



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28<sup>th</sup> February 2025



**43, WOODLANDS WAY, SOUTHWATER, HORSHAM, RH13 9HY**

## At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk



street-view-image



## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	26/04/2002
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£183,000
<b>Floor Area:</b>	818 ft <sup>2</sup> / 76 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£229
<b>Plot Area:</b>	0.13 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,213		
<b>Title Number:</b>	SX158479		
<b>UPRN:</b>	100061826049		

## Local Area

<b>Local Authority:</b>	West sussex
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

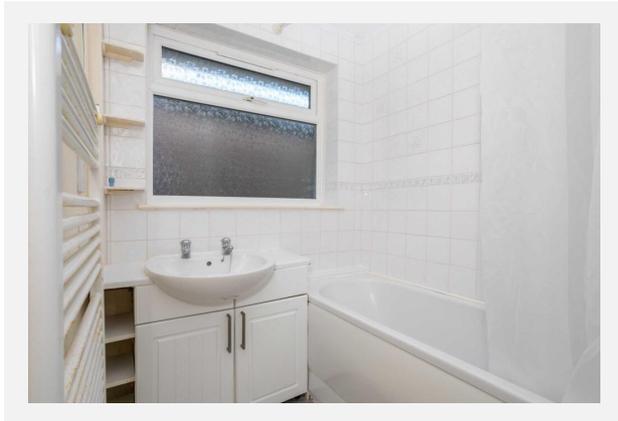
### Mobile Coverage: (based on calls indoors)



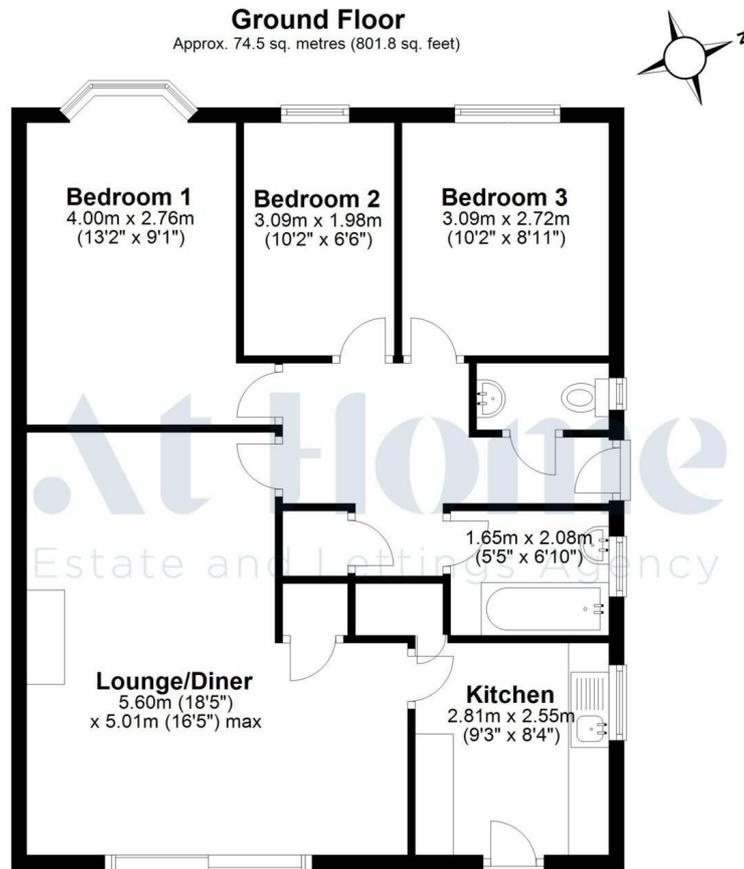
### Satellite/Fibre TV Availability:







## 43, WOODLANDS WAY, SOUTHWATER, HORSHAM, RH13 9HY



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee of their operability or efficiency can be given.  
Plan produced using PlanUp.

