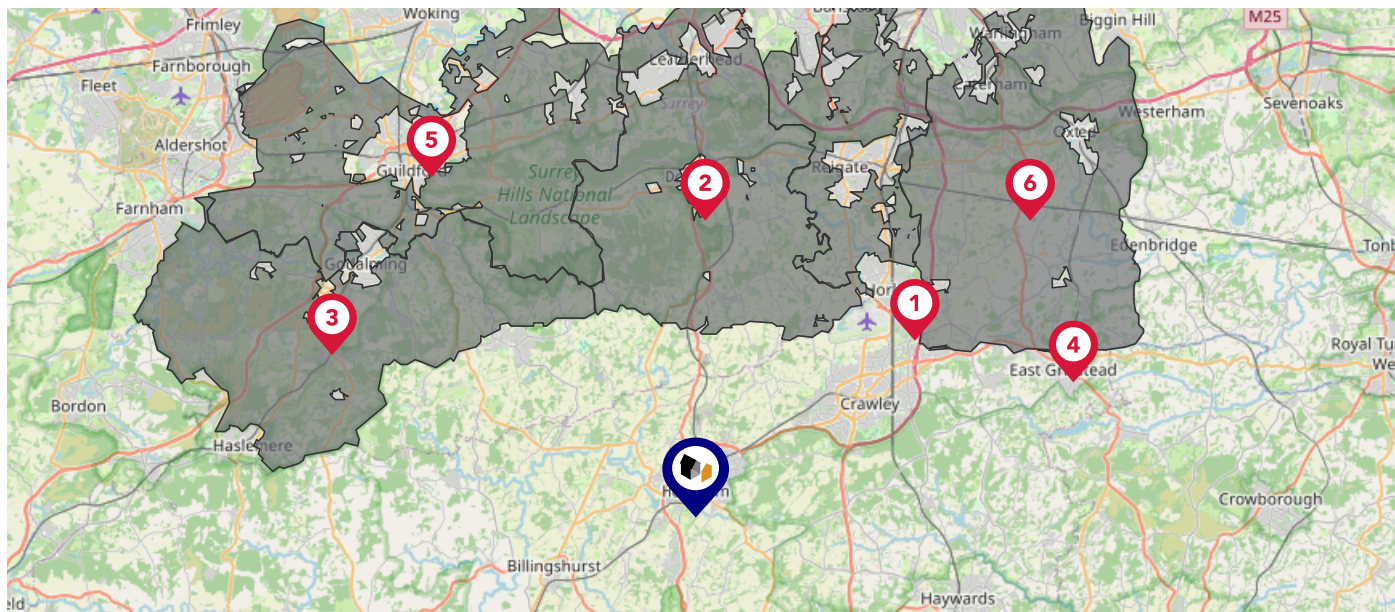
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	■

