

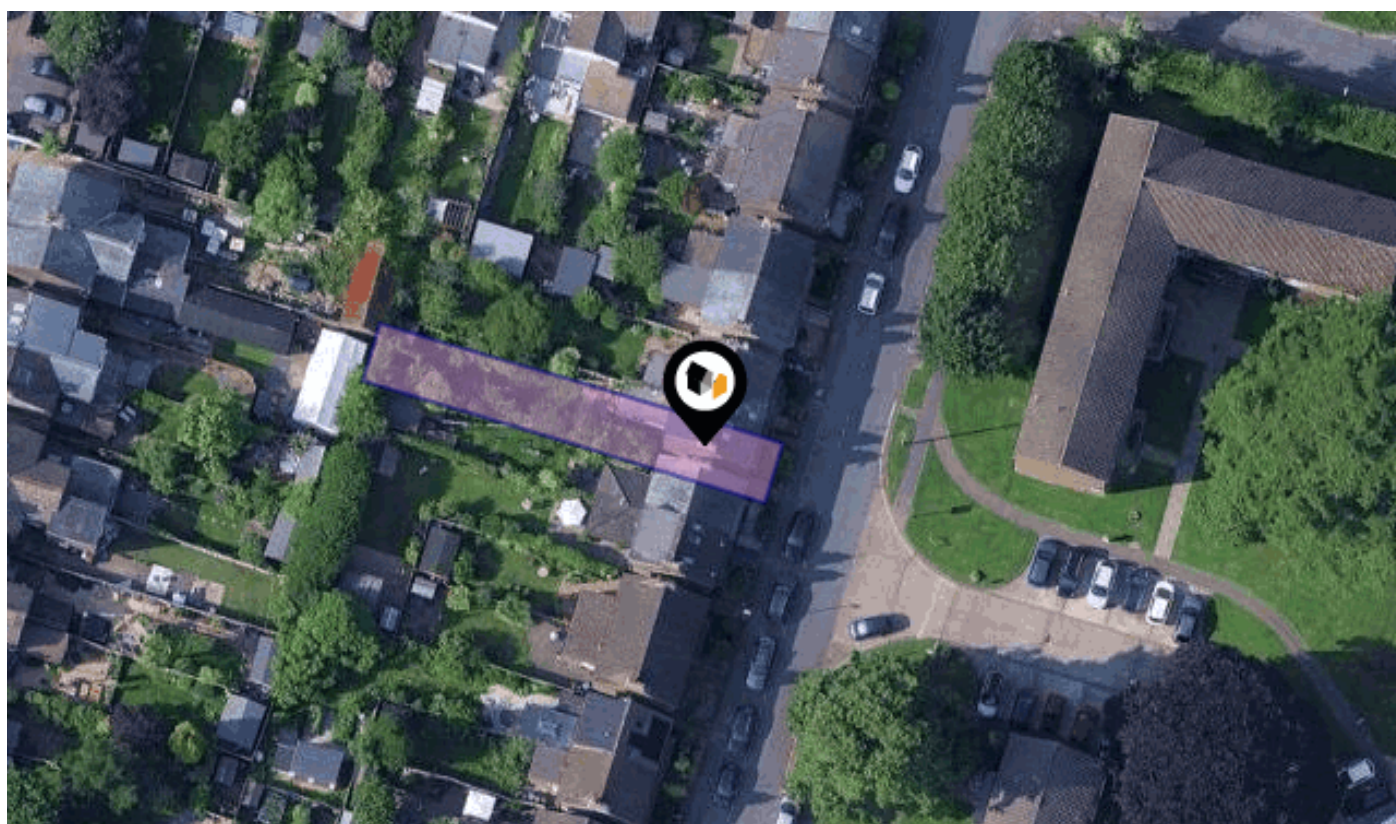


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10th September 2025



8, BURFORD ROAD, HORSHAM, RH13 5SP

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 |
| Bedrooms: | 3 |
| Floor Area: | 979 ft ² / 91 m ² |
| Plot Area: | 0.05 acres |
| Council Tax : | Band C |
| Annual Estimate: | £2,064 |
| Title Number: | WSX110033 |
| UPRN: | 100061805651 |

| | |
|-------------------------------|------------|
| Last Sold Date: | 11/03/2008 |
| Last Sold Price: | £239,950 |
| Last Sold £/ft ² : | £245 |
| Tenure: | Freehold |

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)

17
mb/s



147
mb/s



10000
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

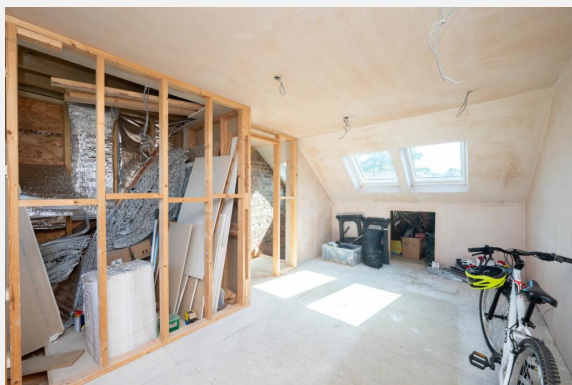
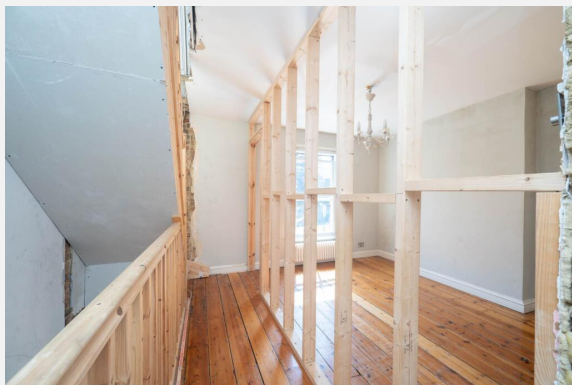