# Property EPC - Certificate

43 Woodlands Way Southwater HORSHAM RH13 9HY

Energy rating

**D**

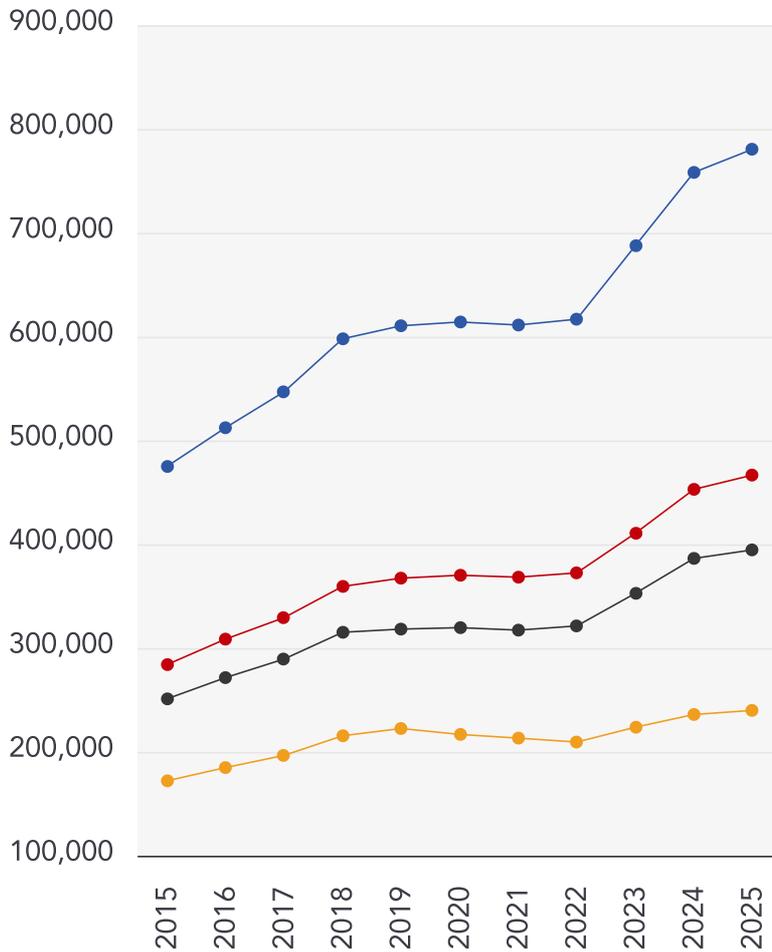
Valid until 03.02.2035

Certificate number  
44354322540006876202

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	68   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Market House Price Statistics