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



London Green Belt - Reigate and Banstead



London Green Belt - Mole Valley



London Green Belt - Waverley



London Green Belt - Mid Sussex

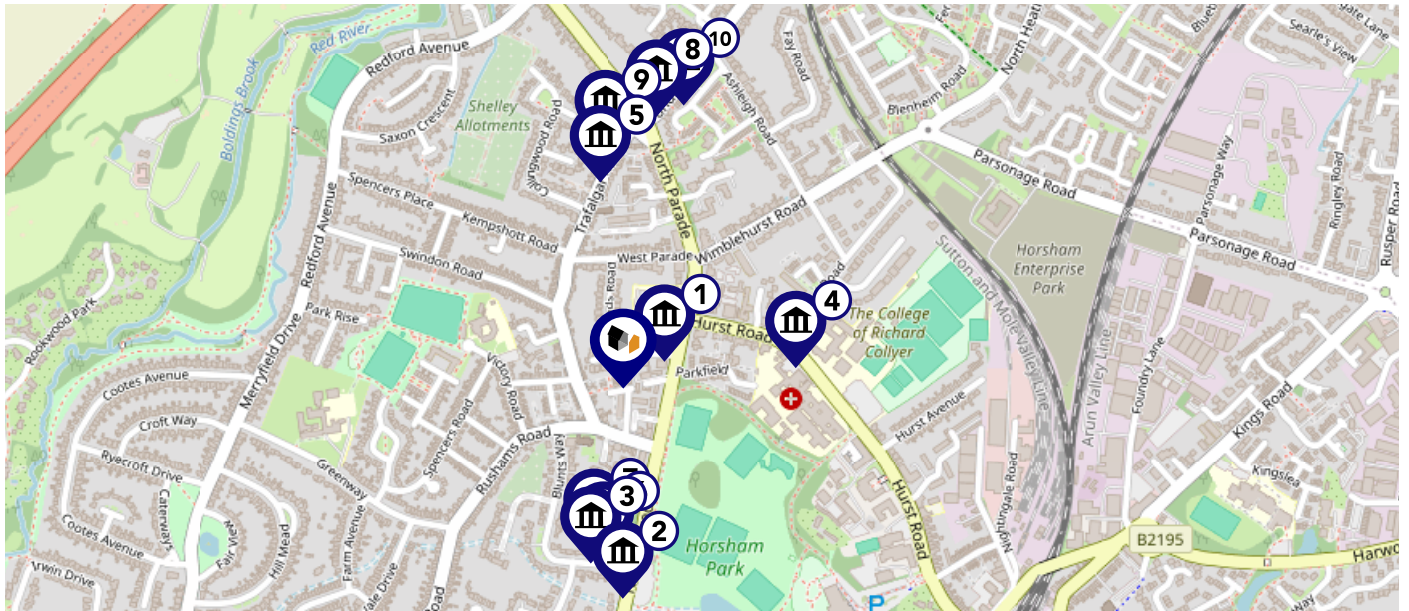


London Green Belt - Guildford

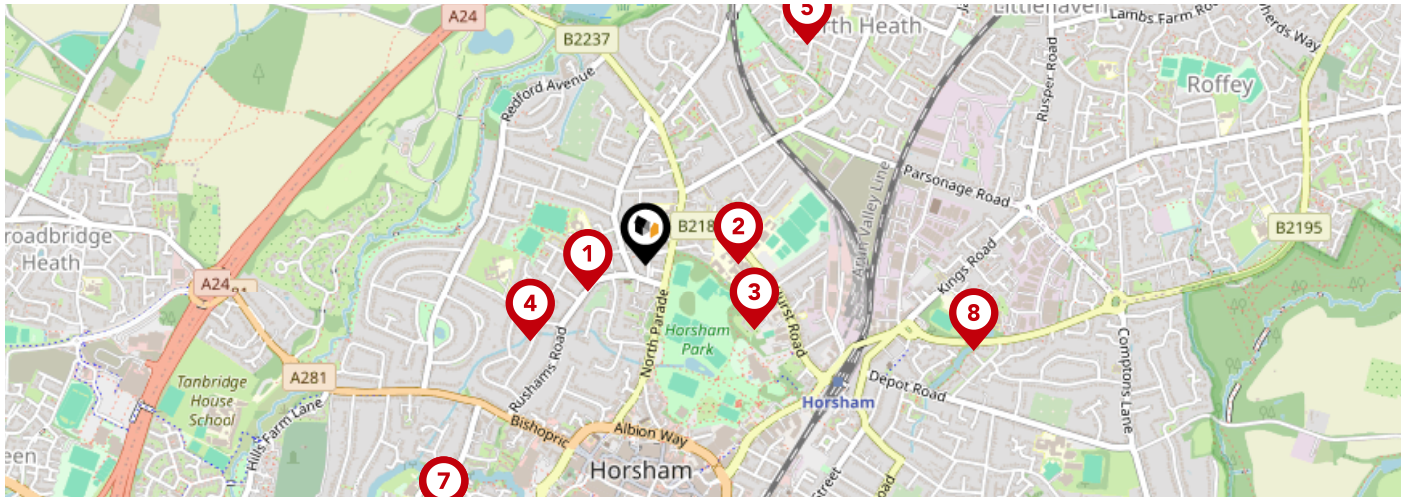


London Green Belt - Tandridge

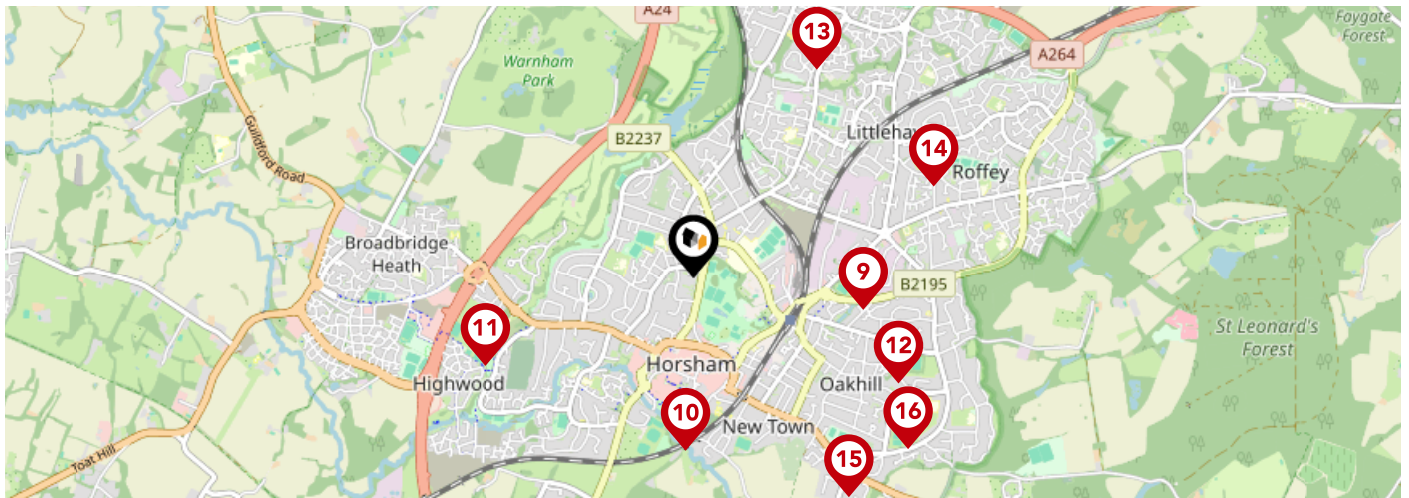
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1027523 - White Cottage	Grade II	0.1 miles
	1286822 - Estate Wall Of Springfield Park	Grade II	0.2 miles
	1353936 - Stables To South Of Springfield Park	Grade II	0.2 miles
	1353931 - Grammar School	Grade II	0.2 miles
	1286787 - West Lodge	Grade II	0.2 miles
	1286838 - Springfield Park	Grade II	0.2 miles
	1027522 - The Cottage, Springfield Park	Grade II	0.2 miles
	1192066 - Chestnut Court	Grade II	0.3 miles
	1353937 - Beaulieu Cottage Willow Cottage	Grade II	0.3 miles
	1027485 - Outbuilding And Wall To Nos 1 And 1a	Grade II	0.3 miles