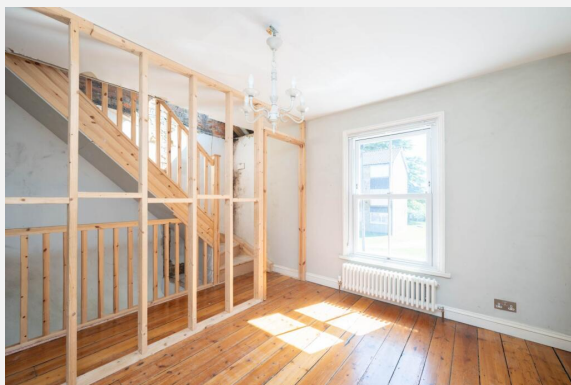
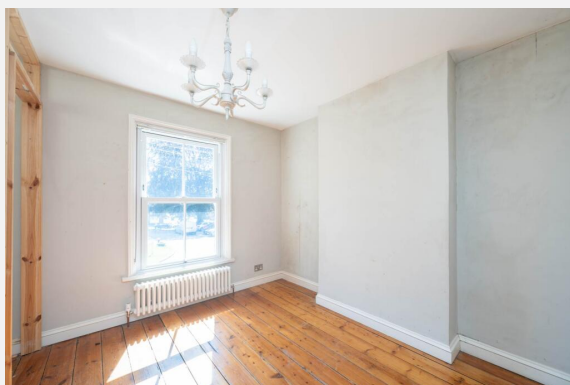
Planning History This Address

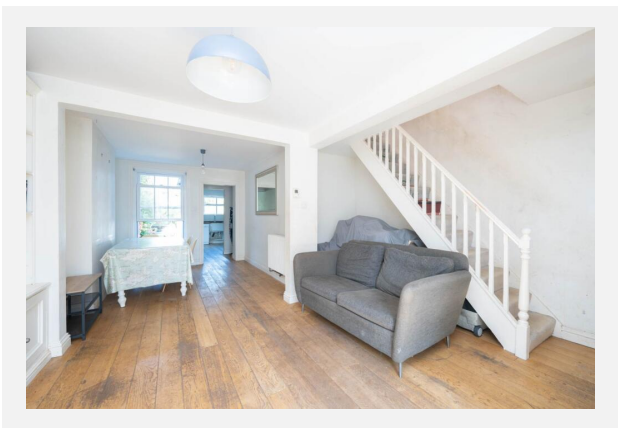
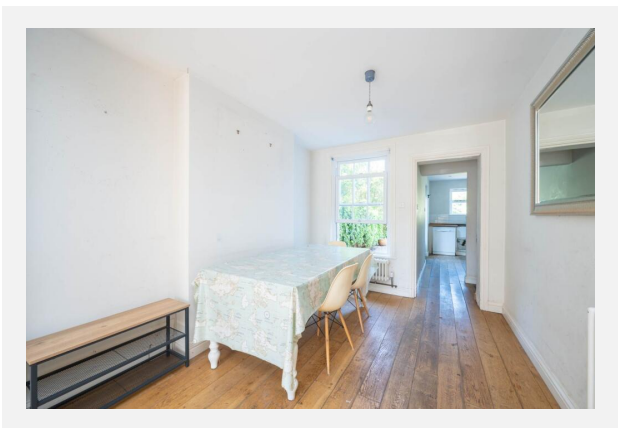
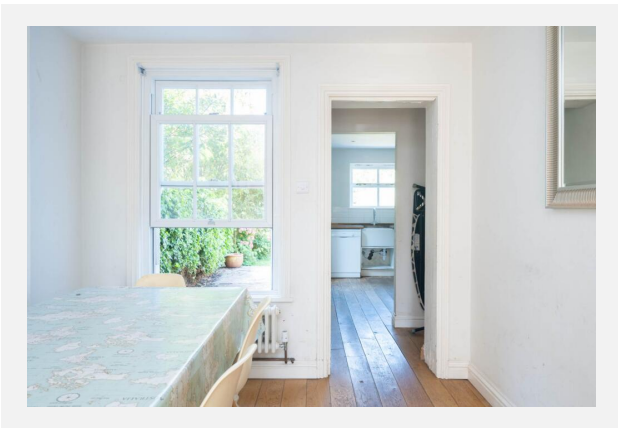
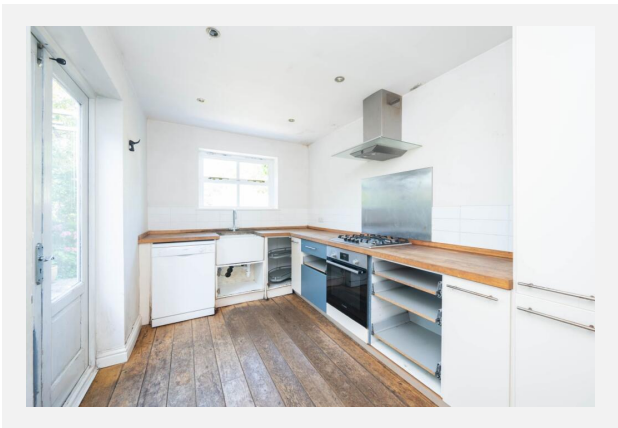
Planning records for: *8, Burford Road, Horsham, RH13 5SP*

| Reference - DC/19/0703 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 28th March 2019 |
| Description: | Conversion of loft into habitable living space and the erection of an extension to loft with roof lights and rear dormer (Lawful Development Certificate Proposed) |

| Reference - DC/19/1087 | |
|------------------------|---|
| Decision: | Decided |
| Date: | 21st May 2019 |
| Description: | Conversion of loft into habitable living space with the installation of a rear dormer |



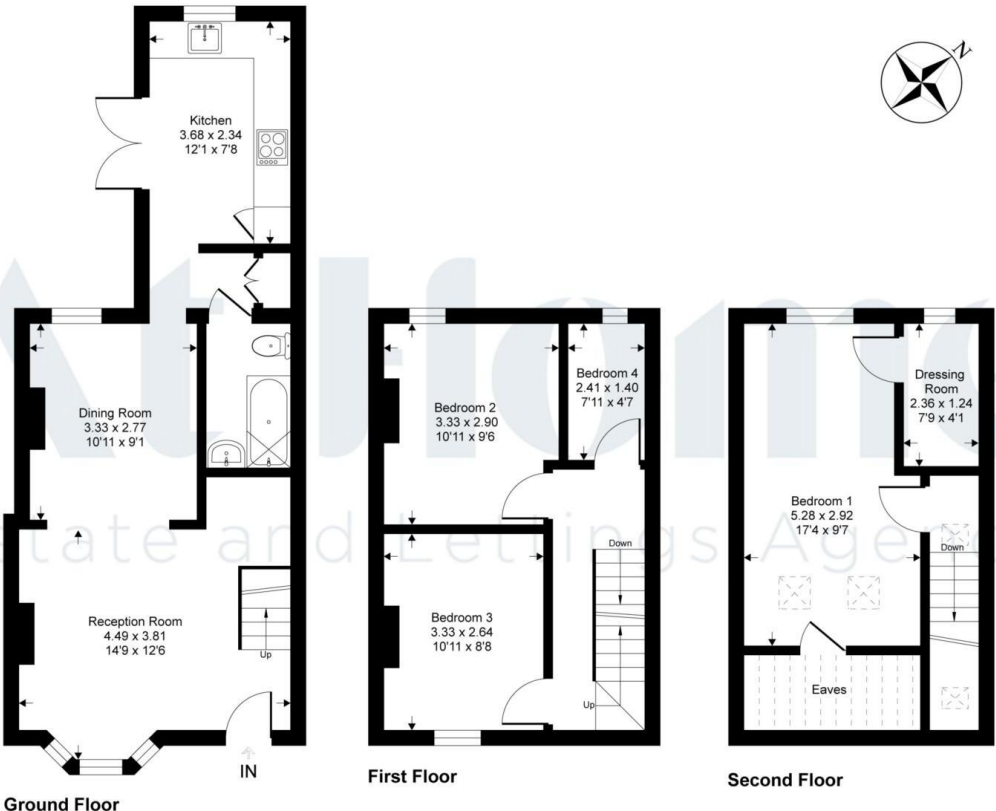
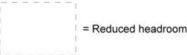