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



Detached

**+64.34%**

Semi-Detached

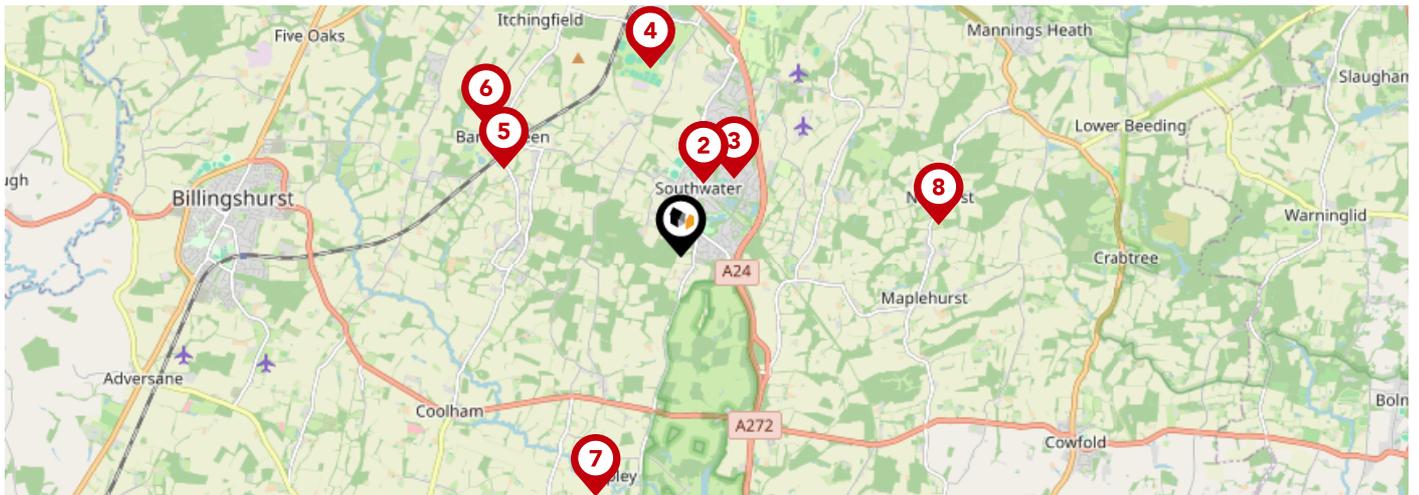
**+64.26%**

Terraced

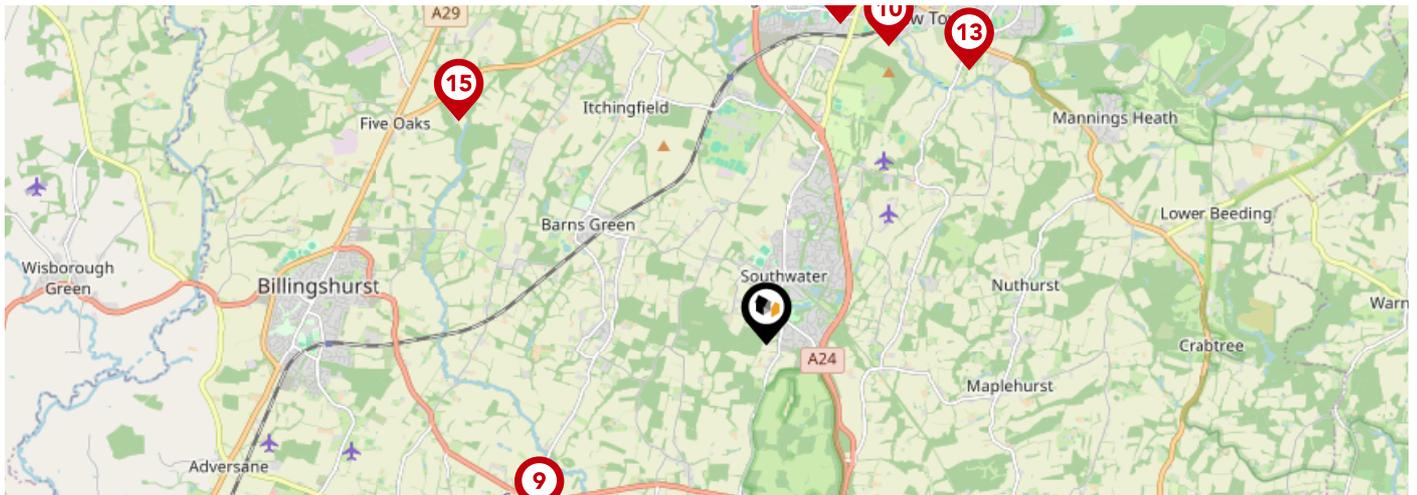
**+57.16%**

Flat

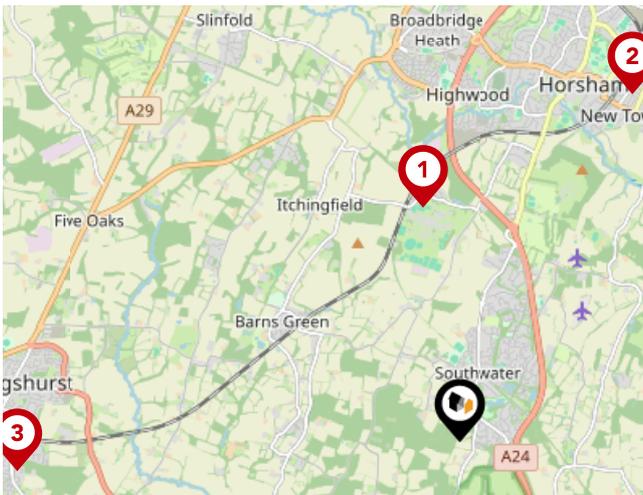
**+39.41%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Southwater Junior Academy</b> Ofsted Rating: Good   Pupils: 436   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Southwater Infant Academy</b> Ofsted Rating: Good   Pupils: 281   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Castlewood Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Christ's Hospital</b> Ofsted Rating: Not Rated   Pupils: 866   Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Barns Green Primary School</b> Ofsted Rating: Requires improvement   Pupils: 133   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Muntham House School</b> Ofsted Rating: Good   Pupils: 114   Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Shipleigh CofE Primary School</b> Ofsted Rating: Good   Pupils: 80   Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 152   Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>William Penn School</b> Ofsted Rating: Good   Pupils: 91   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arunside School, Horsham</b> Ofsted Rating: Good   Pupils: 419   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Littlehaven Educational Trust</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tanbridge House School</b> Ofsted Rating: Outstanding   Pupils: 1508   Distance:3.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Apple Orchard School</b> Ofsted Rating: Good   Pupils: 18   Distance:3.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Greenway Junior School</b> Ofsted Rating: Good   Pupils: 309   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



