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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

Tuesday 03rd November 2026



35, BETHUNE ROAD, HORSHAM, RH13 5JN

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

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The Property Ombudsman

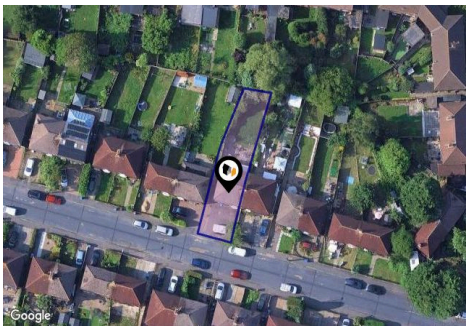
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Property
Overview

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Property

Type:	Semi-Detached	**Last Sold Date:**	30/10/2003
Bedrooms:	4	**Last Sold Price:**	£193,000
Floor Area:	1,065 ft^2 / 99 m^2	**Last Sold £/ft^2:**	£181
Plot Area:	0.08 acres	**Tenure:**	Freehold
Council Tax :	Band D		
Annual Estimate:	£2,441		
Title Number:	WSX113422		
UPRN:	100061804388		
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	263 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT, sky, Virgin media

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Gallery
Photos

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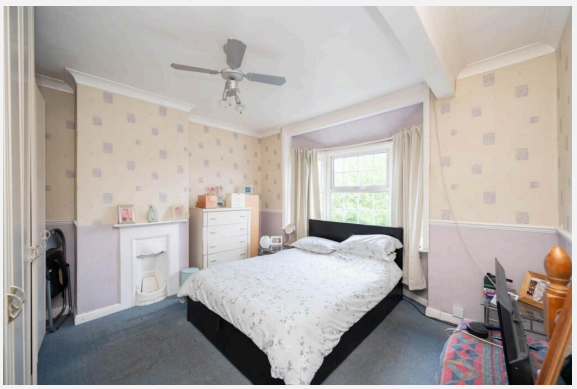






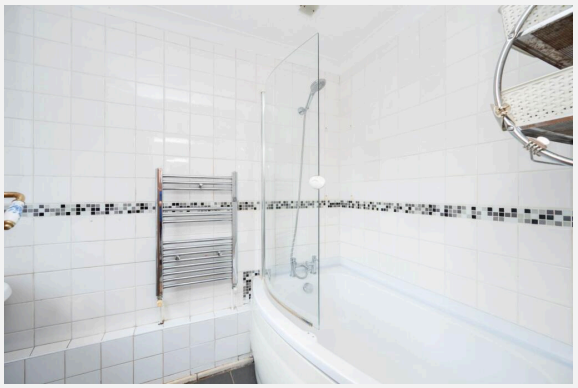






Gallery
Photos

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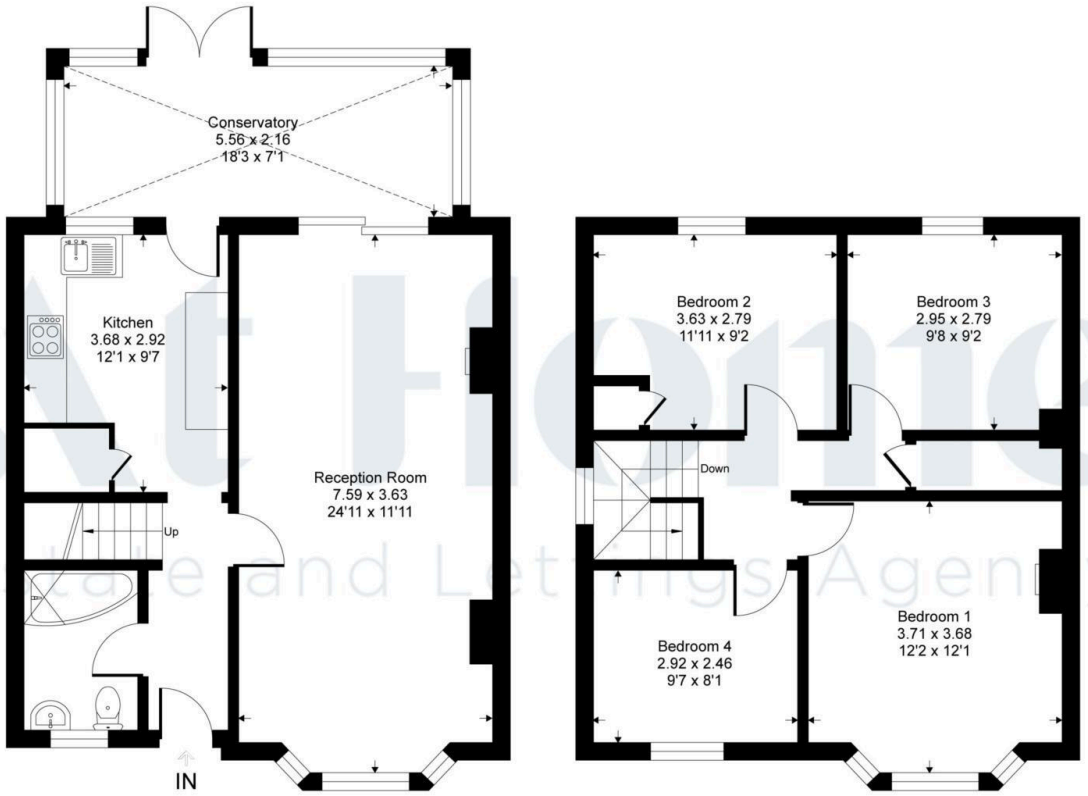
Gallery
Floorplan

