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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

Saturday 24th October 2026



46, BLUEBELL CLOSE, HORSHAM, RH12 5WB

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk

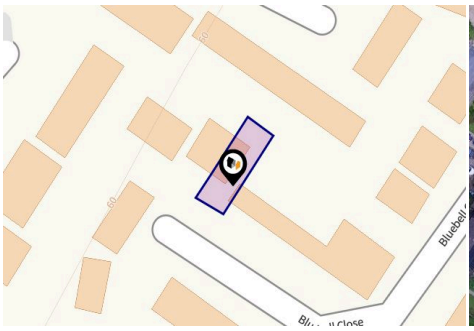
The Property Ombudsman

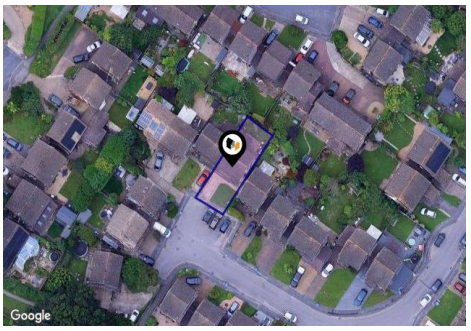
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Property
Overview

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Property

Type:	Semi-Detached	**Last Sold Date:**	07/06/2018
Bedrooms:	3	**Last Sold Price:**	£413,000
Floor Area:	957 ft^2 / 89 m^2	**Last Sold £/ft^2:**	£431
Plot Area:	0.05 acres	**Tenure:**	Freehold
Year Built :	1976-1982		
Council Tax :	Band E		
Annual Estimate:	£2,983		
Title Number:	WSX71575		
UPRN:	100061804870		
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)

3 mb/s **49** mb/s **10000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History
This Address

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Planning records for: ***46, Bluebell Close, Horsham, RH12 5WB***

Reference - DC/10/1643	
Decision:	Decided
Date:	09th August 2010
Description:	
Single-story rear extension	

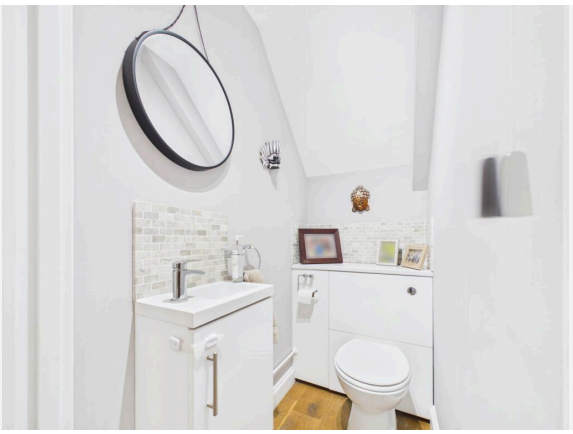
Reference - Horsham/DC/10/1643	
Decision:	Decided
Date:	09th August 2010
Description:	
Single-story rear extension	

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Gallery
Photos

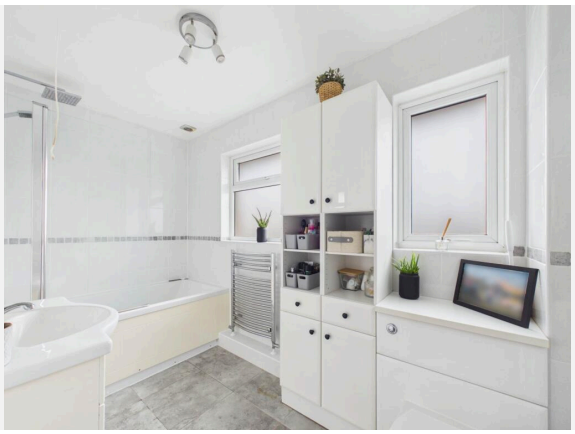
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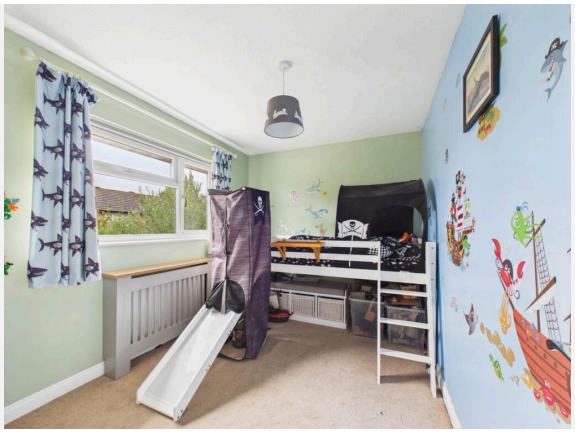


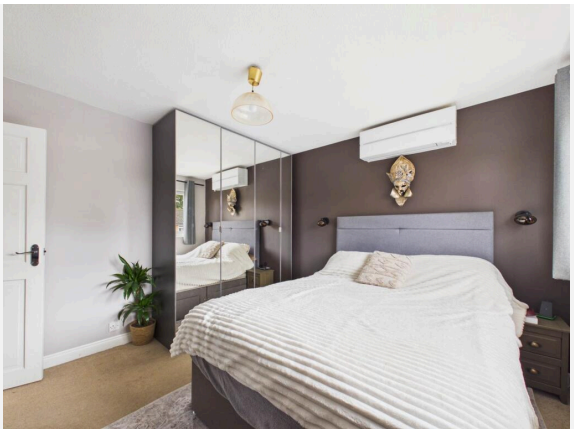












Gallery
Photos

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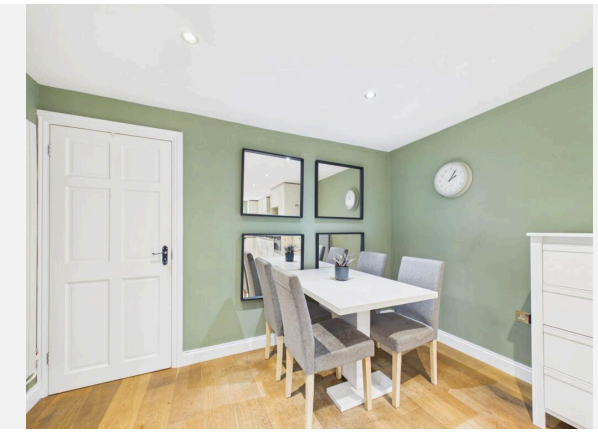