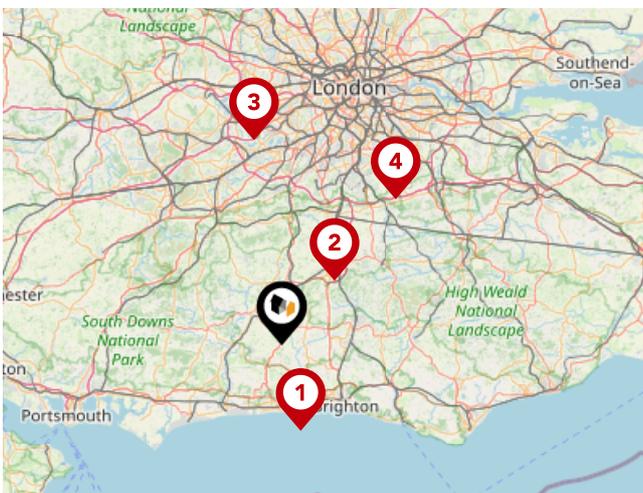
## National Rail Stations

Pin	Name	Distance
1	Christ's Hospital Rail Station	2.23 miles
2	Horsham Rail Station	3.63 miles
3	Billingshurst Rail Station	4.11 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	8.38 miles
2	M23 J10A	10.98 miles
3	M23 J10	12.23 miles
4	M23 J9A	13.11 miles
5	M23 J9	13.64 miles

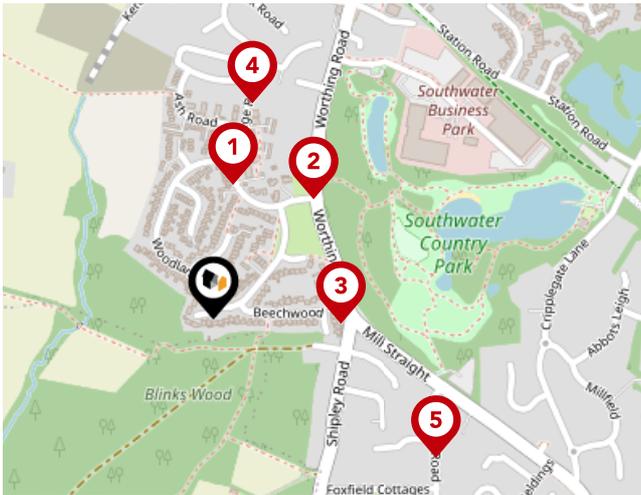


## Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	13.17 miles
2	Gatwick Airport	12.51 miles
3	Heathrow Airport Terminal 4	30.76 miles
4	Leaves Green	27.5 miles

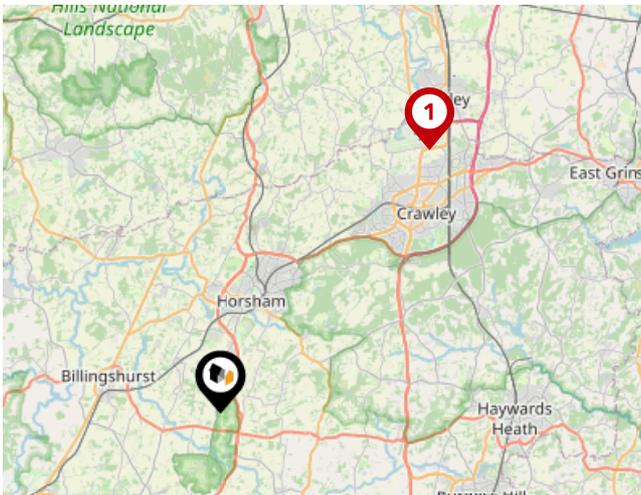
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Woodlands Way	0.16 miles
2	College Road	0.18 miles
3	Shipleigh Road	0.15 miles
4	Ash Road	0.26 miles
5	Treetops	0.3 miles