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35, BETHUNE ROAD, HORSHAM, RH13 5JN

Bethune Road, RH13

Approximate Gross Internal Area = 111.9 sq m / 1205 sq ft



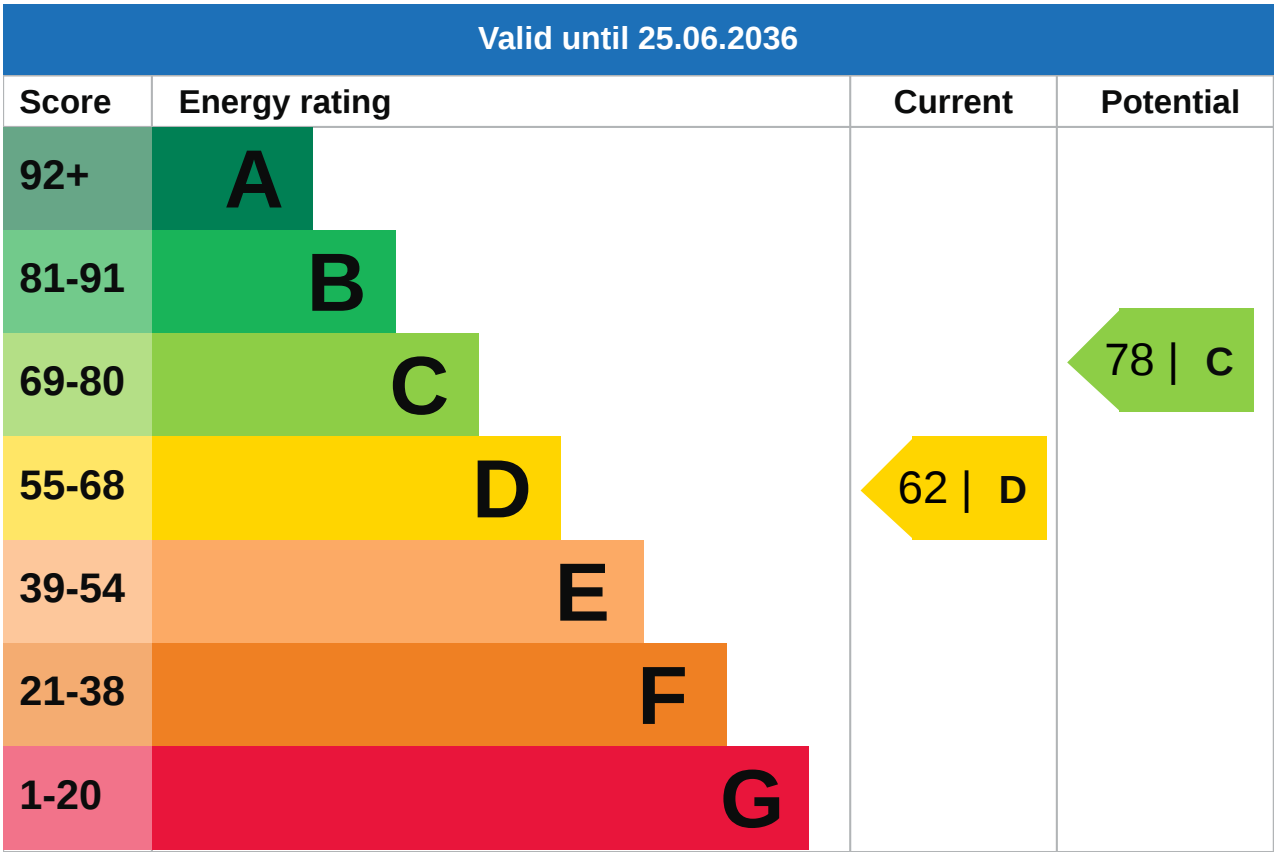
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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35 Bethune Road, RH13 5JN

Energy rating

D

Valid until 25.06.2036



EPC - Additional Data

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Additional EPC Data

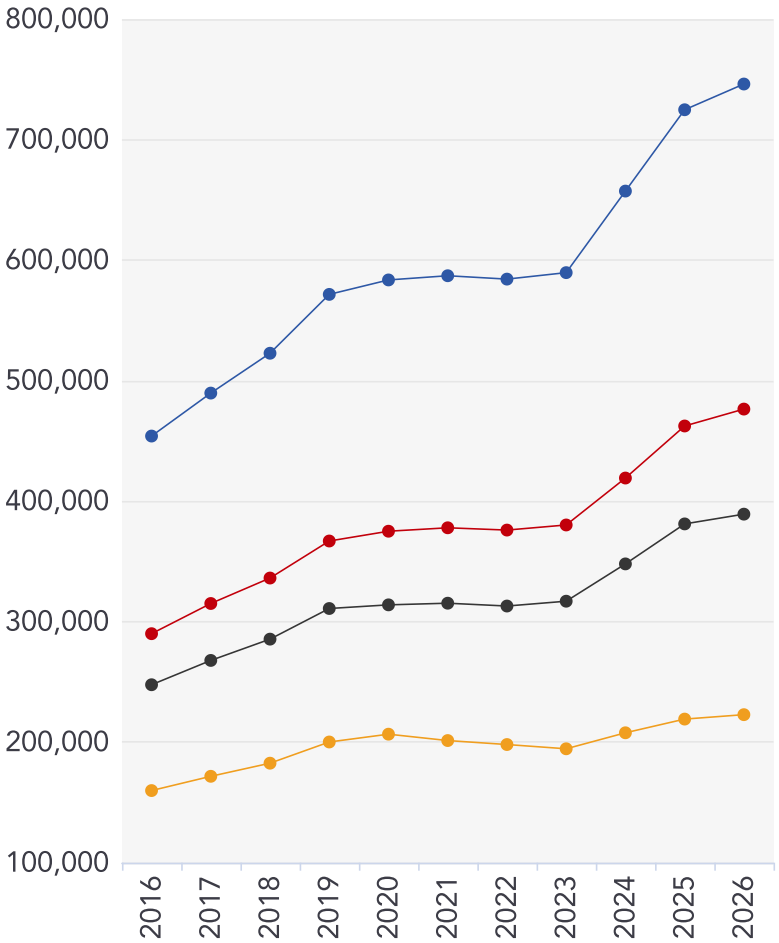
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	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:	Average
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	99 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 RH13



