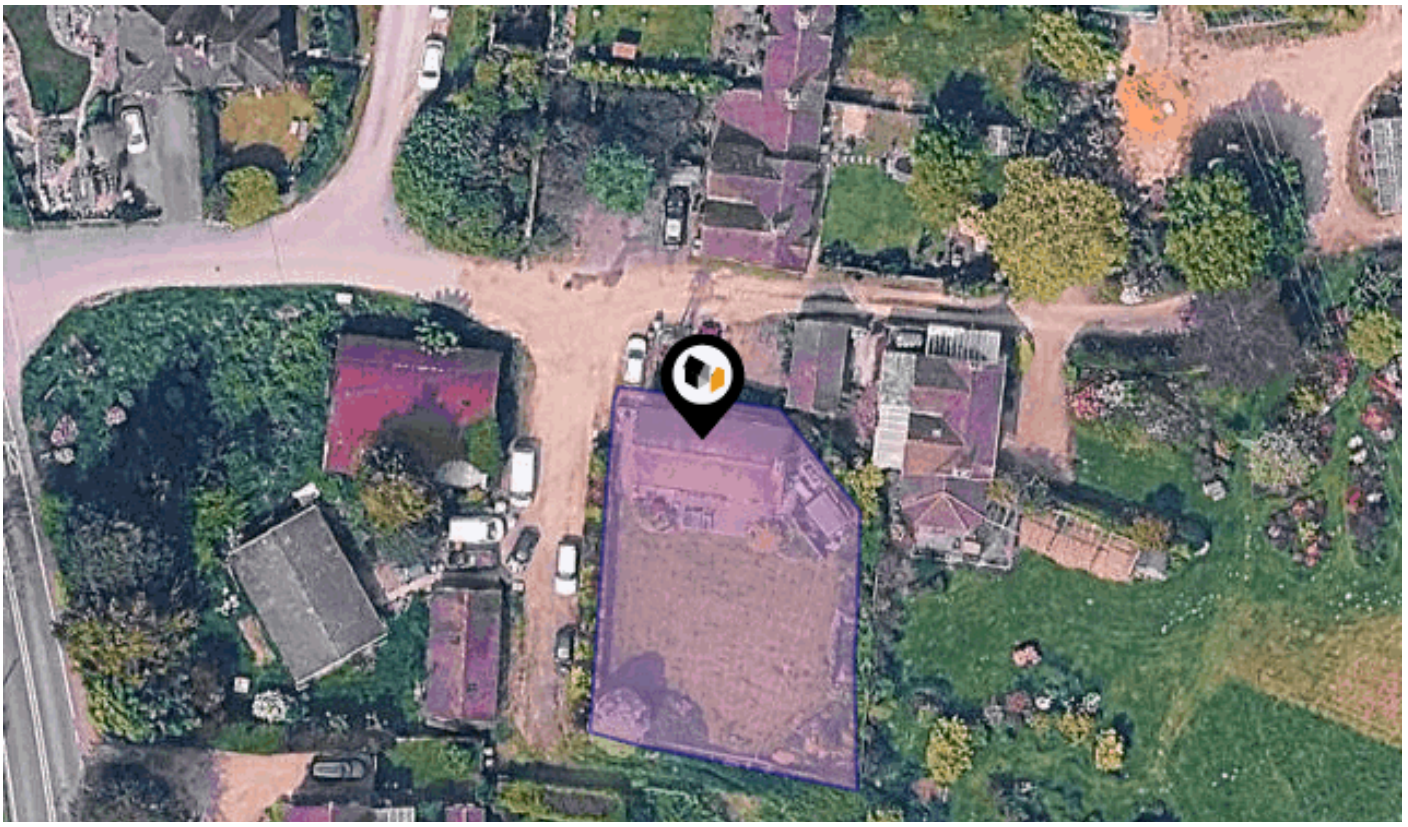
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See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