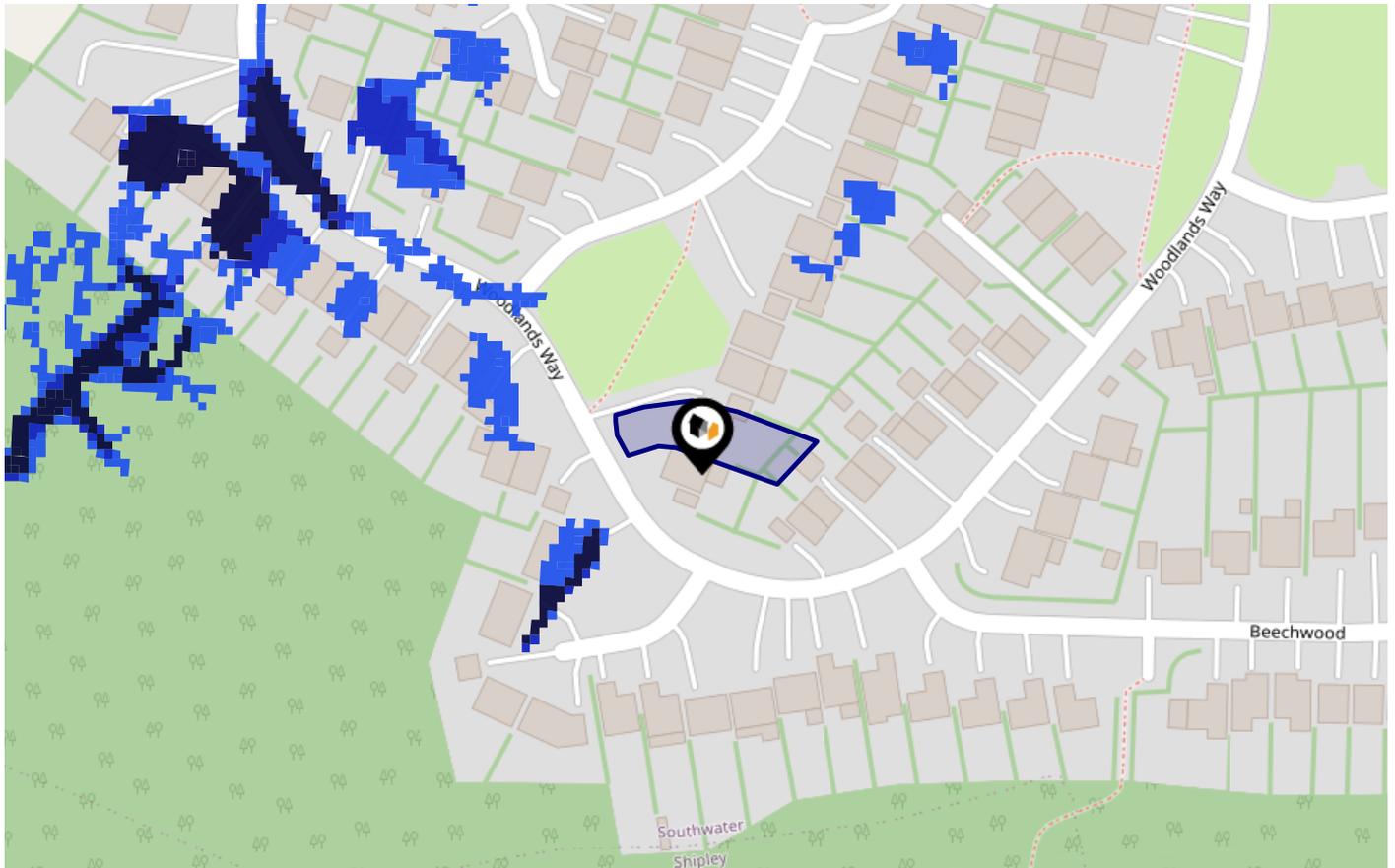
### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	12.53 miles

# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

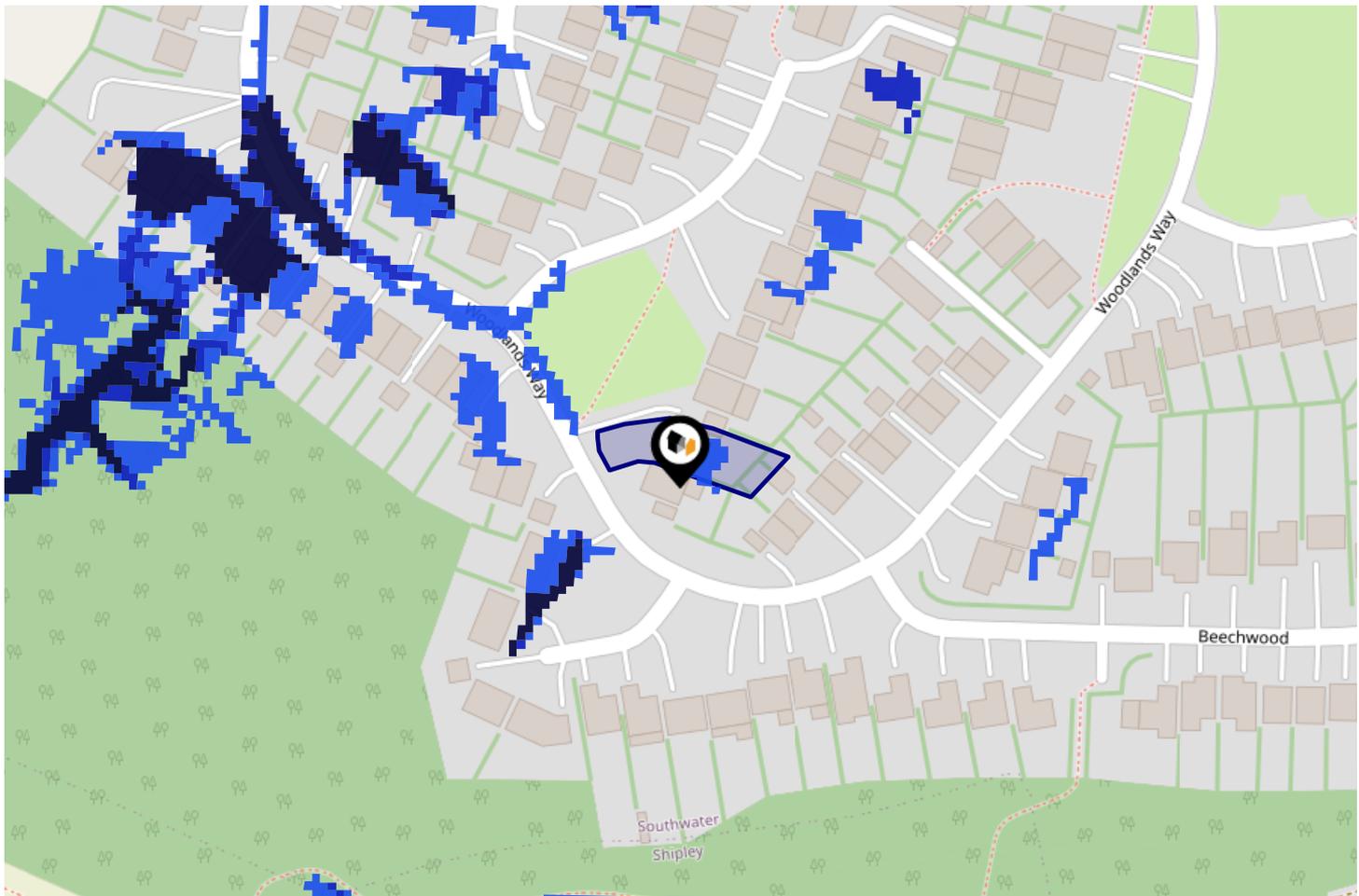
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