8, BURFORD ROAD, HORSHAM, RH13 5SP

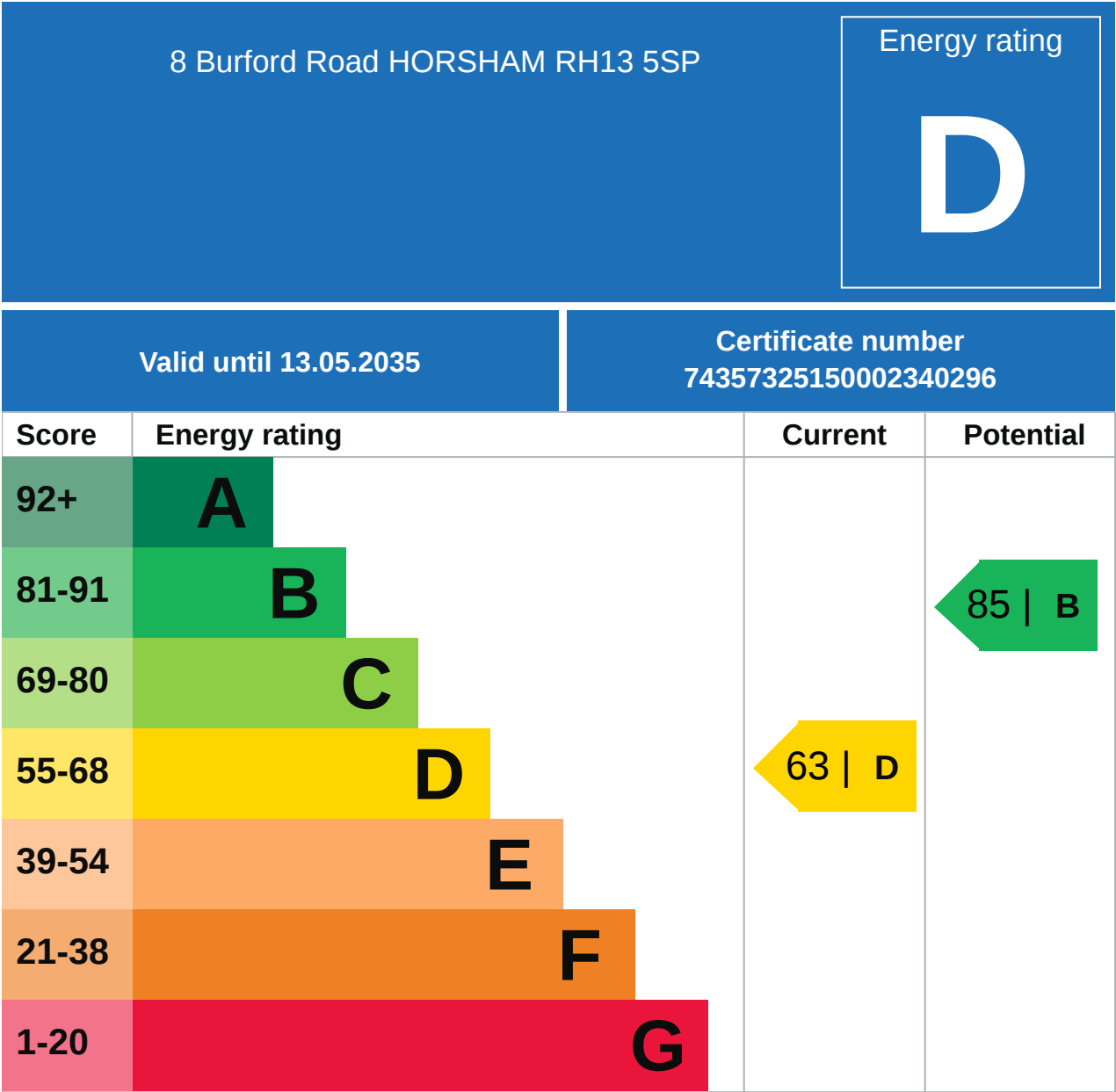
Burford Road, RH13

Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft
(excludes restricted head height)



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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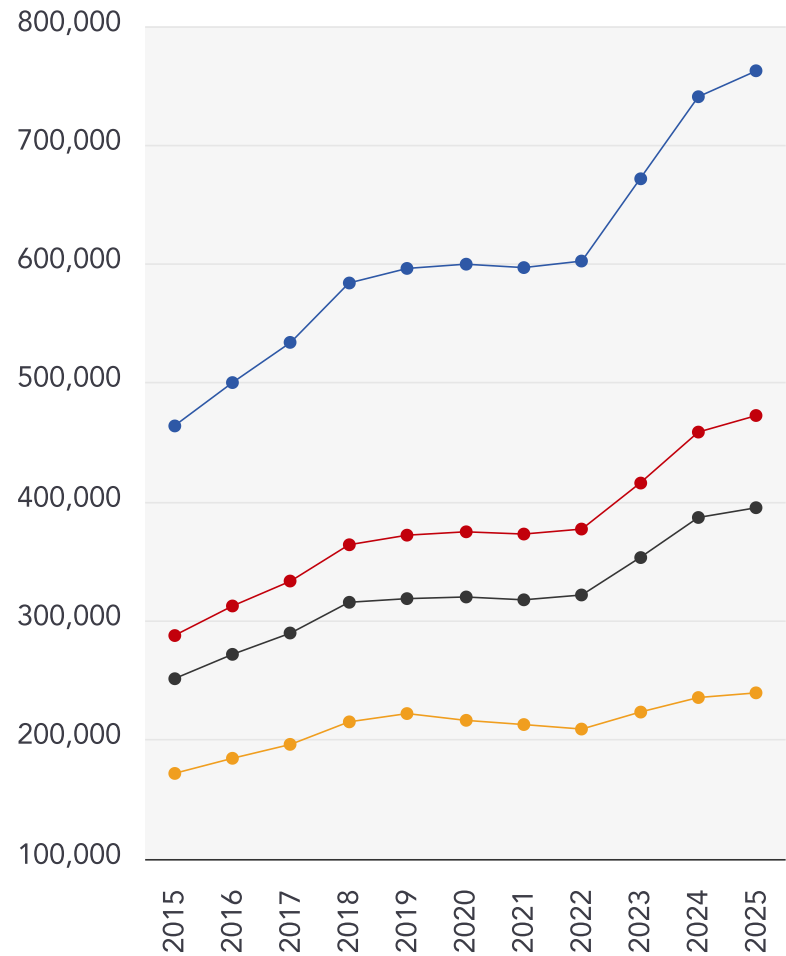
Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Semi-detached house |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Cavity wall, filled cavity |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Pitched, 100 mm loft insulation |
| 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: | From main system |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 91 m ² |