Detached

+64.34%

Semi-Detached

+64.26%

Terraced

+57.16%

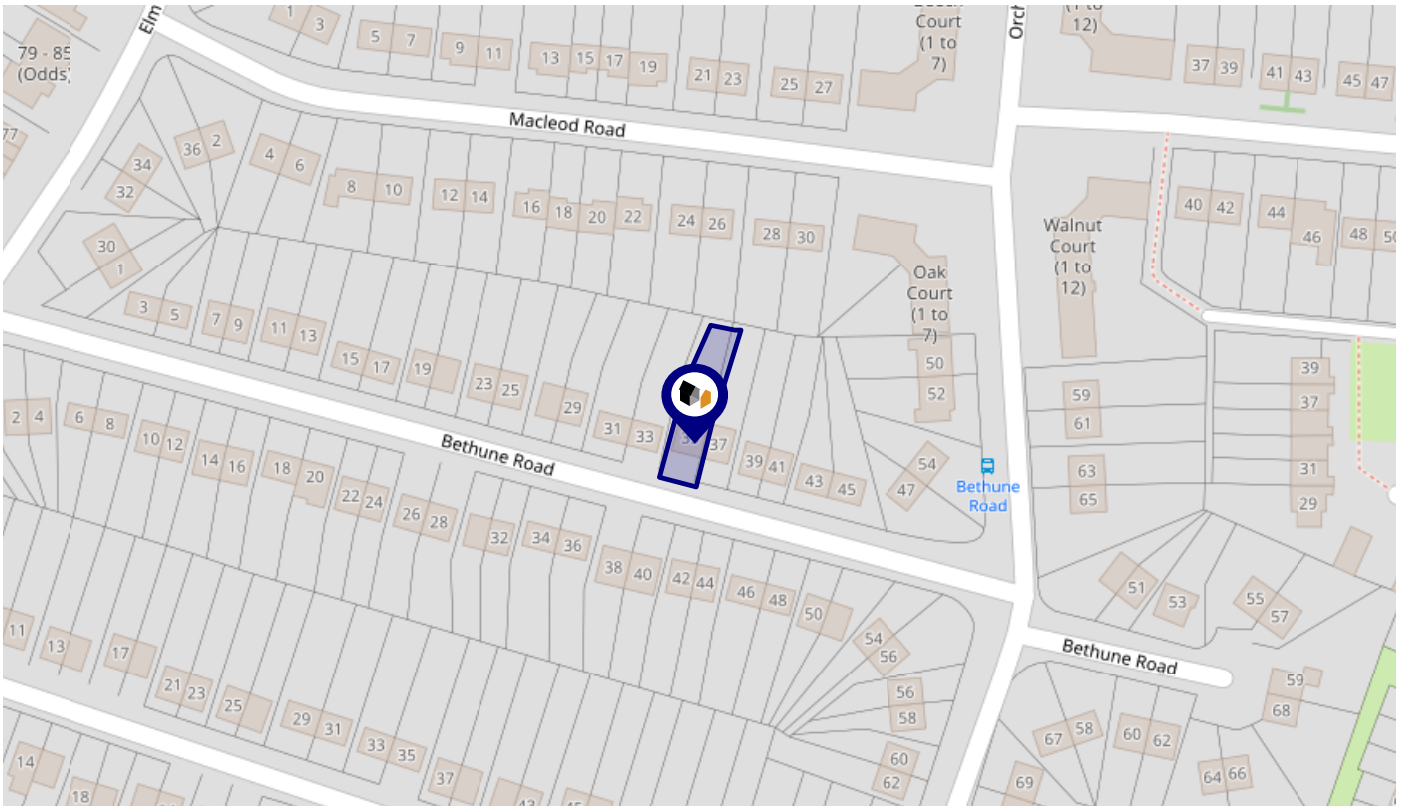
Flat

+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.