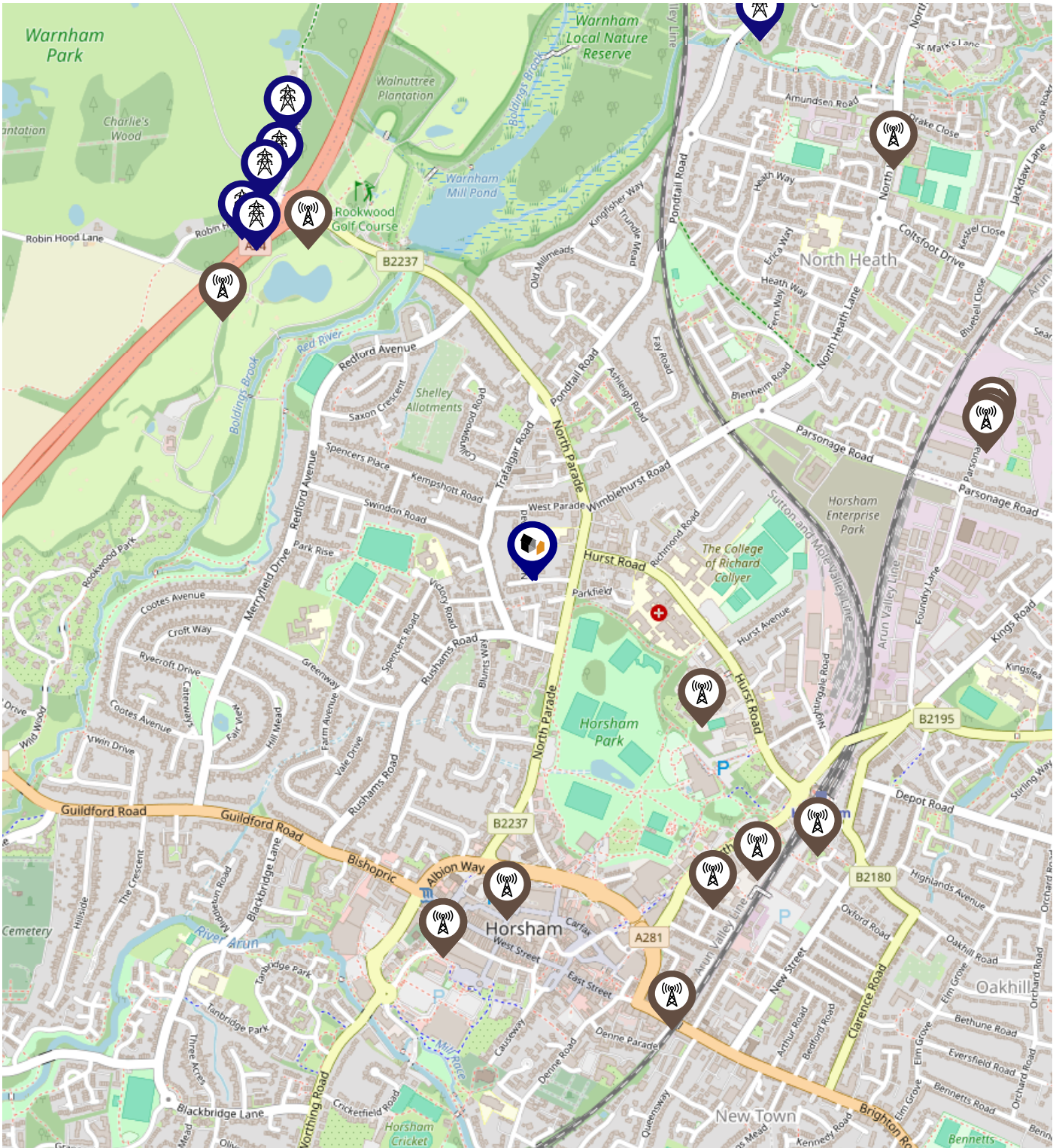


		Nursery	Primary	Secondary	College	Private
1	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:0.15	☐	☒	☐	☐	☐
2	The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils:0 Distance:0.21	☐	☐	☒	☐	☐
3	Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance:0.29	☐	☒	☒	☐	☐
4	Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:0.32	☐	☒	☐	☐	☐
5	North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance:0.64	☐	☒	☐	☐	☐
6	St John's Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:0.75	☐	☒	☐	☐	☐
7	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:0.75	☐	☒	☐	☐	☐
8	Horsham Nursery School Ofsted Rating: Good Pupils: 142 Distance:0.79	☒	☐	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Kingslea Primary School Ofsted Rating: Good Pupils: 429 Distance:0.8	☐	☒	☐	☐	☐
	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:0.81	☐	☒	☐	☐	☐
	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:1.06	☐	☐	☒	☐	☐
	Millais School Ofsted Rating: Good Pupils: 1194 Distance:1.07	☐	☐	☒	☐	☐
	Holbrook Primary School Ofsted Rating: Good Pupils: 415 Distance:1.13	☐	☒	☐	☐	☐
	Littlehaven Infant School Ofsted Rating: Good Pupils: 93 Distance:1.19	☐	☒	☐	☐	☐
	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:1.25	☐	☐	☒	☐	☐
	The Forest School Ofsted Rating: Good Pupils: 1039 Distance:1.28	☐	☐	☒	☐	☐