THE OLD WORKSHOP, BRIGHTON ROAD, LOWER BEEDING, HORSHAM, RH13 6PP

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk

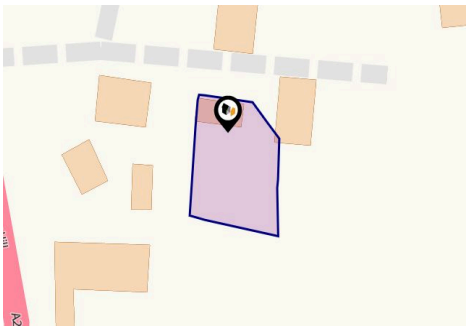
The Property Ombudsman

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Property
Overview

At Home
Estate and Lettings Agency







Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,453 ft^2 / 135 m^2
Plot Area:	0.16 acres
Council Tax :	Band E
Annual Estimate:	£2,983
Title Number:	WSX173458
UPRN:	200004784580
Restrictive Covenants:	Yes

Tenure:	Freehold
Latest FENSA Work:	25/04/2016 - 1 door 17/07/2007 - 6 windows 08/12/2003 - 9 windows, 1 door

Local Area

Local Authority:	West sussex
Conservation Area:	Crabtree
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 ✓ | EE ✓ | 3 ✗ | Vodafone ✗

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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Planning History
This Address

At Home
Estate and Lettings Agency

Planning records for: ***The Old Workshop, Brighton Road, Lower Beeding, Horsham, RH13 6PP***

Reference - Horsham/DC/10/1070	
Decision:	Decided
Date:	01st June 2010
Description:	
Fell 1 Oak tree (Works to Trees in a Conservation Area)	

Reference - DC/10/1070	
Decision:	Decided
Date:	08th June 2010
Description:	
Fell 1 Oak tree (Works to Trees in a Conservation Area)	

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Gallery
Photos

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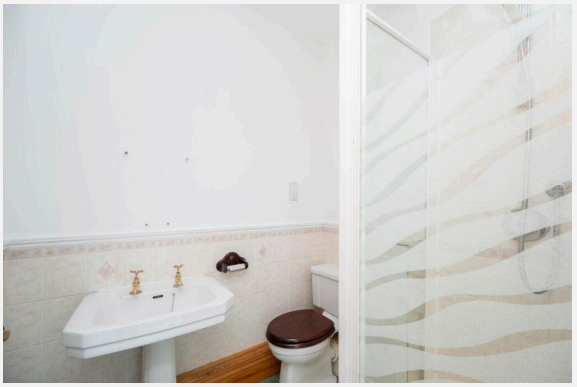
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Photos

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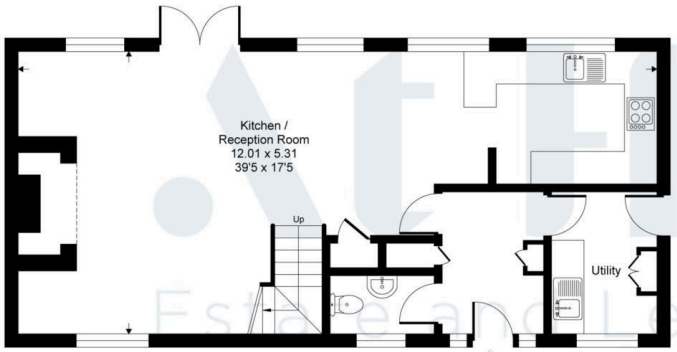
Gallery
Floorplan

At Home
Estate and Lettings Agency

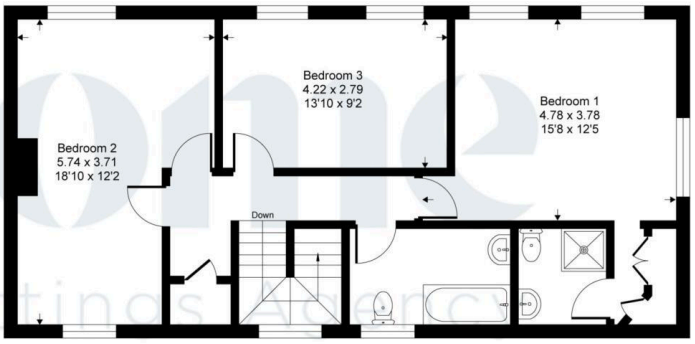
THE OLD WORKSHOP, BRIGHTON ROAD, LOWER BEEDING, HORSHAM, RH13 6PP

The Old Workshop, RH13

Approximate Gross Internal Area = 134.8 sq m / 1452 sq ft



Ground Floor



First Floor

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.
Copyright Within Walls. 2026 - Produced for At Home