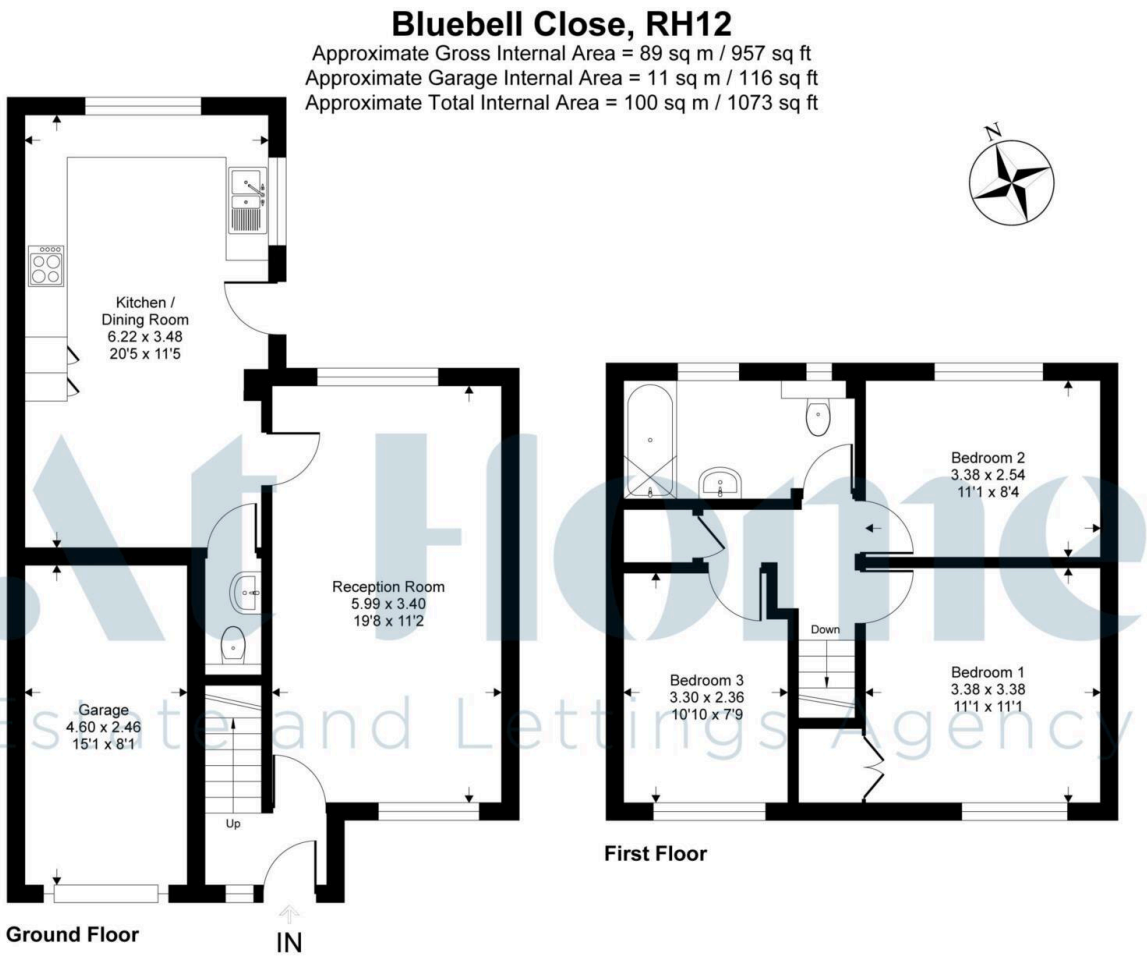






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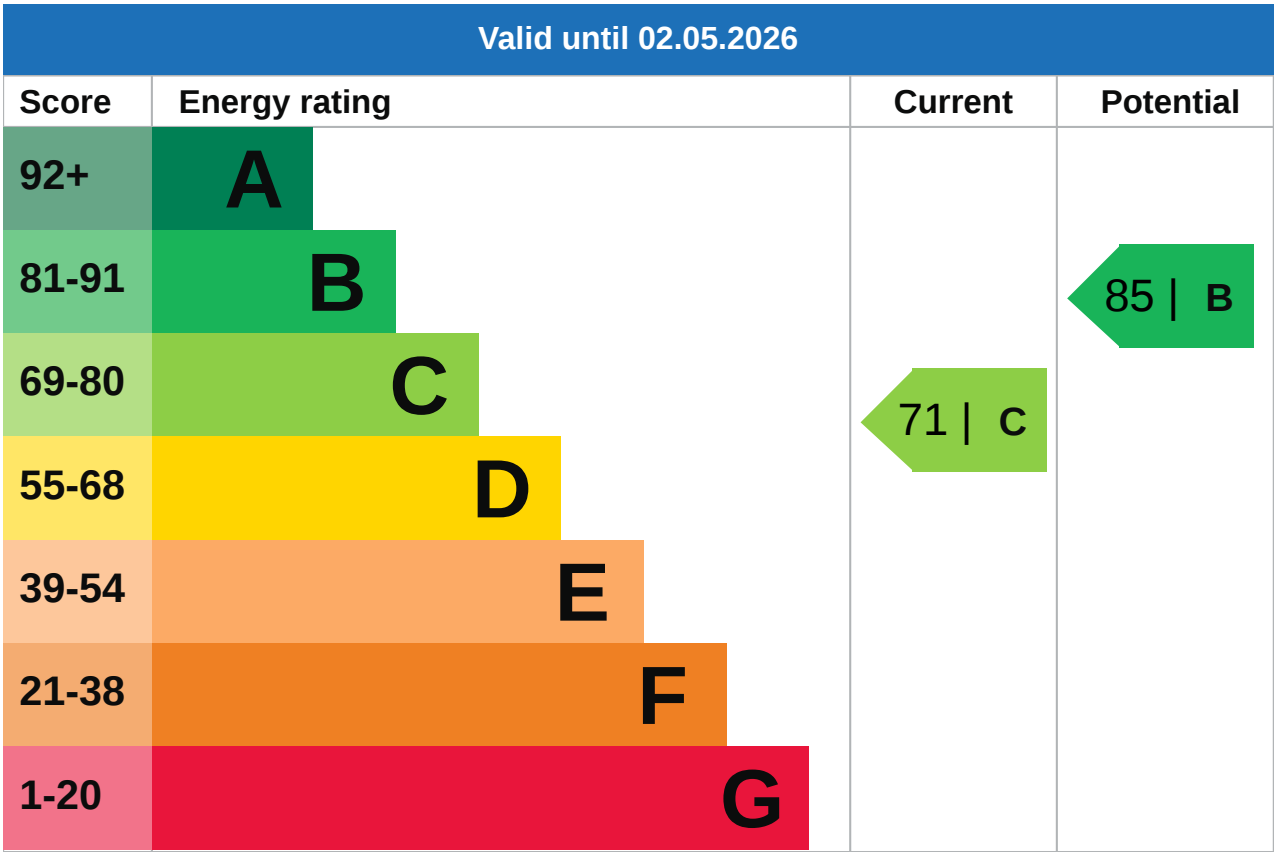
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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46, Bluebell Close, RH12 5WB

Energy rating

C

Valid until 02.05.2026



EPC - Additional Data