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RH13



Detached

+64.34%

Semi-Detached

+64.26%

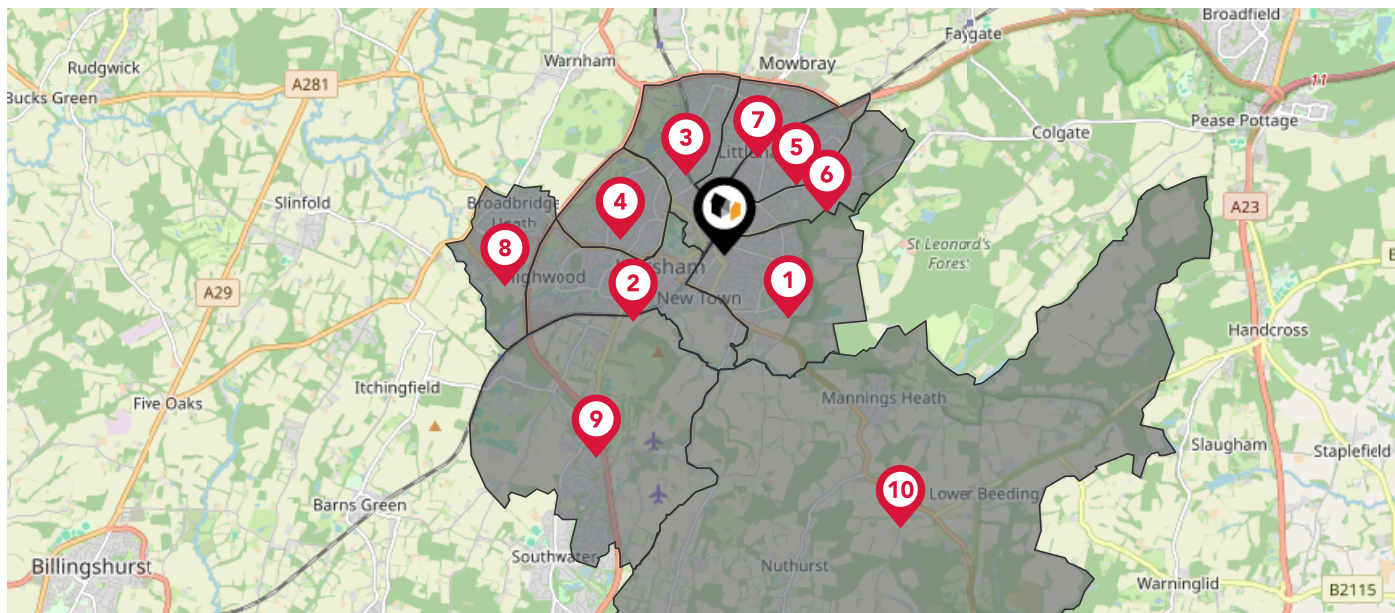
Terraced

+57.16%

Flat

+39.41%

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Forest Ward



Denne Ward



Holbrook West Ward



Trafalgar Ward



Roffey North Ward



Roffey South Ward



Holbrook East Ward



Broadbridge Heath Ward