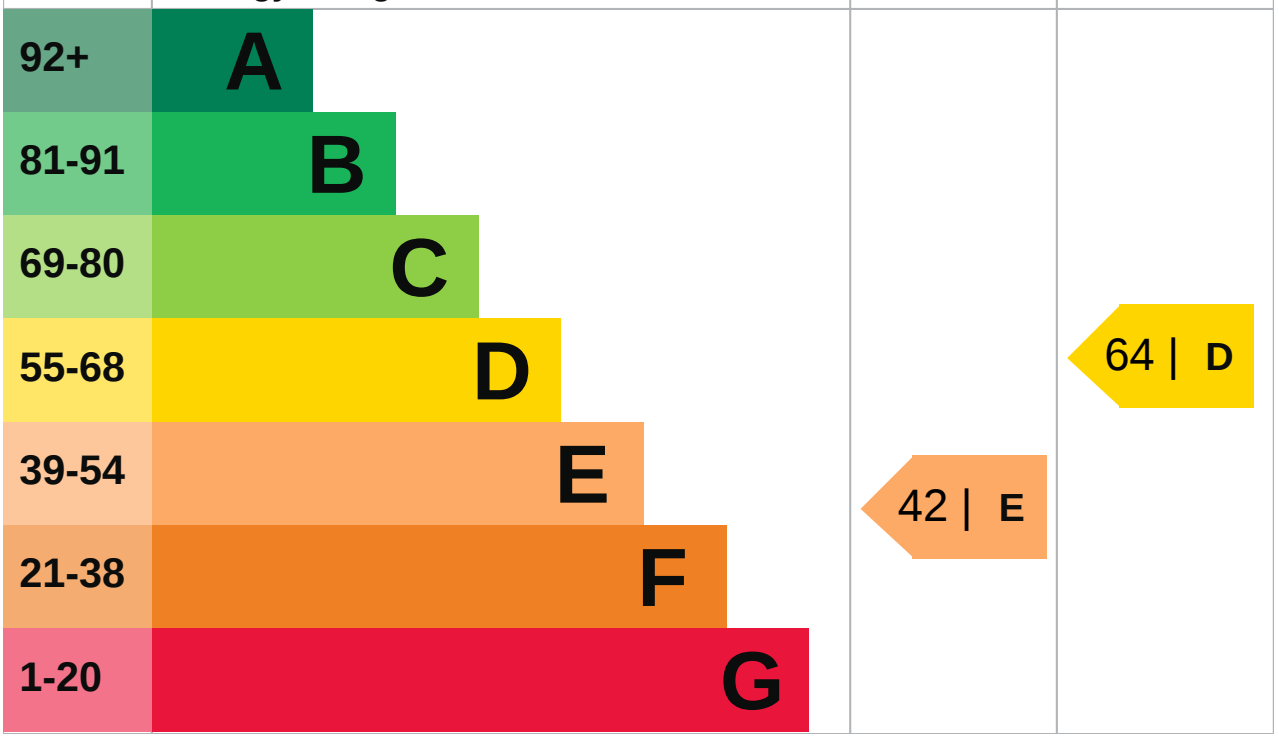
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The Old Workshop, Brighton Road, Lower Beeding,
HORSHAM, RH13 6PP