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Additional EPC Data

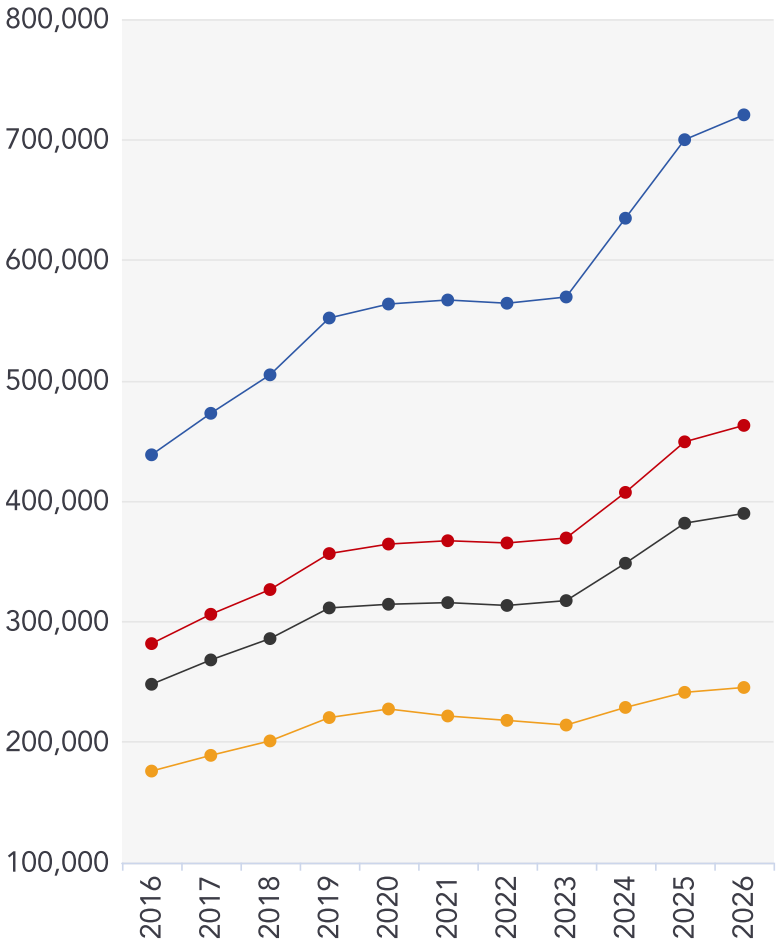
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 36% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	89 m^2

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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%