Local Area Masts & Pylons

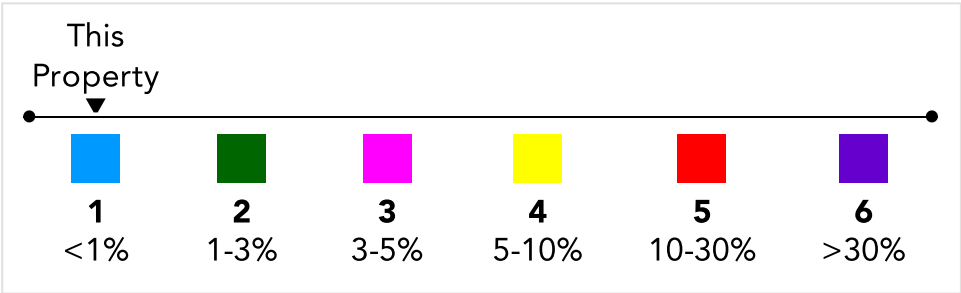
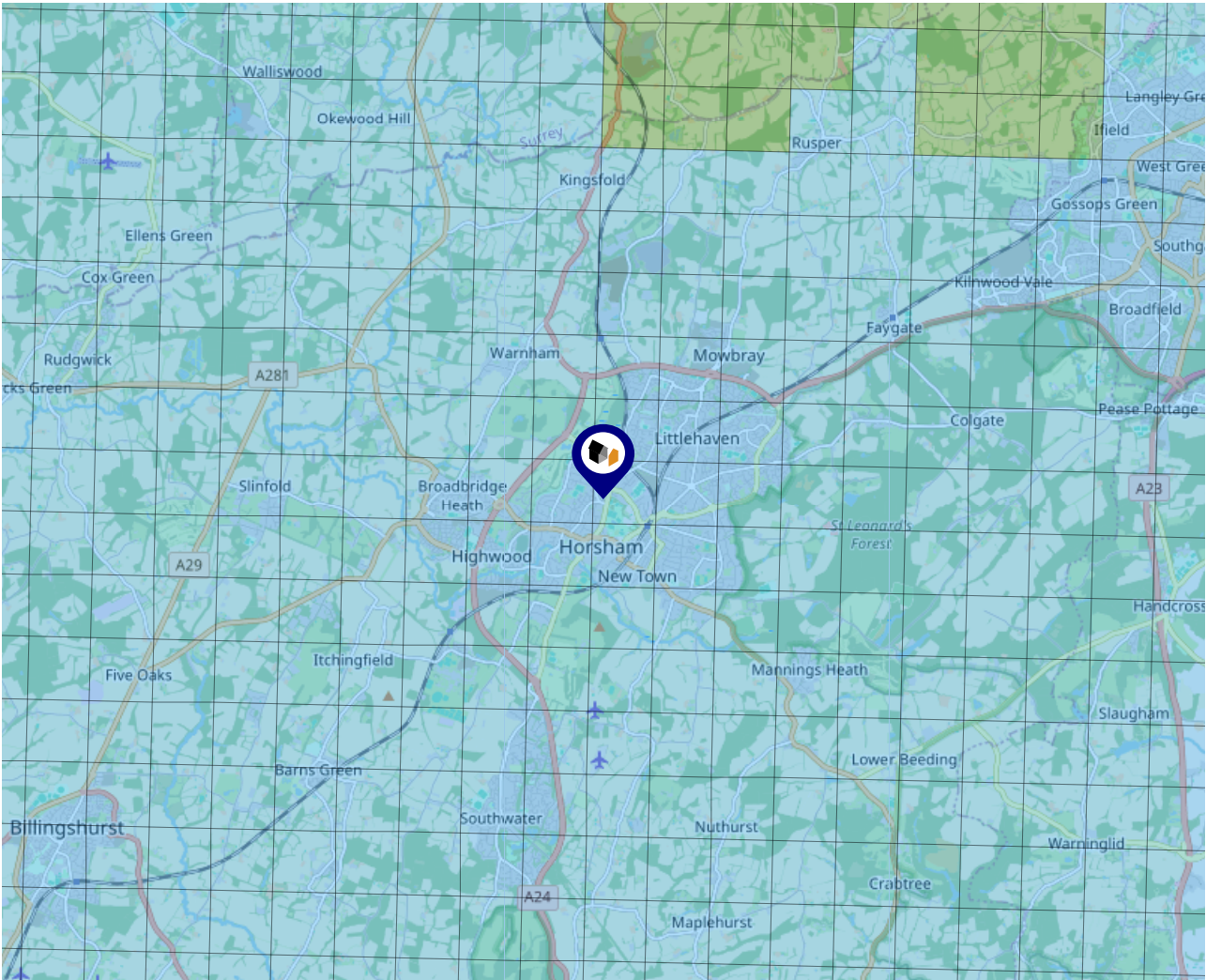