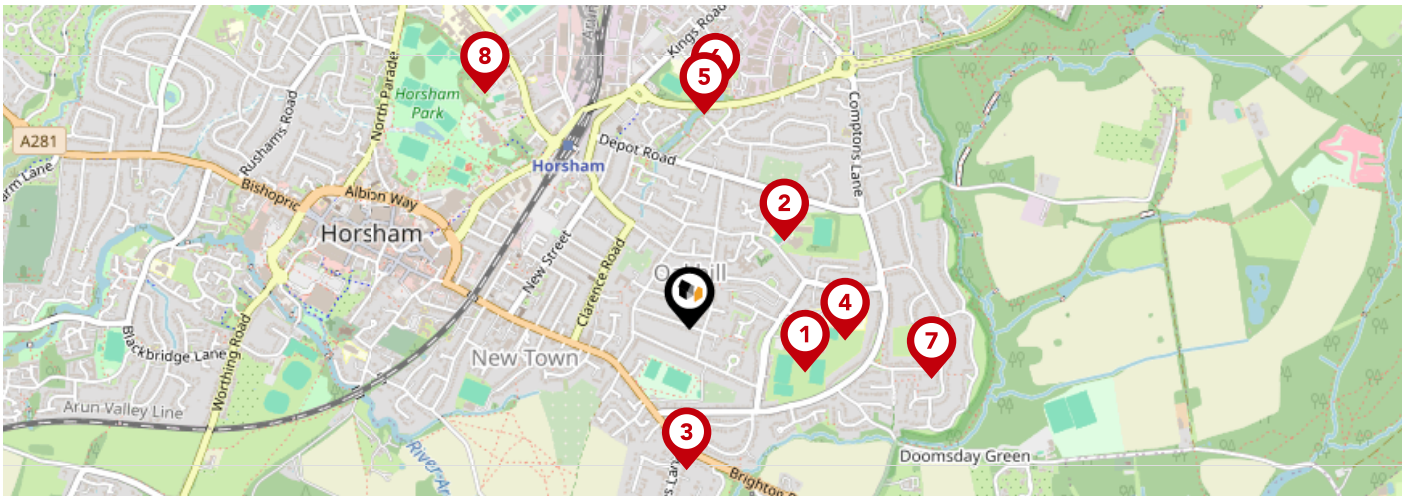
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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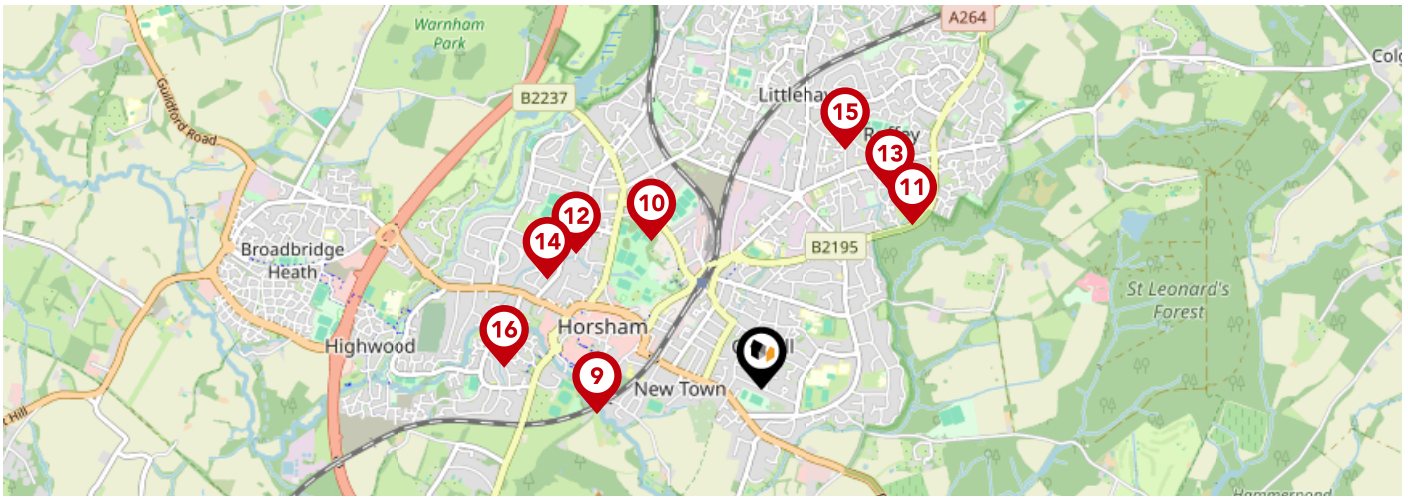


	Nursery	Primary	Secondary	College	Private
1 The Forest School Ofsted Rating: Good | Pupils: 1039 | Distance:0.29	☐	☐	☑	☐	☐
2 Millais School Ofsted Rating: Good | Pupils: 1194 | Distance:0.3	☐	☐	☑	☐	☐
3 Littlehaven Educational Trust Ofsted Rating: Not Rated | Pupils:0 | Distance:0.33	☐	☐	☑	☐	☐
4 Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding | Pupils: 134 | Distance:0.36	☐	☐	☑	☐	☐
5 Horsham Nursery School Ofsted Rating: Good | Pupils: 142 | Distance:0.5	☑	☐	☐	☐	☐
6 Kingslea Primary School Ofsted Rating: Good | Pupils: 429 | Distance:0.55	☐	☑	☐	☐	☐
7 Heron Way Primary School Ofsted Rating: Outstanding | Pupils: 418 | Distance:0.57	☐	☑	☐	☐	☐
8 Bohunt Horsham Ofsted Rating: Good | Pupils: 966 | Distance:0.73	☐	☑	☑	☐	☐