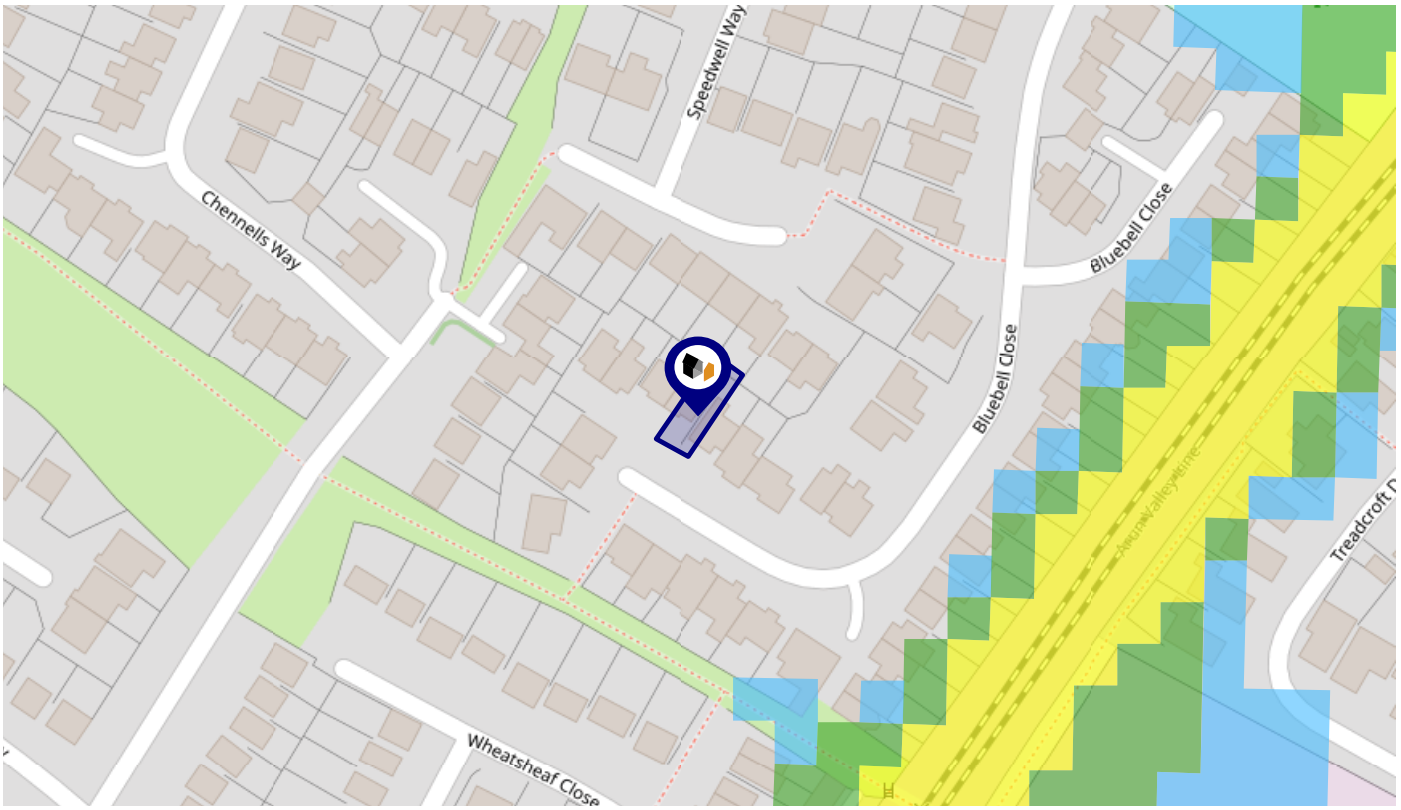
Flat

+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

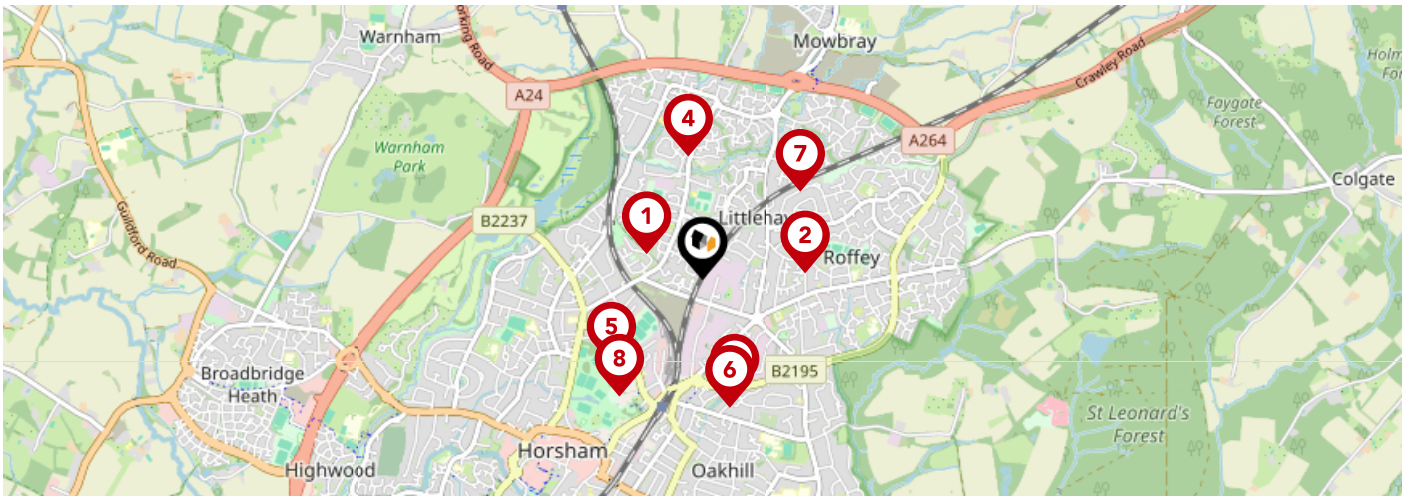
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