Key:

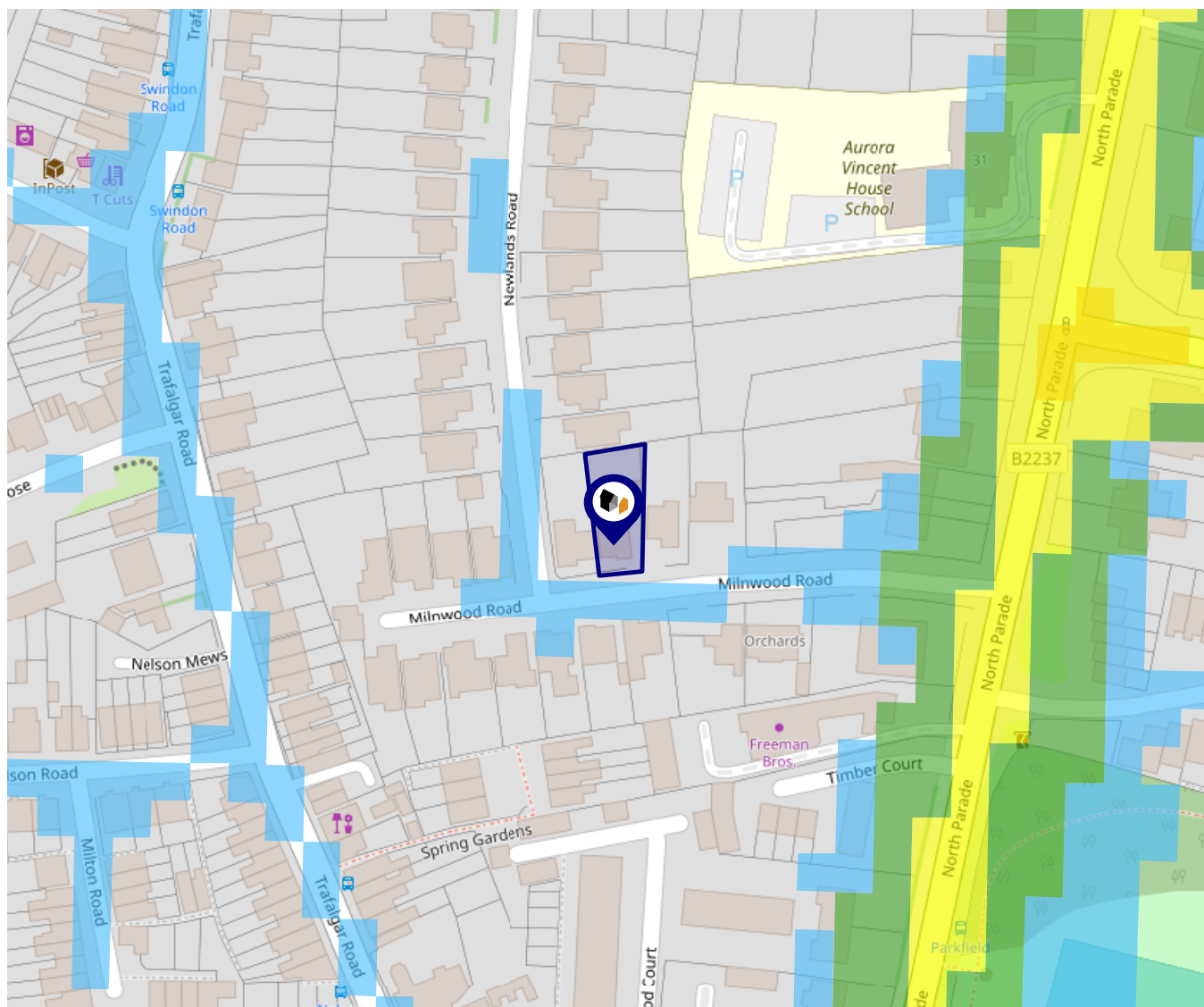
-  Power Pylons
-  Communication Masts

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

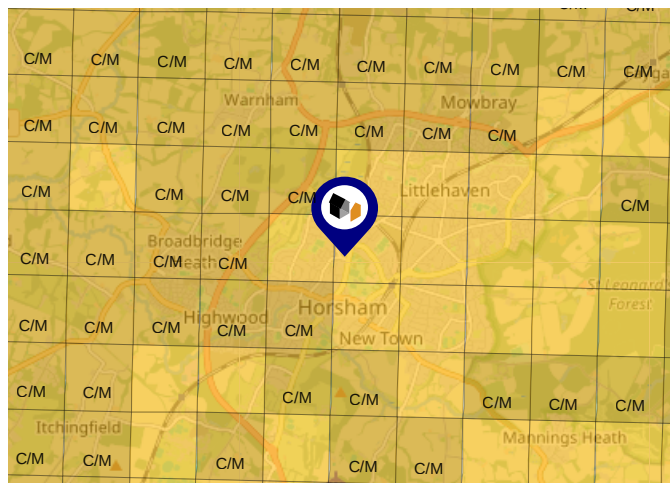


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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