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Area
Schools

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Estate and Lettings Agency

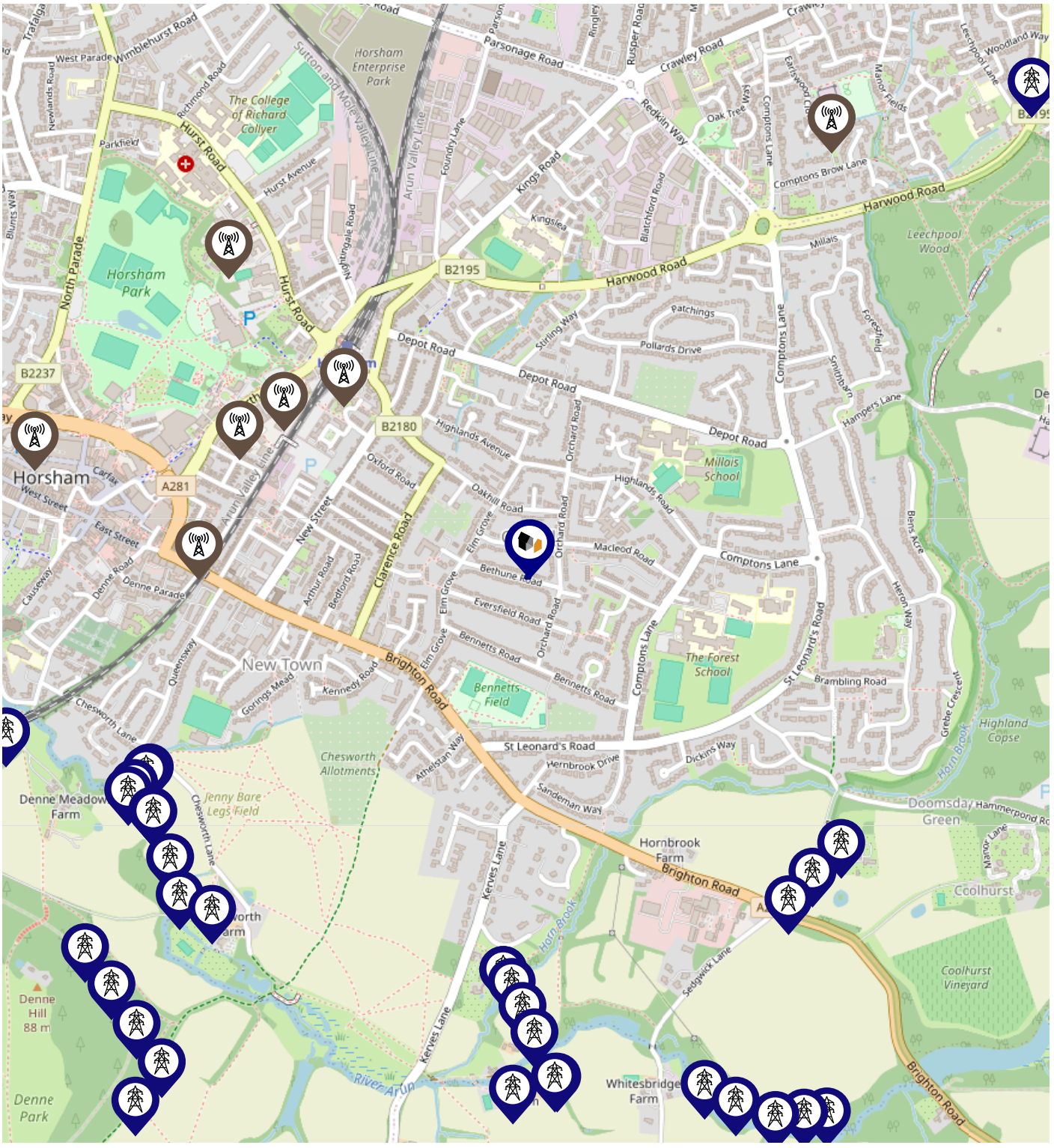


	Nursery	Primary	Secondary	College	Private
9 St Mary's CofE (Aided) Primary School Ofsted Rating: Good | Pupils: 204 | Distance:0.78	☐	☑	☐	☐	☐
10 The College of Richard Collyer In Horsham Ofsted Rating: Good | Pupils:0 | Distance:0.87	☐	☐	☑	☐	☐
11 Leechpool Primary School Ofsted Rating: Good | Pupils: 417 | Distance:1.04	☐	☑	☐	☐	☐
12 Trafalgar Community Infant School Ofsted Rating: Good | Pupils: 234 | Distance:1.08	☐	☑	☐	☐	☐