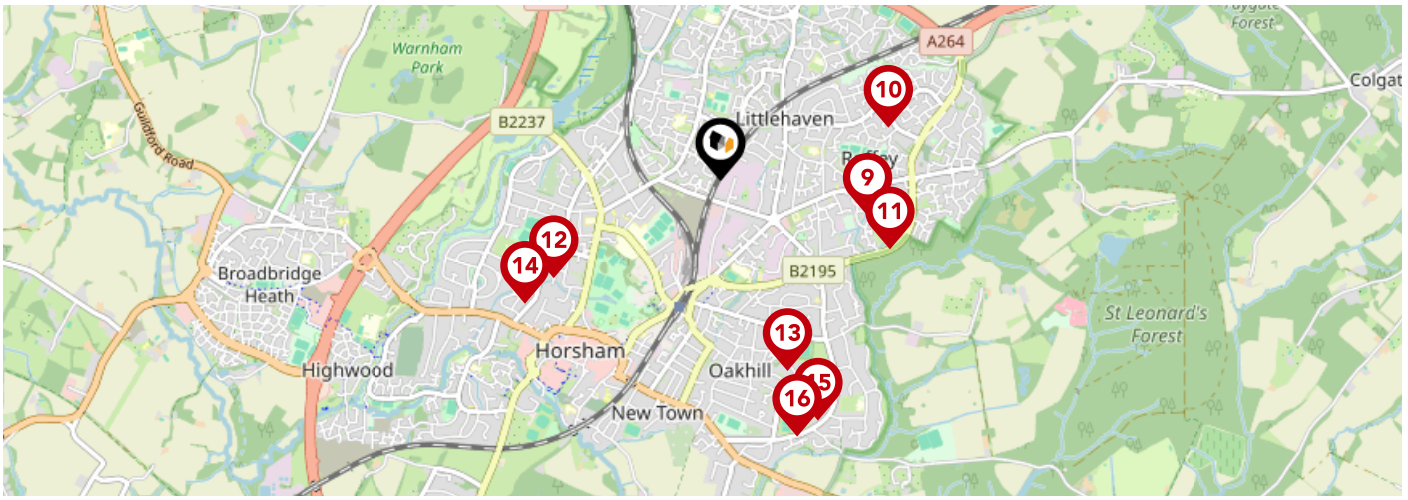
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	North Heath Community Primary School Ofsted Rating: Good | Pupils: 398 | Distance:0.29	☐	☑	☐	☐	☐
2	Littlehaven Infant School Ofsted Rating: Good | Pupils: 93 | Distance:0.47	☐	☑	☐	☐	☐
3	Kingslea Primary School Ofsted Rating: Good | Pupils: 429 | Distance:0.57	☐	☑	☐	☐	☐
4	Holbrook Primary School Ofsted Rating: Good | Pupils: 415 | Distance:0.58	☐	☑	☐	☐	☐
5	The College of Richard Collyer In Horsham Ofsted Rating: Good | Pupils:0 | Distance:0.58	☐	☐	☑	☐	☐
6	Horsham Nursery School Ofsted Rating: Good | Pupils: 142 | Distance:0.61	☑	☐	☐	☐	☐
7	All Saints CofE Primary School, Horsham Ofsted Rating: Good | Pupils: 201 | Distance:0.62	☐	☑	☐	☐	☐
8	Bohunt Horsham Ofsted Rating: Good | Pupils: 966 | Distance:0.67	☐	☑	☑	☐	☐

Area
Schools

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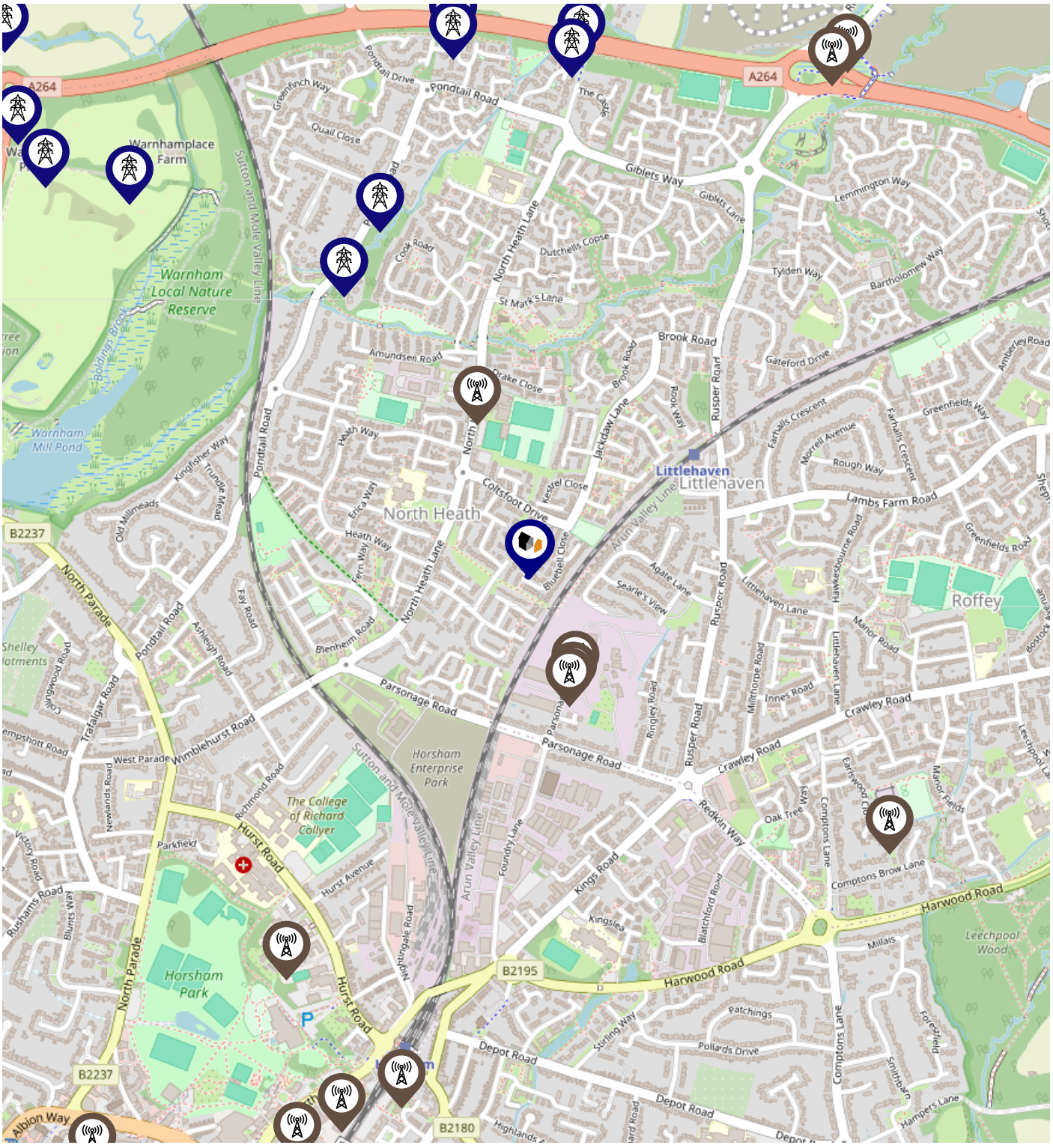