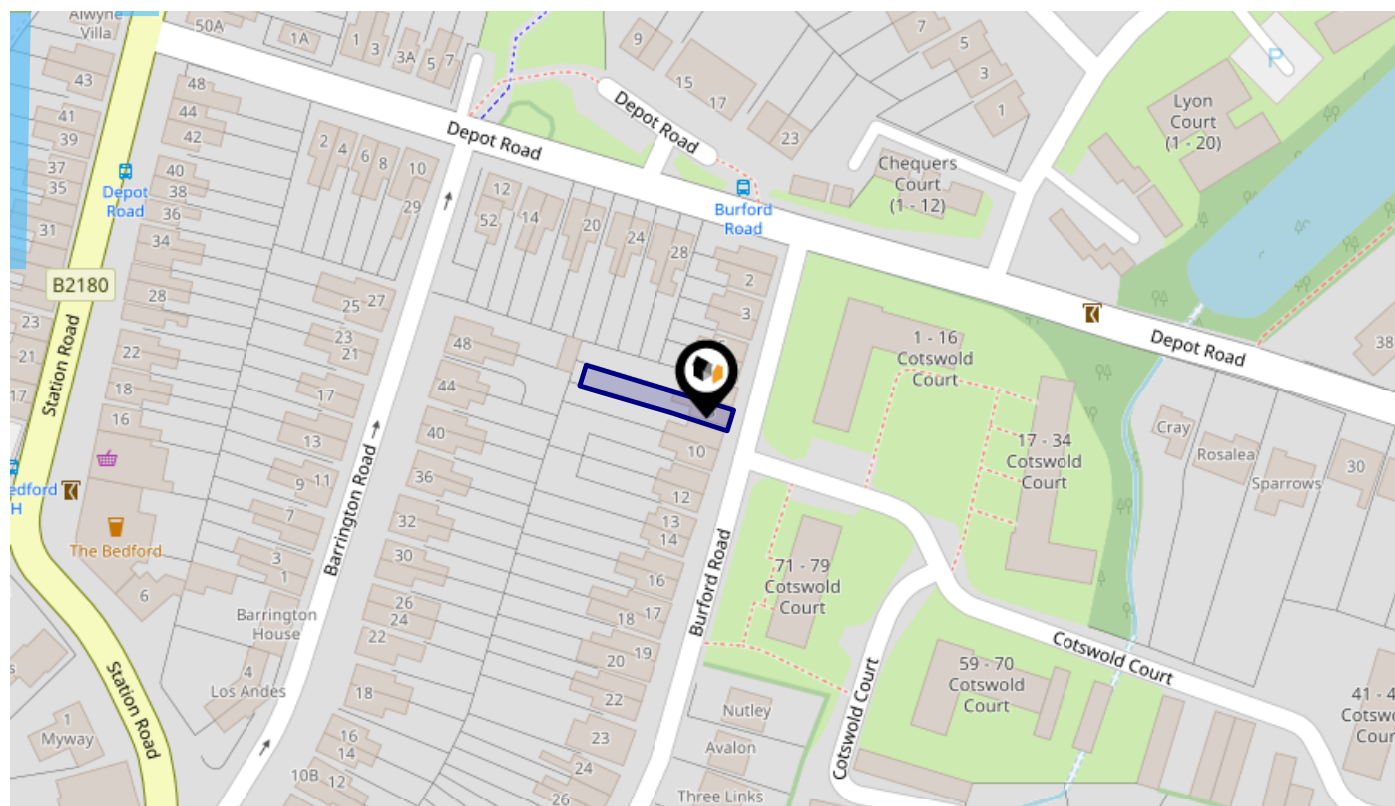


Southwater North Ward



Nuthurst & Lower Beeding Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



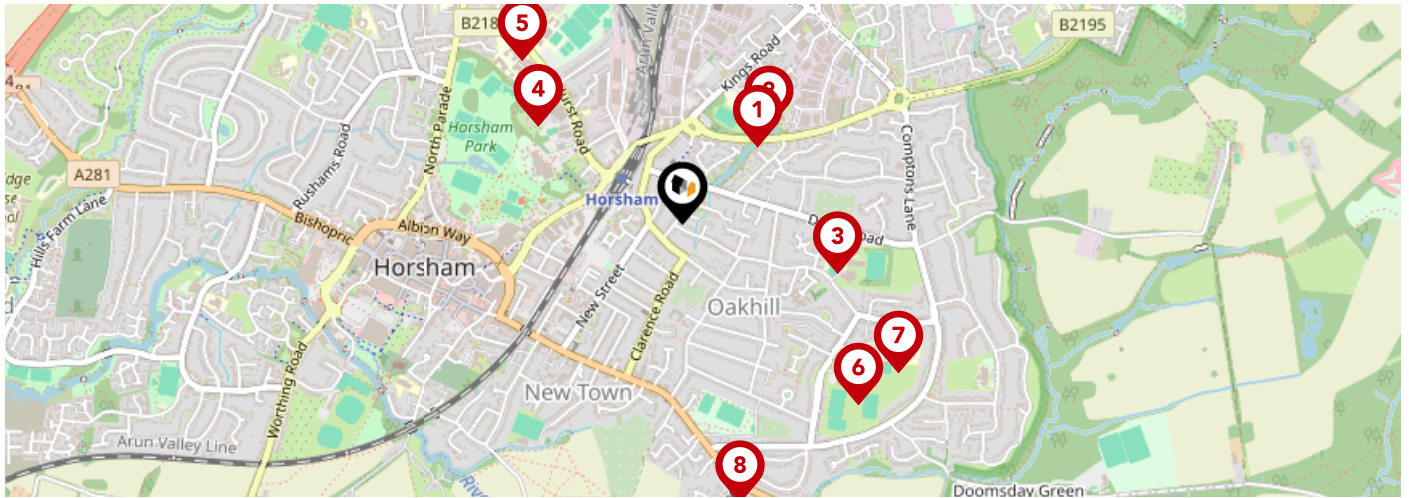
Rail Noise Data

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.

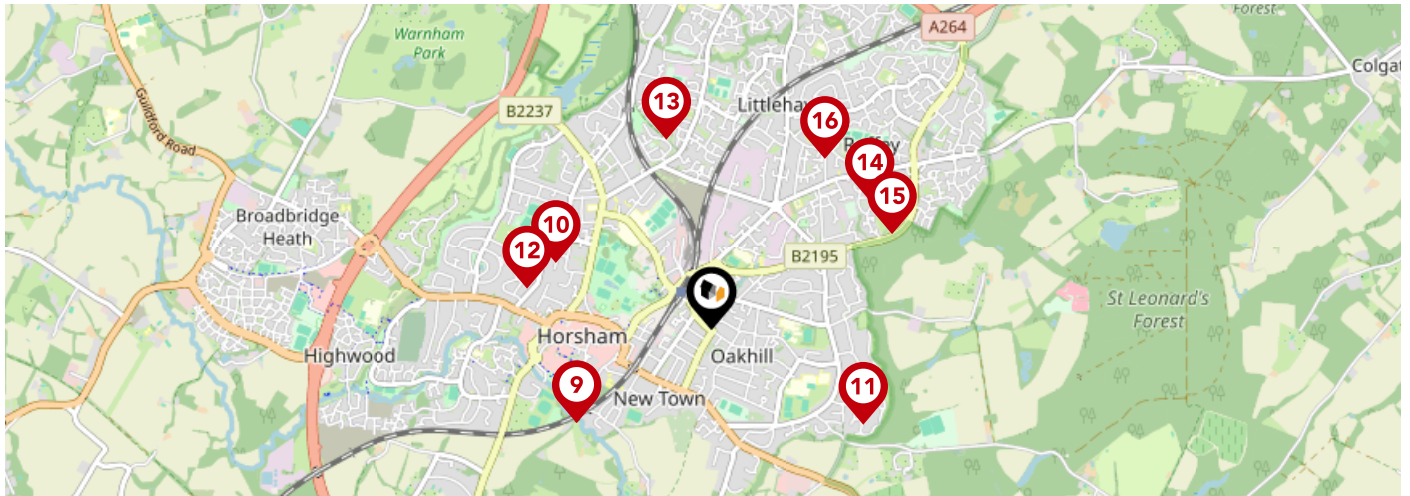
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.