13 Northolmes Junior School, Horsham Ofsted Rating: Good | Pupils: 168 | Distance:1.1	☐	☑	☐	☐	☐
14 Greenway Junior School Ofsted Rating: Good | Pupils: 309 | Distance:1.13	☐	☑	☐	☐	☐
15 Littlehaven Infant School Ofsted Rating: Good | Pupils: 93 | Distance:1.18	☐	☑	☐	☐	☐
16 Arunside School, Horsham Ofsted Rating: Good | Pupils: 419 | Distance:1.21	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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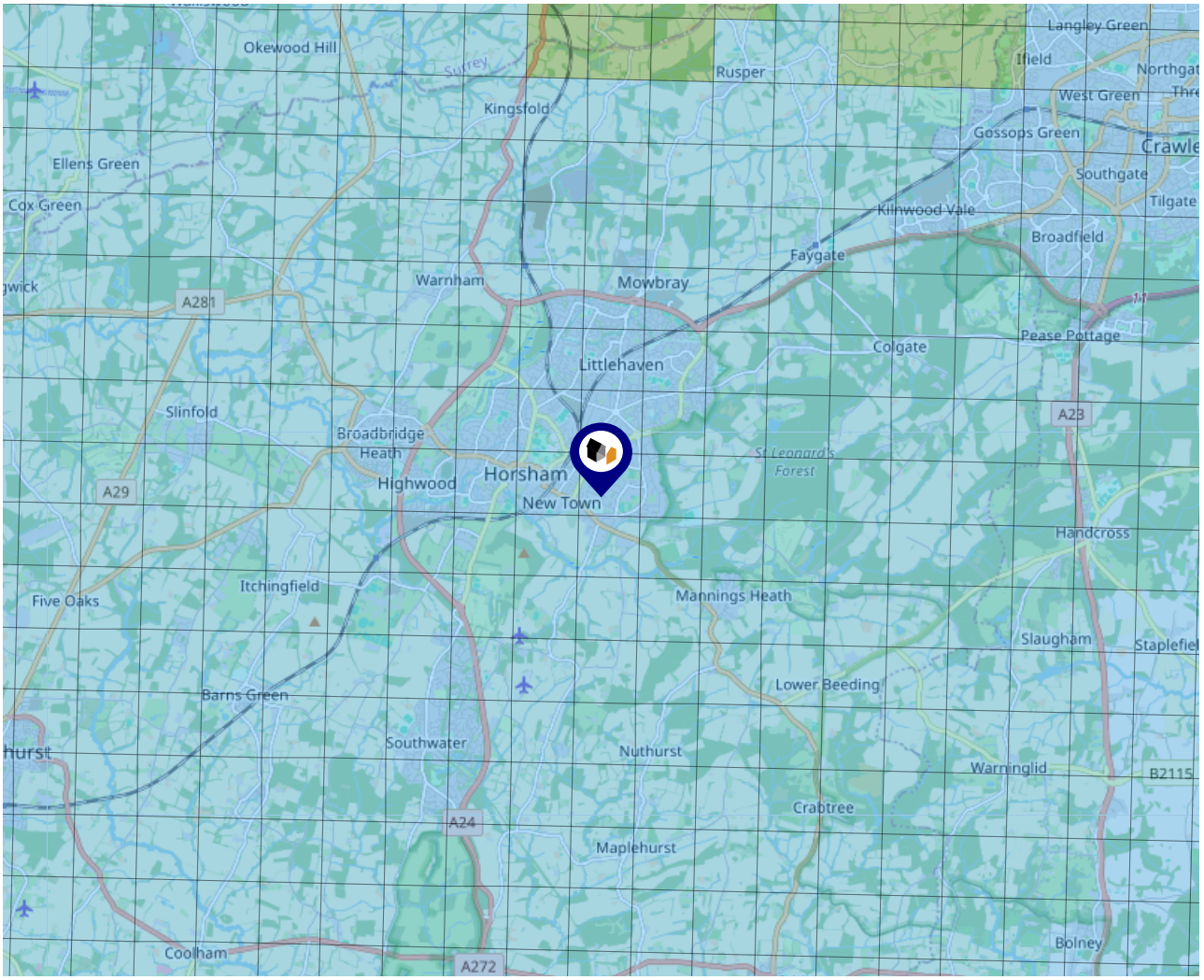
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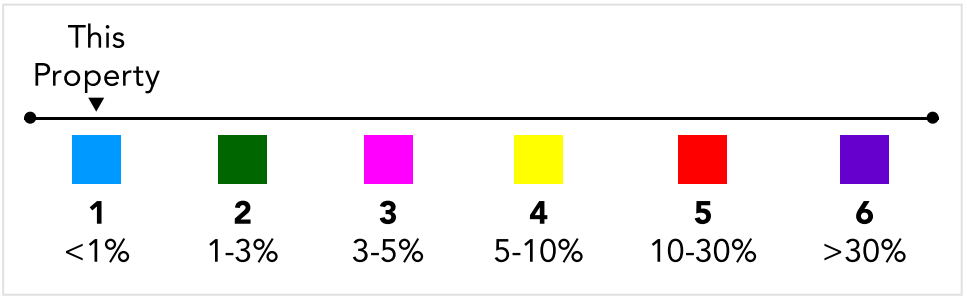
- Power Pylons
- Communication Masts