		Nursery	Primary	Secondary	College	Private
9	**Northolmes Junior School, Horsham** Ofsted Rating: Good | Pupils: 168 | Distance:0.7	☐	☑	☐	☐	☐
10	**St Robert Southwell Catholic Primary School, Horsham** Ofsted Rating: Good | Pupils:0 | Distance:0.82	☐	☑	☐	☐	☐
11	**Leechpool Primary School** Ofsted Rating: Good | Pupils: 417 | Distance:0.85	☐	☑	☐	☐	☐
12	**Trafalgar Community Infant School** Ofsted Rating: Good | Pupils: 234 | Distance:0.9	☐	☑	☐	☐	☐
13	**Millais School** Ofsted Rating: Good | Pupils: 1194 | Distance:0.94	☐	☐	☑	☐	☐
14	**Greenway Junior School** Ofsted Rating: Good | Pupils: 309 | Distance:1.08	☐	☑	☐	☐	☐
15	**Queen Elizabeth II Silver Jubilee School, Horsham** Ofsted Rating: Outstanding | Pupils: 134 | Distance:1.2	☐	☐	☑	☐	☐
16	**The Forest School** Ofsted Rating: Good | Pupils: 1039 | Distance:1.25	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

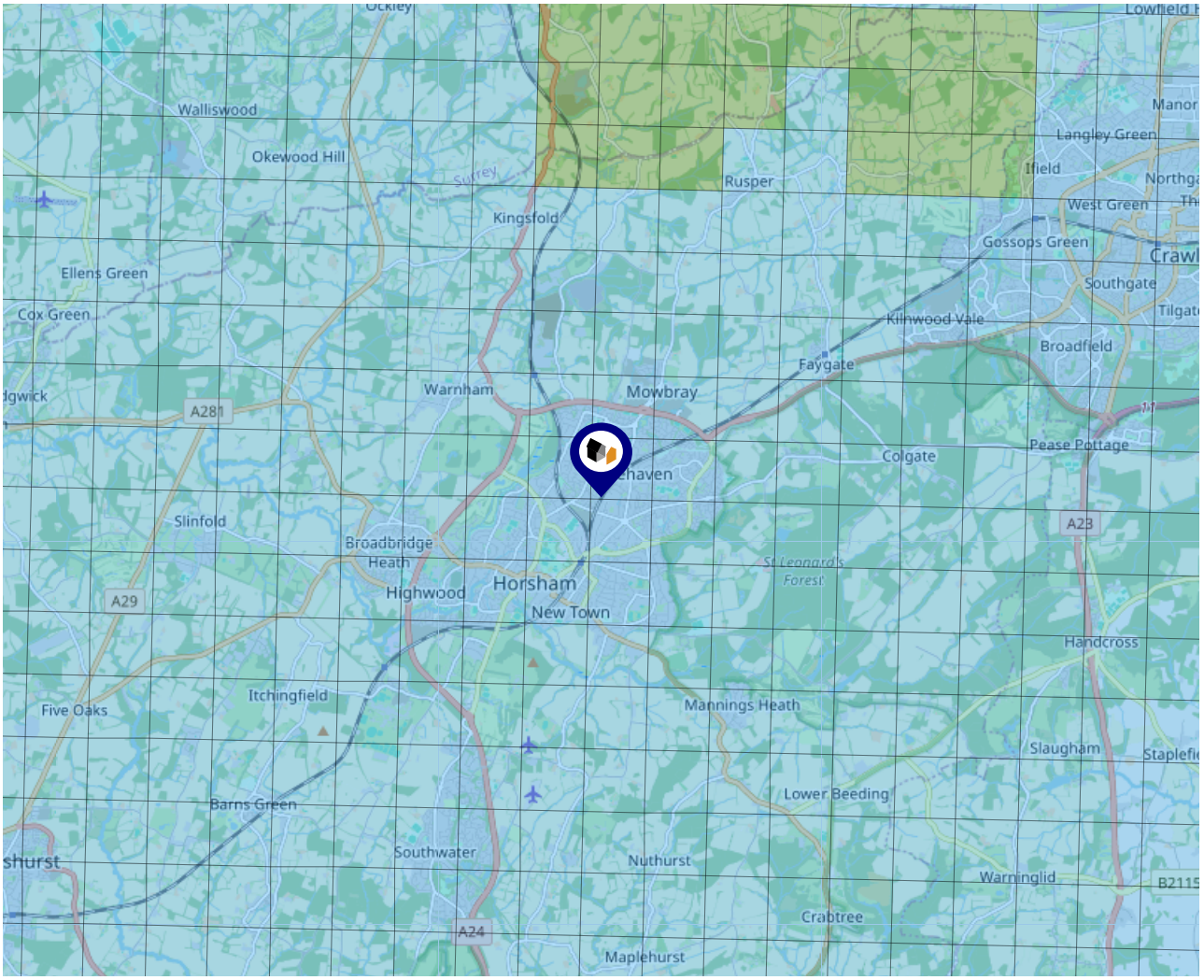
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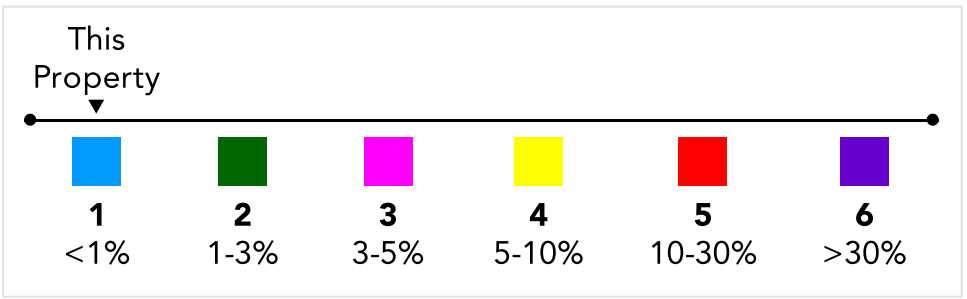
Environment
Radon Gas

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What is Radon?