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 | ■ |

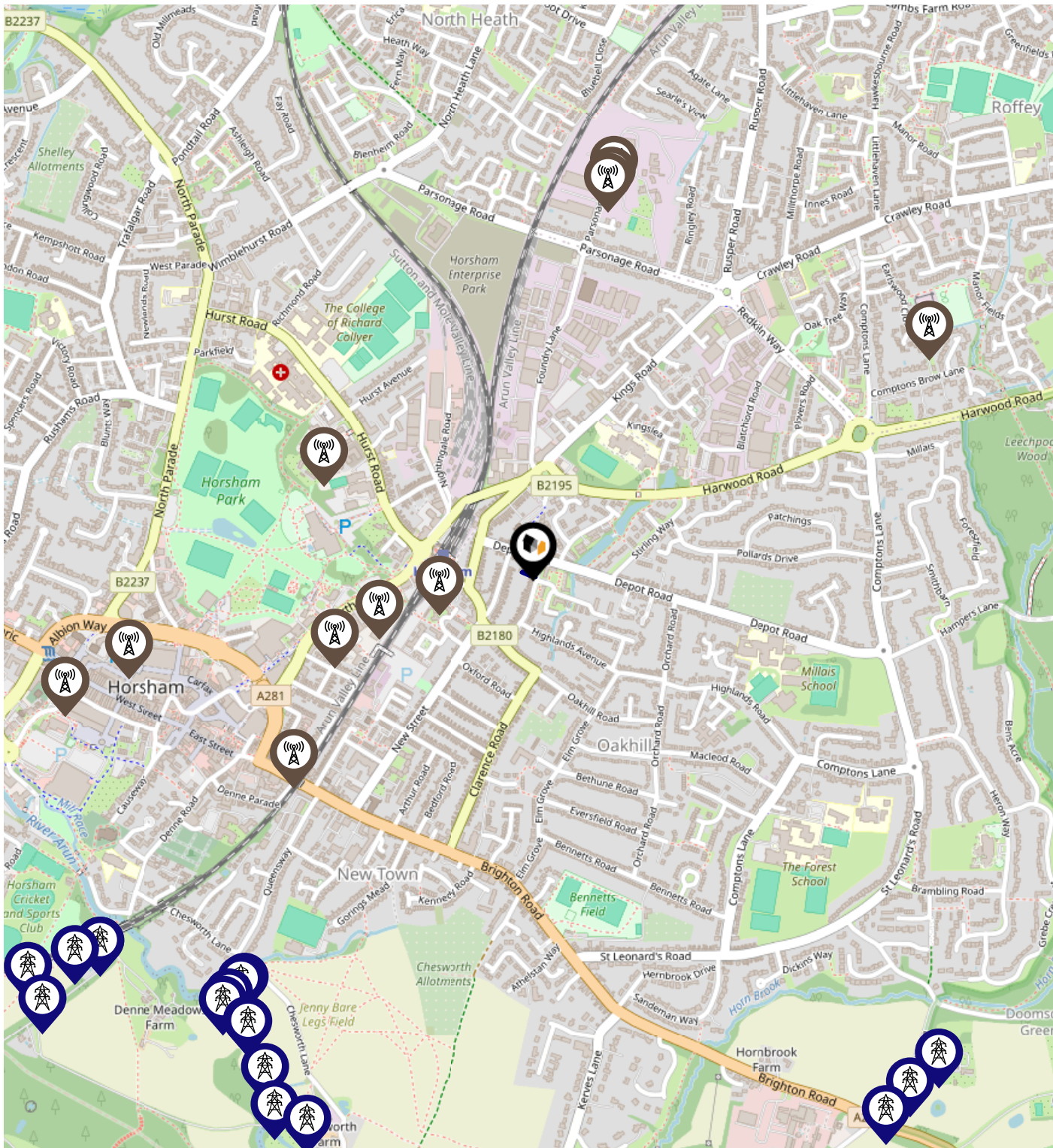


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Horsham Nursery School Ofsted Rating: Good Pupils: 142 Distance:0.25 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Kingslea Primary School Ofsted Rating: Good Pupils: 429 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Millais School Ofsted Rating: Good Pupils: 1194 Distance:0.38 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance:0.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils:0 Distance:0.53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | The Forest School Ofsted Rating: Good Pupils: 1039 Distance:0.59 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 134 Distance:0.61 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:0.66 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  | St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Greenway Junior School Ofsted Rating: Good Pupils: 309 Distance:0.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Northolmes Junior School, Horsham Ofsted Rating: Good Pupils: 168 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Leechpool Primary School Ofsted Rating: Good Pupils: 417 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Littlehaven Infant School Ofsted Rating: Good Pupils: 93 Distance:0.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