Energy rating

E

Valid until 11.07.2036	Certificate number 8236-8323-8600-0710-4292



Property
EPC - Additional Data

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Estate and Lettings Agency

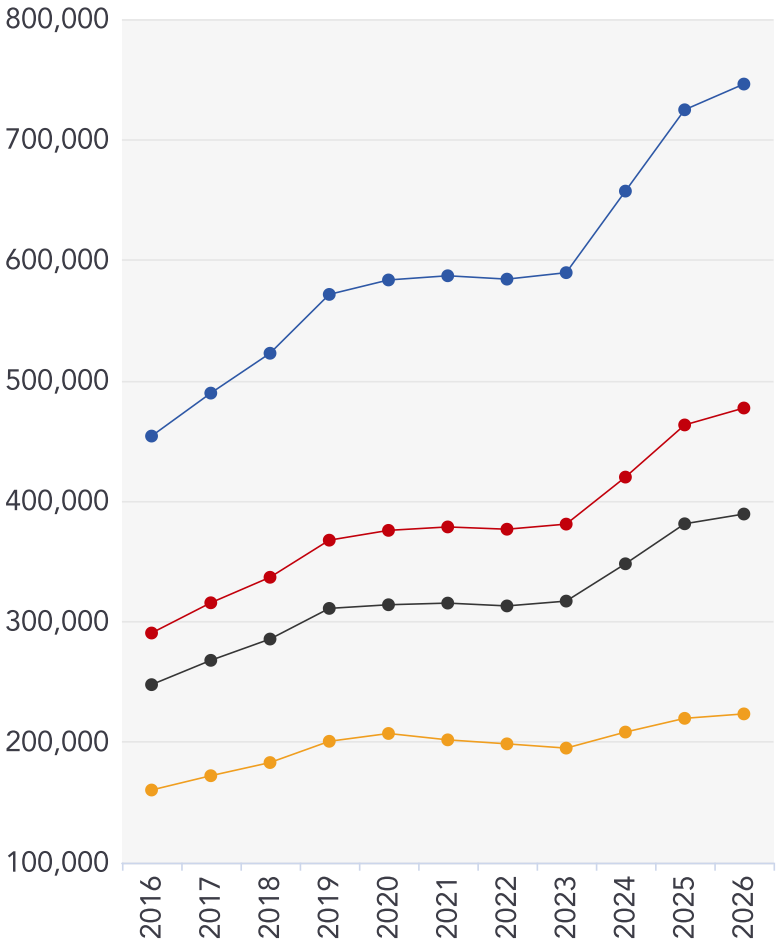
Additional EPC Data

Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	135 m^2

Market
House Price Statistics

At Home
Estate and Lettings Agency

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