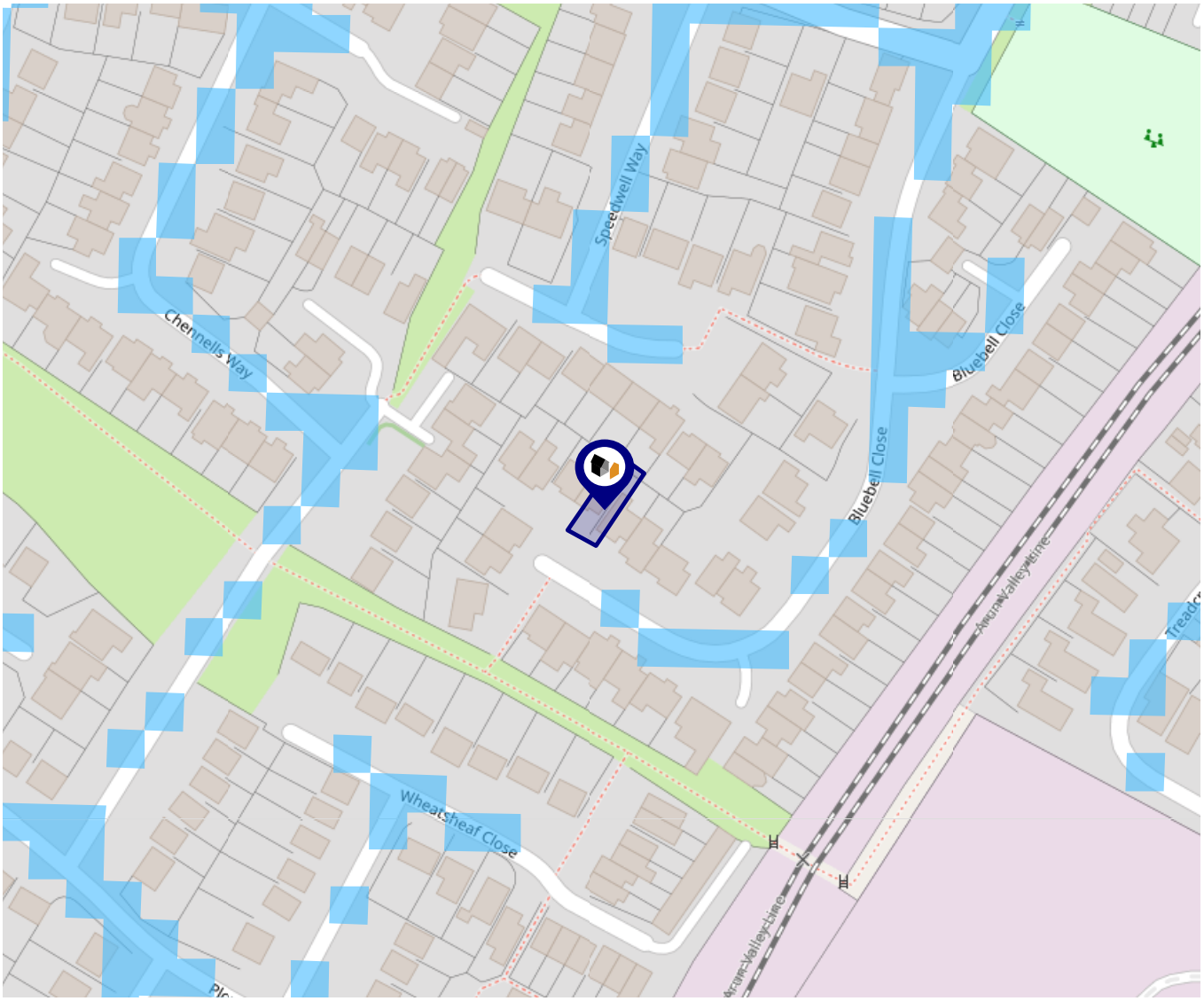
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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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.

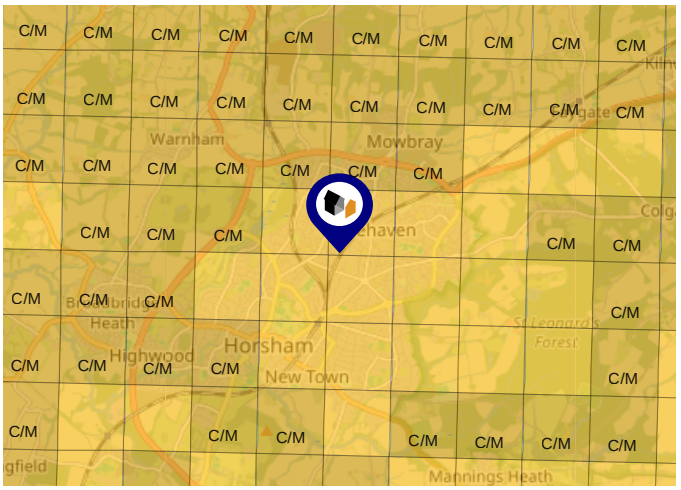
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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

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

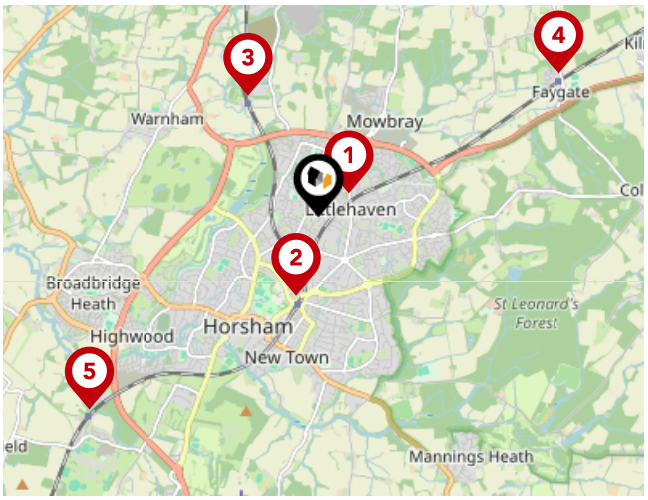


Primary Classifications (Most Common Clay Types)