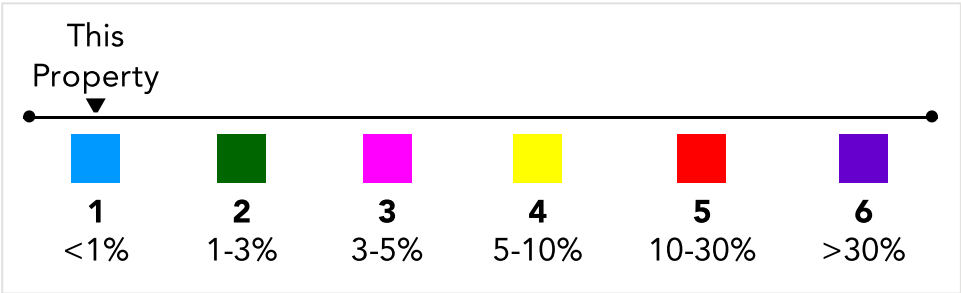
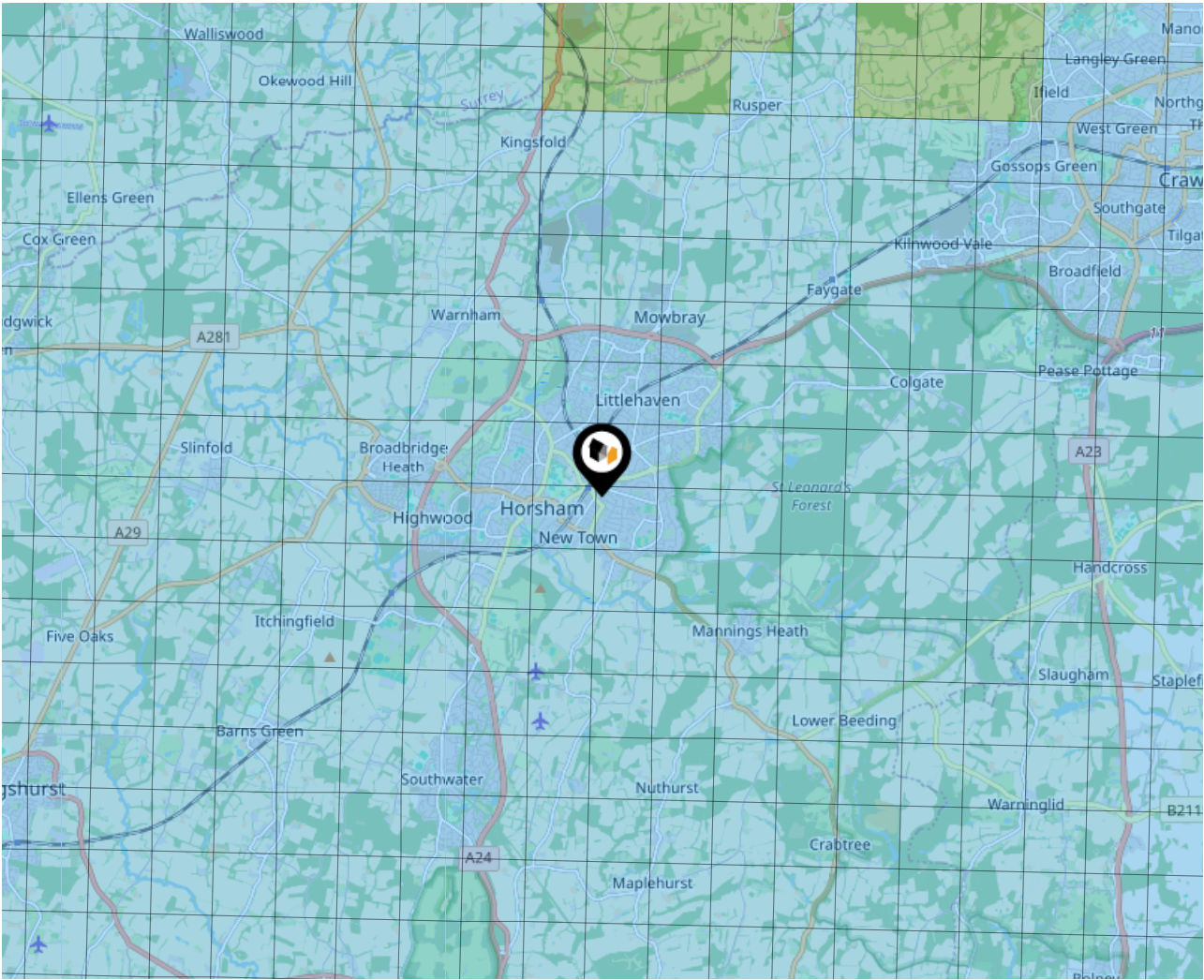


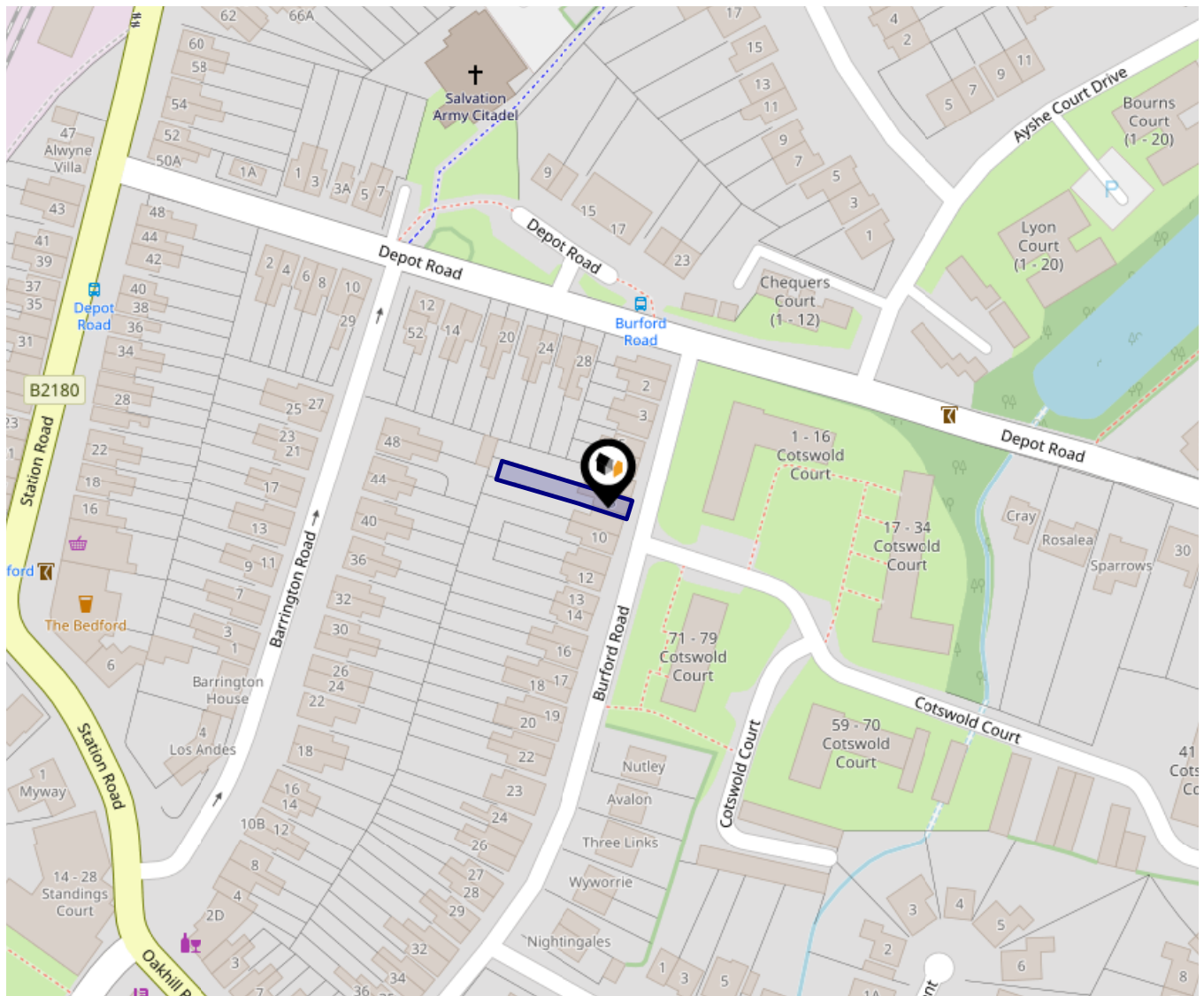
Key:

-  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).