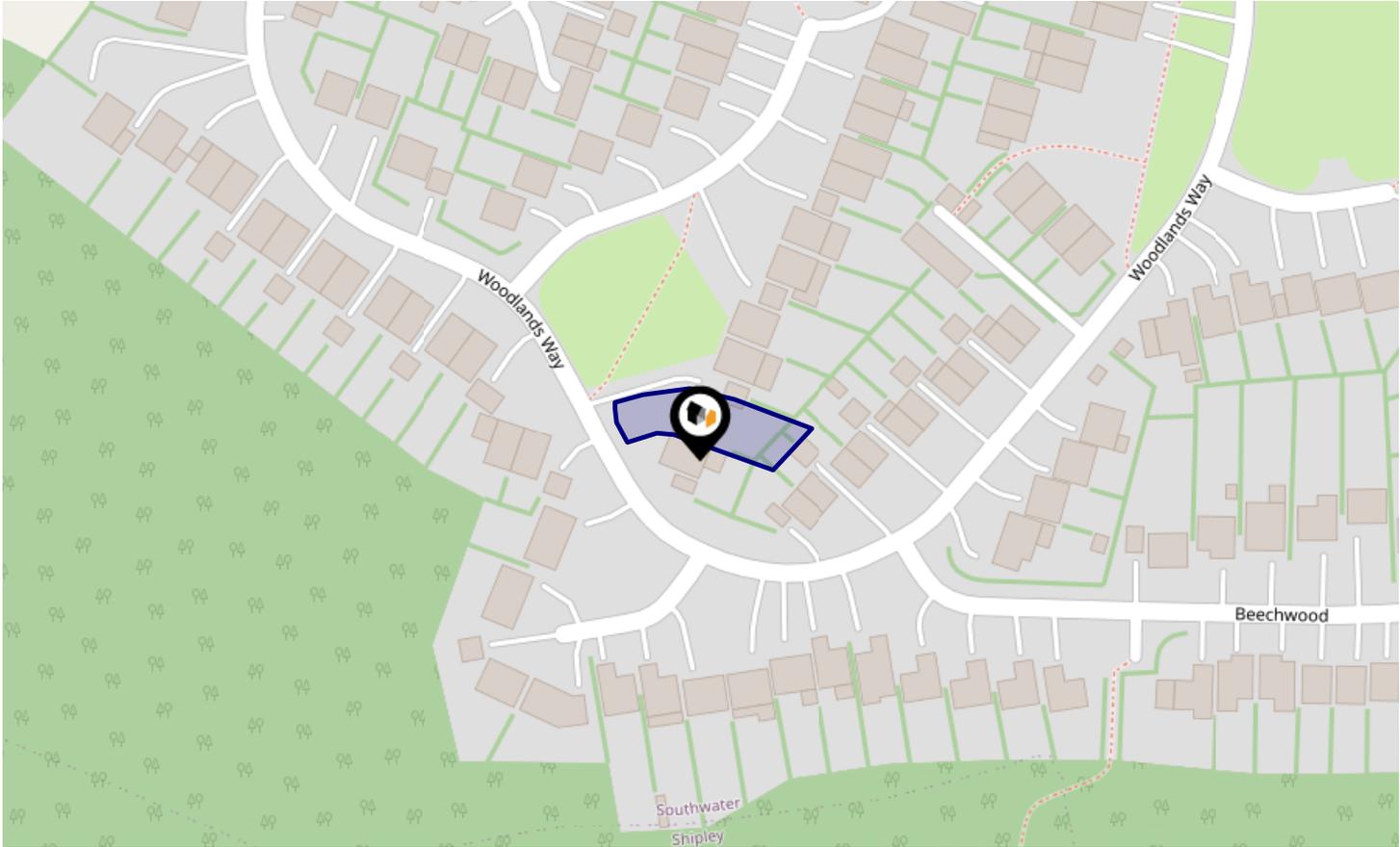
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