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

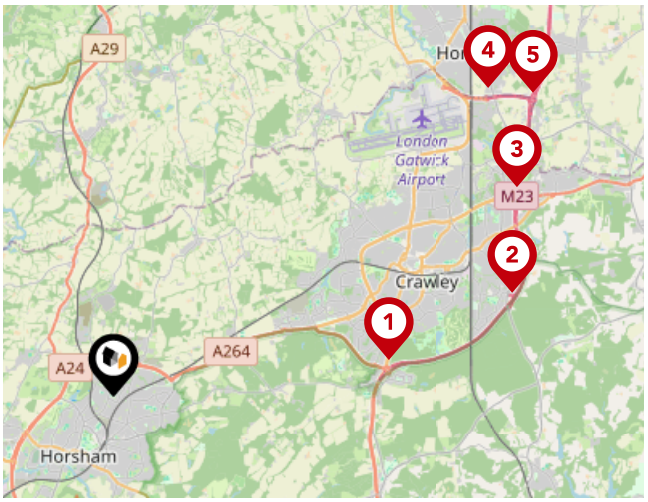
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Area
Transport (National)



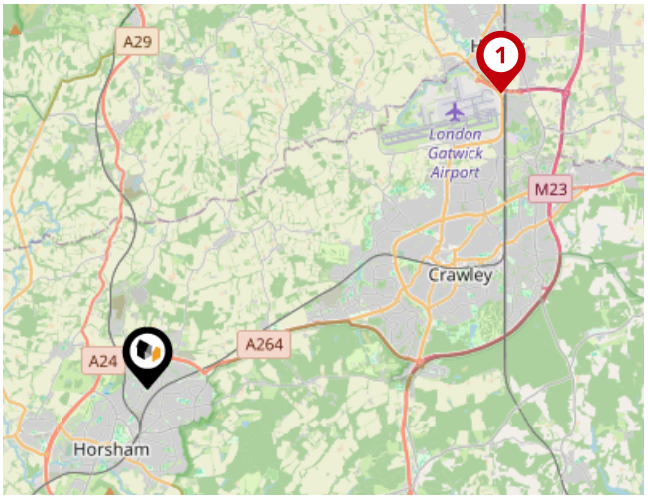
National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.35 miles
2	Horsham Rail Station	0.76 miles
3	Warnham Rail Station	1.29 miles
4	Faygate Rail Station	2.59 miles
5	Christs Hospital Rail Station	2.78 miles



Trunk Roads/Motorways

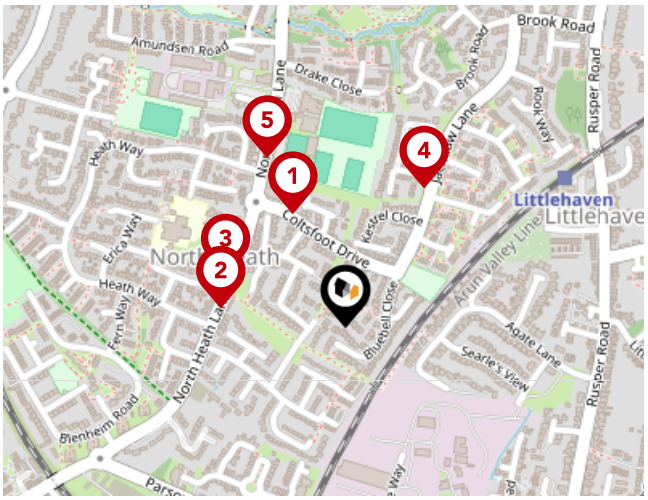
Pin	Name	Distance
1	M23 J11	5.17 miles
2	M23 J10A	7.65 miles
3	M23 J10	8.46 miles
4	M23 J9A	9.01 miles
5	M23 J9	9.64 miles



Airports/Helipads

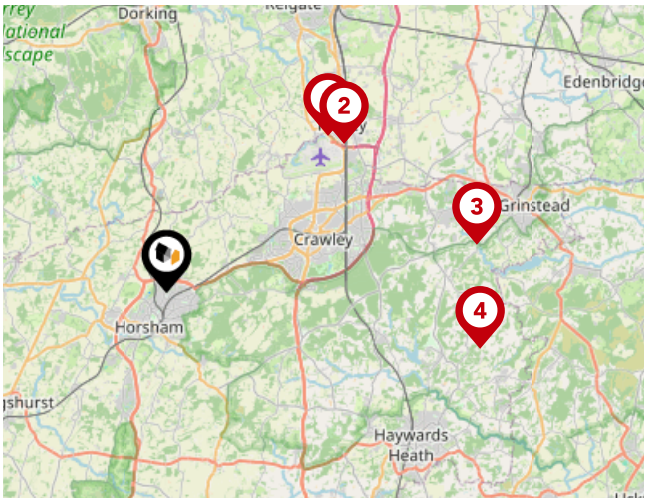
Pin	Name	Distance
1	London Gatwick Airport	8.59 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Campion Road	0.14 miles
2	Heath Way	0.14 miles
3	Heath Way	0.15 miles
4	Serrin Way	0.18 miles
5	Post Office	0.21 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	8.35 miles
2	Gatwick South Terminal Shuttle Station	8.65 miles
3	Kingscote (Bluebell Railway)	11.69 miles
4	Horsted Keynes (Bluebell Railway)	11.9 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.

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
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