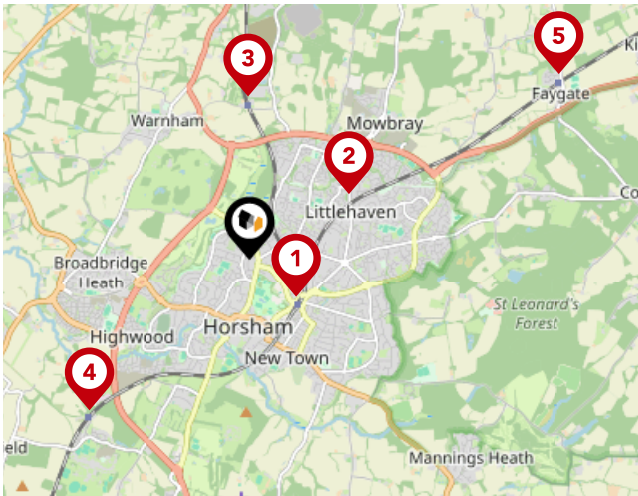


Primary Classifications (Most Common Clay Types)

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

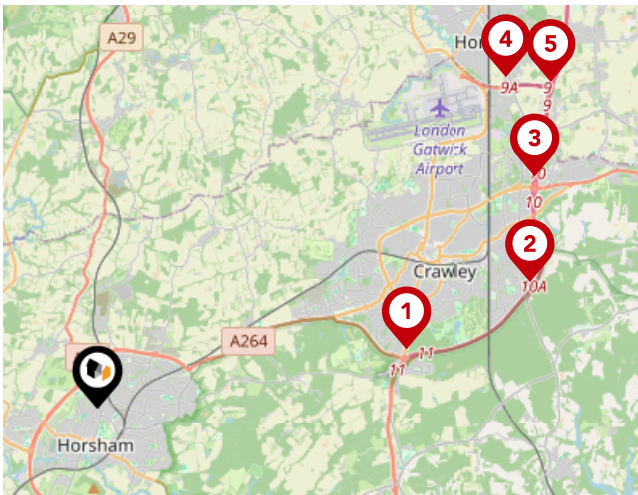
Area

Transport (National)