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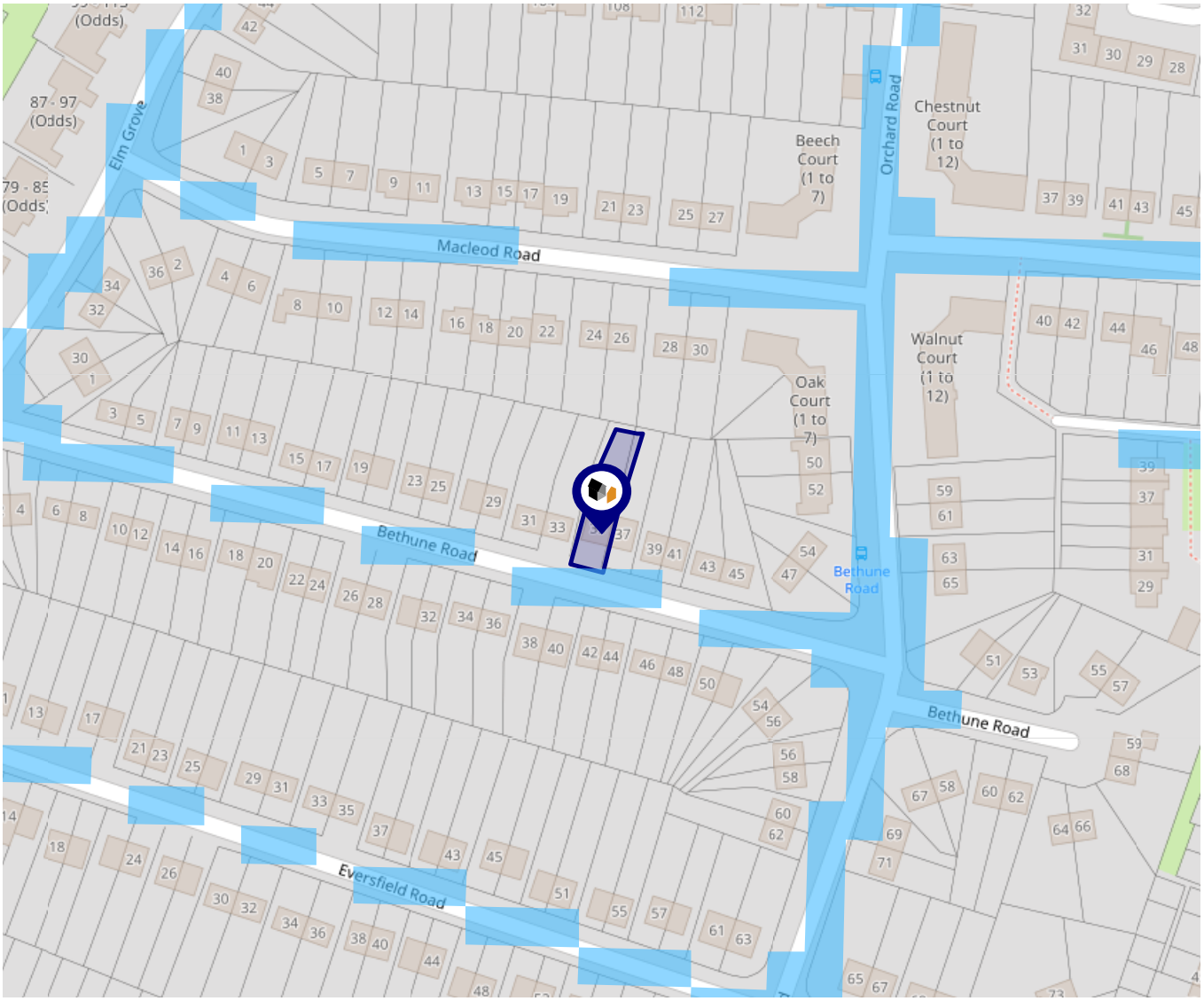
What is Radon?

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.

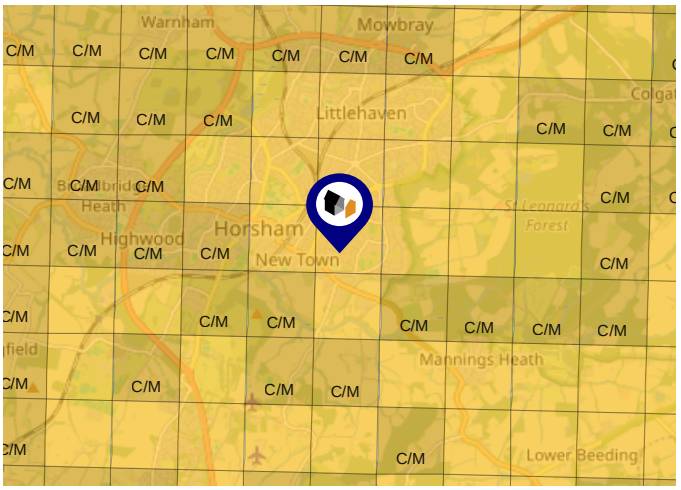
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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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		

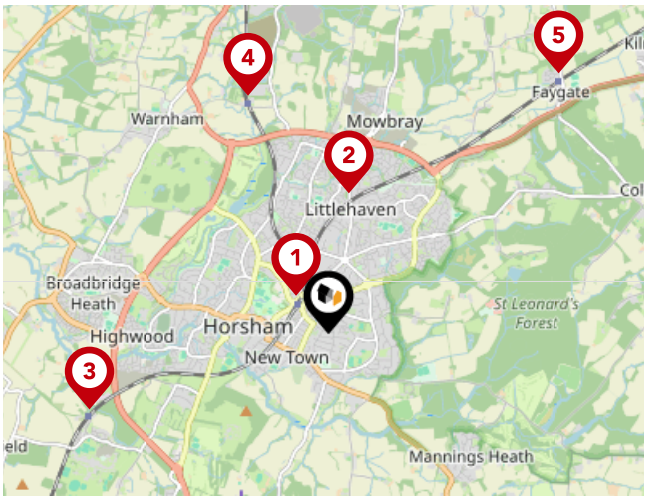


Primary Classifications (Most Common Clay Types)