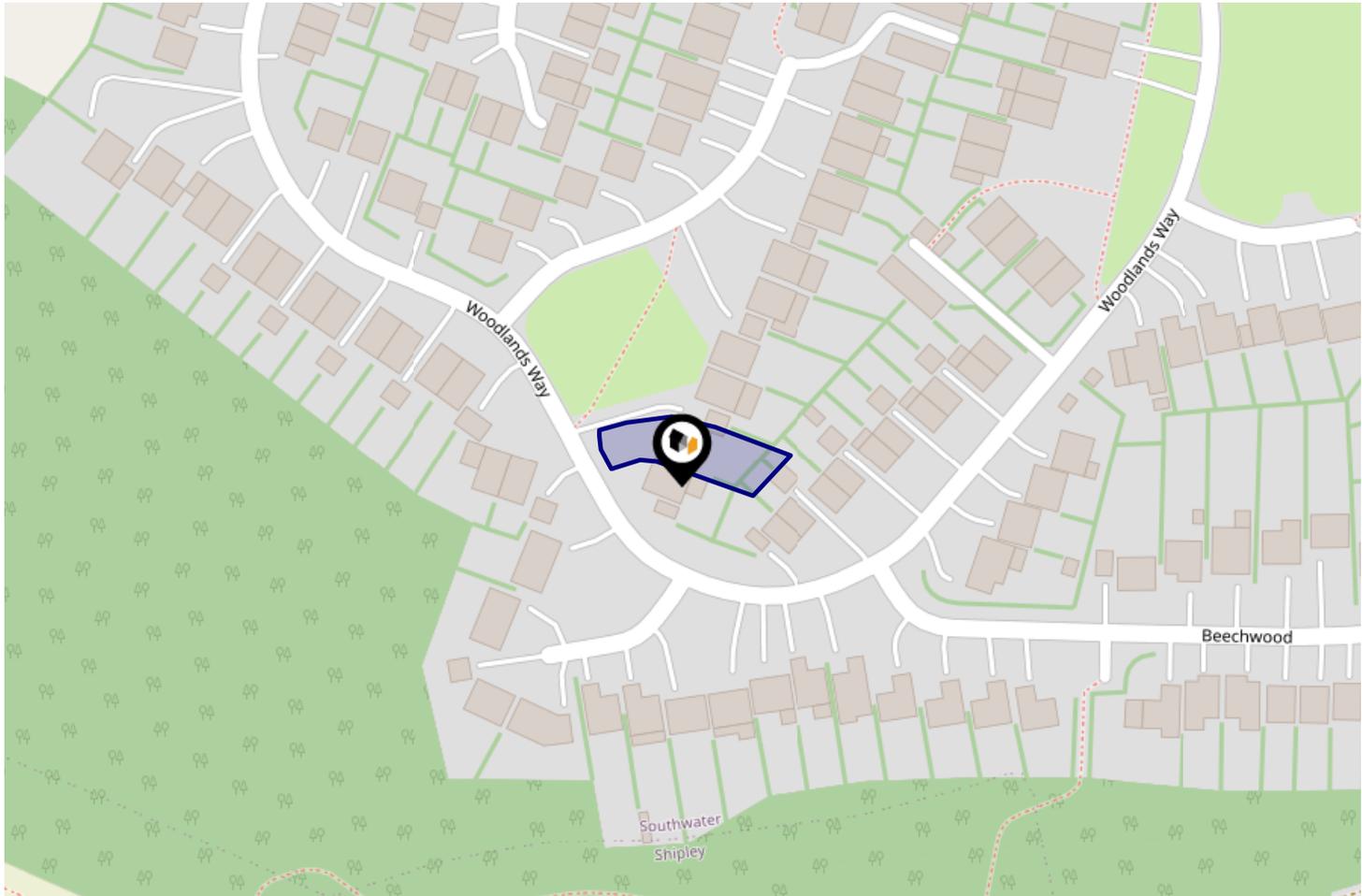
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





### 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](mailto: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

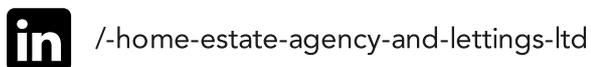


Not sure where to even start !! After both buying and selling with Paul and his team I can't praise them enough. Day or night and 7 days if required the team were available. They went way beyond what I expect any other agent would do. No 'silly' question was ever too much hassle. Paul and the rest of 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!



---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of At Home Estate And Lettings Agency or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by At Home Estate And Lettings Agency and therefore no warranties can be given as to their good working order.

# At Home Estate And Lettings Agency Data Quality

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.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

**At Home**  
Estate and Lettings Agency

### At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12  
1EE  
01403 886288  
Alex.Bethell@athomeestates.co.uk  
www.athomeestates.co.uk