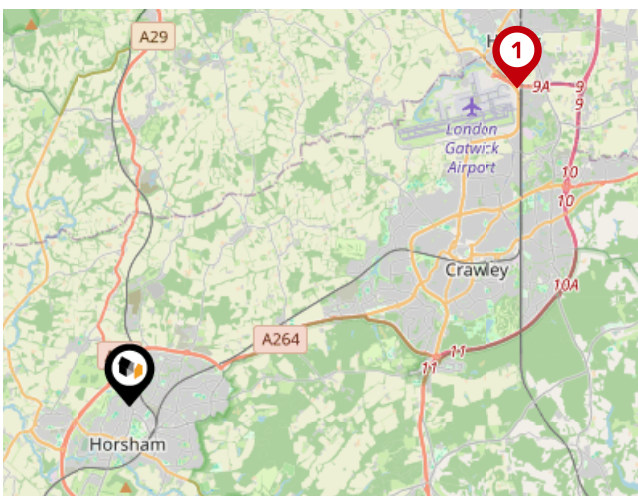
National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	0.54 miles
2	Littlehaven Rail Station	1.1 miles
3	Warnham Rail Station	1.51 miles
4	Christs Hospital Rail Station	2.04 miles
5	Faygate Rail Station	3.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	5.87 miles
2	M23 J10A	8.38 miles
3	M23 J10	9.21 miles
4	M23 J9A	9.76 miles
5	M23 J9	10.39 miles

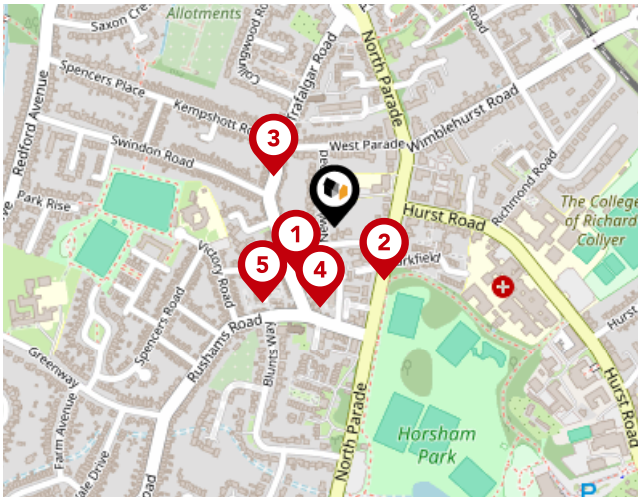


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	9.33 miles

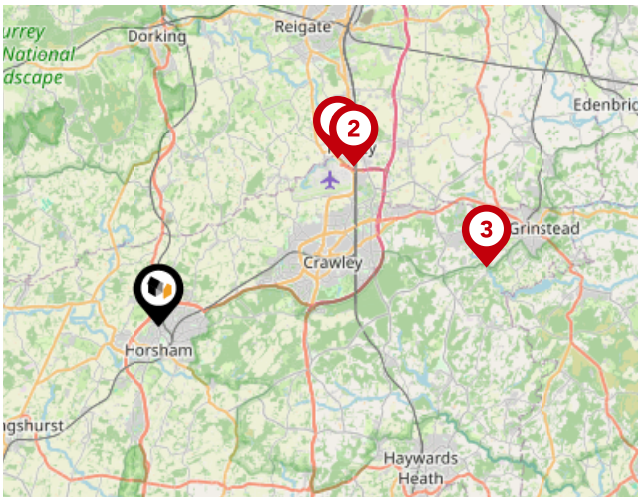
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Nelson Road	0.06 miles
	Parkfield	0.08 miles
	Swindon Road	0.09 miles
	Trinity Court	0.09 miles
	Marlborough Place	0.12 miles



Local Connections

Pin	Name	Distance
	Gatwick North Terminal Shuttle Station	9.09 miles
	Gatwick South Terminal Shuttle Station	9.4 miles
	Kingscote (Bluebell Railway)	12.39 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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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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