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

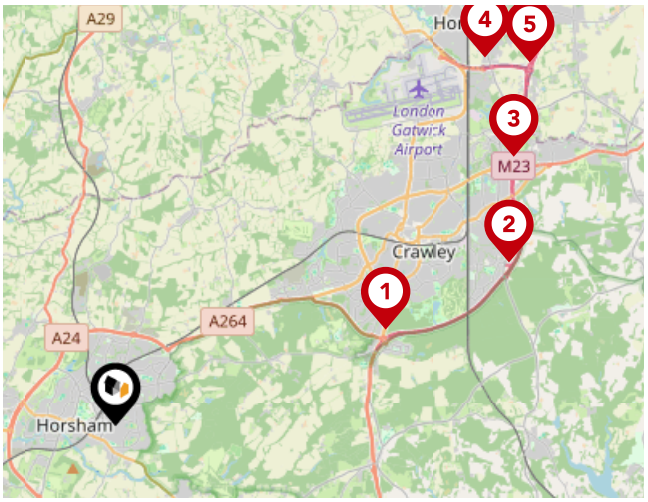
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Area
Transport (National)



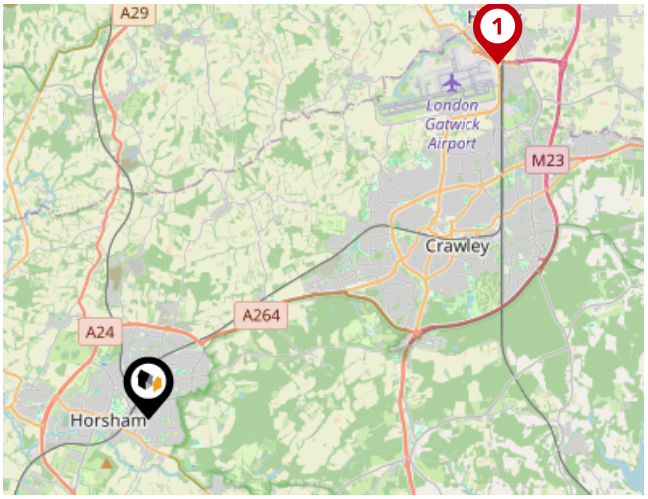
National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	0.46 miles
2	Littlehaven Rail Station	1.31 miles
3	Christs Hospital Rail Station	2.33 miles
4	Warnham Rail Station	2.33 miles
5	Faygate Rail Station	3.23 miles



Trunk Roads/Motorways

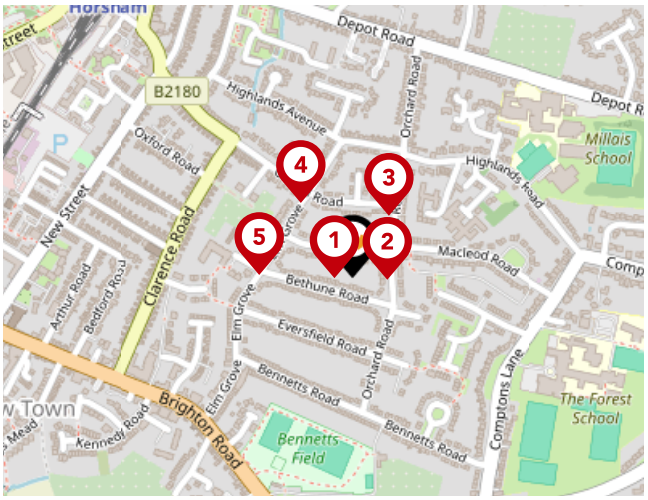
Pin	Name	Distance
1	M23 J11	5.34 miles
2	M23 J10A	7.92 miles
3	M23 J10	8.94 miles
4	M23 J9A	9.68 miles
5	M23 J9	10.25 miles



Airports/Helipads

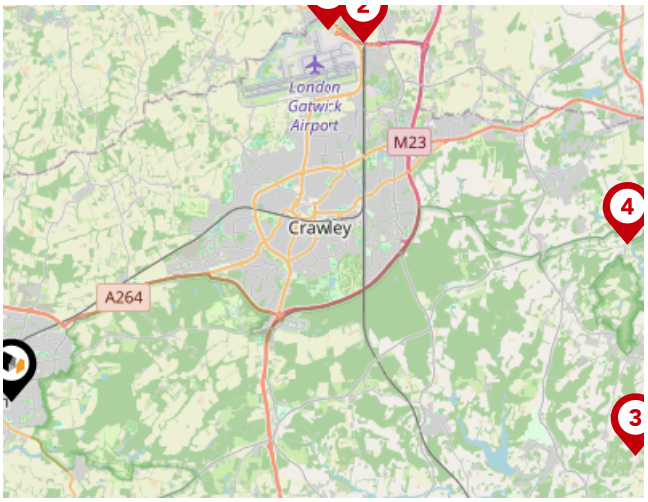
Pin	Name	Distance
1	London Gatwick Airport	9.26 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Orchard Road	0.01 miles
2	Bethune Road	0.04 miles
3	Oakhill Road	0.08 miles
4	Macleod Road	0.1 miles
5	Melksham Close	0.1 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	9.09 miles
2	Gatwick South Terminal Shuttle Station	9.33 miles
3	Horsted Keynes (Bluebell Railway)	11.66 miles
4	Kingscote (Bluebell Railway)	11.82 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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At Home Estate And Lettings Agency
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