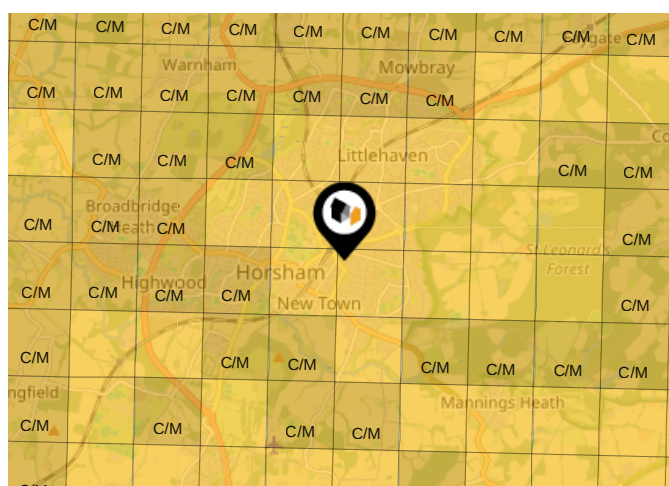
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

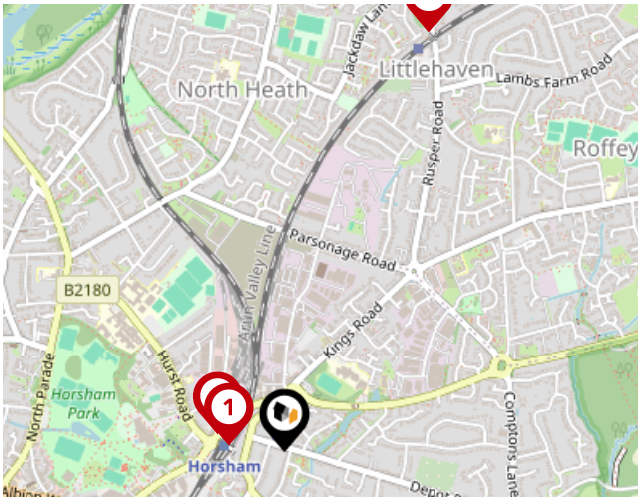


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

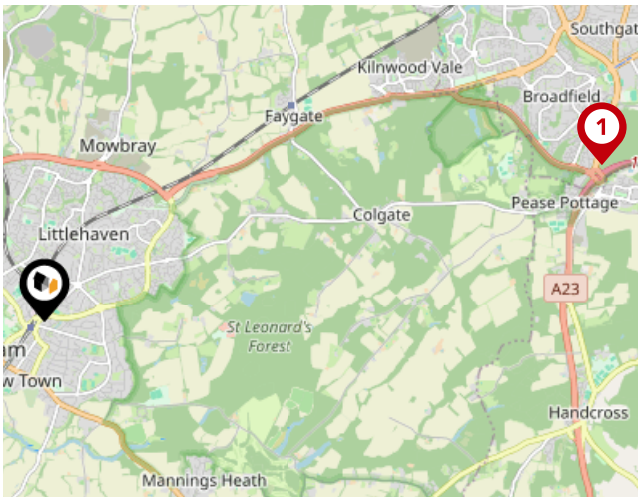
Area

Transport (National)



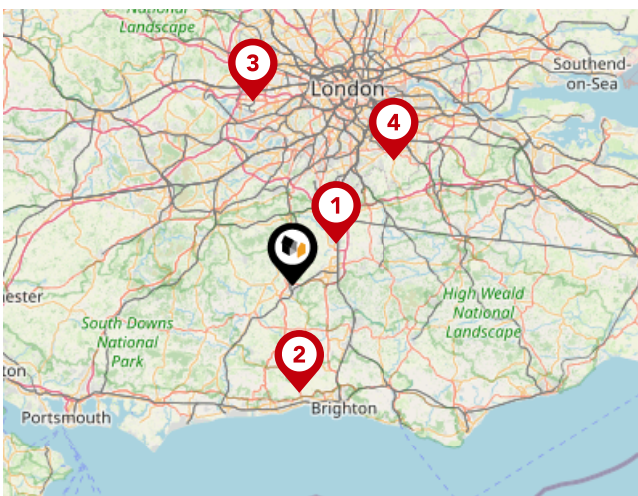
National Rail Stations

| Pin | Name | Distance |
|----------|--------------------------|------------|
| 1 | Horsham Rail Station | 0.13 miles |
| 2 | Horsham Rail Station | 0.16 miles |
| 3 | Littlehaven Rail Station | 1.03 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|----------|----------|-------------|
| 1 | M23 J11 | 5.4 miles |
| 2 | M23 J10A | 7.95 miles |
| 3 | M23 J10 | 8.9 miles |
| 4 | M23 J9A | 9.58 miles |
| 5 | M23 J9 | 10.17 miles |



Airports/Helipads






| Pin | Name | Distance |
|----------|-----------------------------|-------------|
| 1 | Gatwick Airport | 9.1 miles |
| 2 | Shoreham-by-Sea | 16.12 miles |
| 3 | Heathrow Airport Terminal 4 | 27.88 miles |
| 4 | Leaves Green | 23.88 miles |

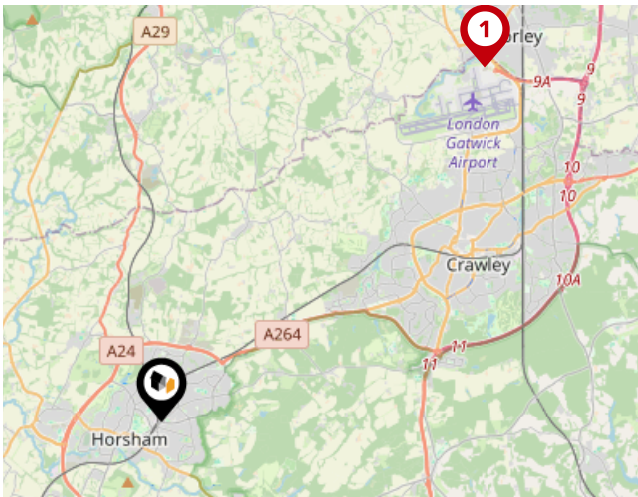
Area

Transport (Local)




Bus Stops/Stations

| Pin | Name | Distance |
|---|-------------------|------------|
|  | Ayshe Court Drive | 0.04 miles |
|  | Depot Road | 0.12 miles |
|  | The Bedford | 0.1 miles |
|  | Stirling Way | 0.14 miles |
|  | Railway Station | 0.18 miles |



Local Connections

| Pin | Name | Distance |
|--|--|------------|
|  | Gatwick North Terminal Shuttle Station | 8.94 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

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!



/athomeestateagency



/HOMEeagents



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