Detached

+64.34%

Semi-Detached

+64.26%

Terraced

+57.16%

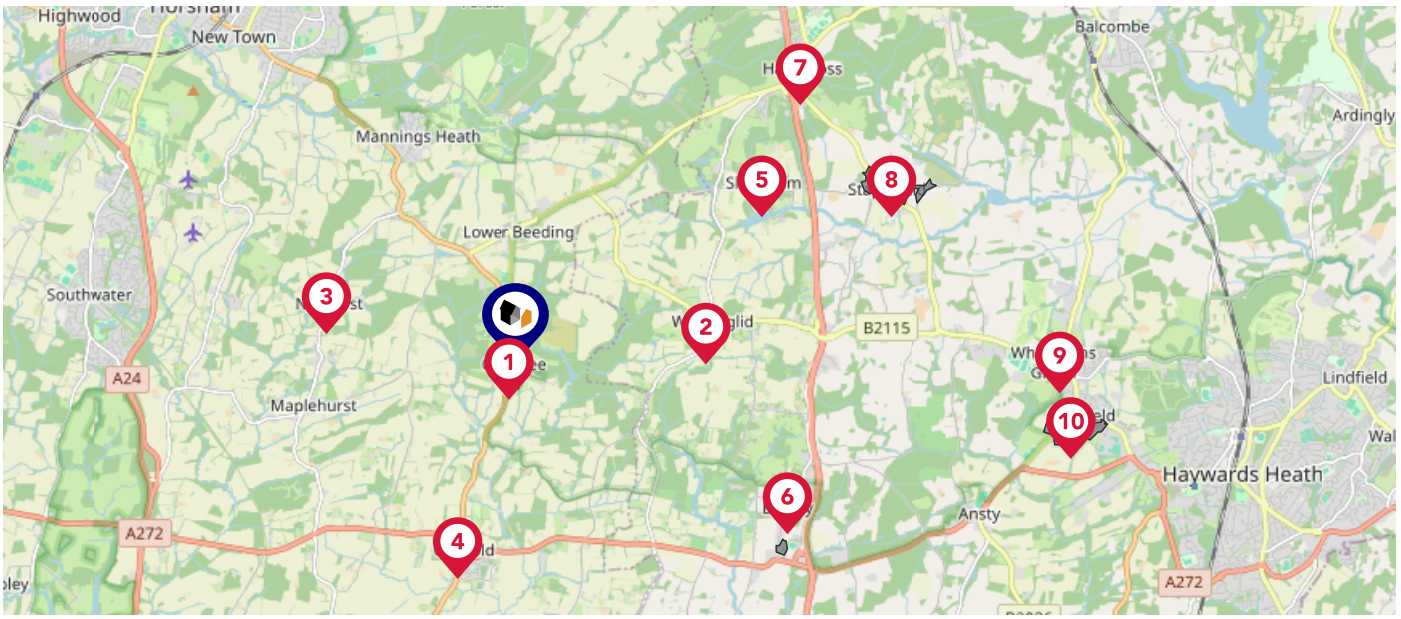
Flat

+39.41%

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Maps
Conservation Areas

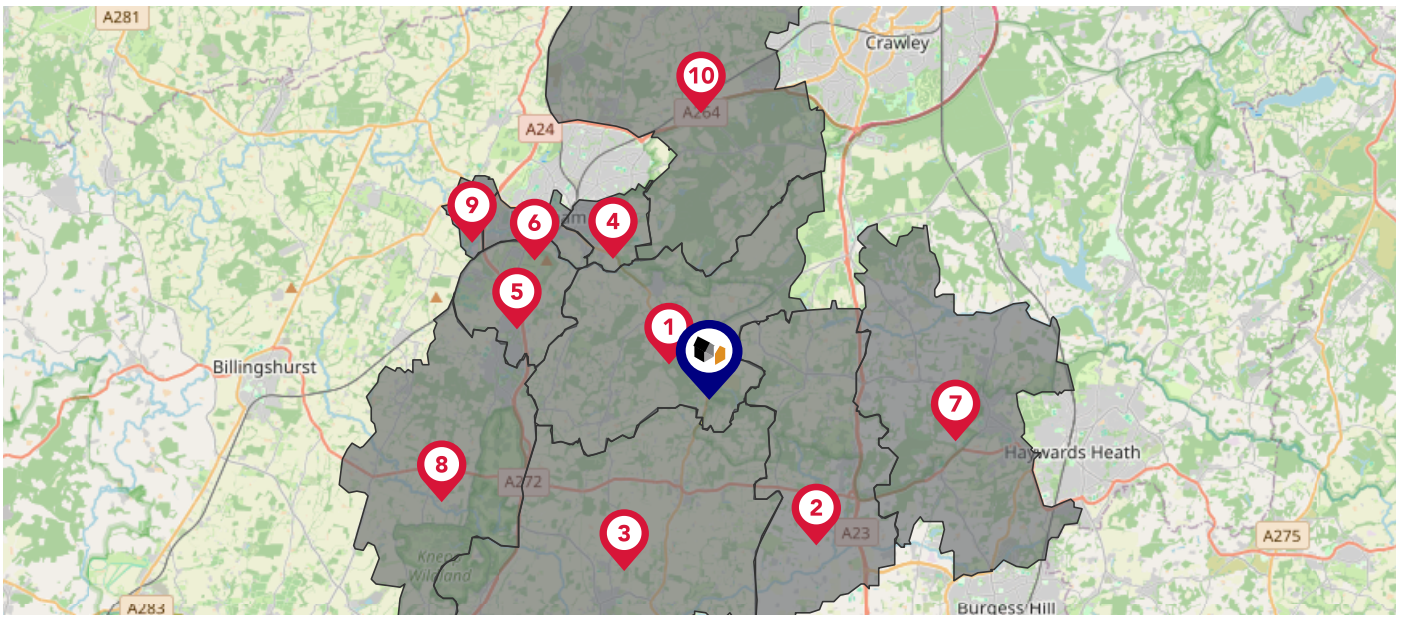
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Crabtree
2	Warninglid
3	Nuthurst
4	Cowfold
5	Slaugham
6	Bolney
7	Handcross
8	Staplefield
9	Whitemans Green
10	Cuckfield

Maps
Council Wards

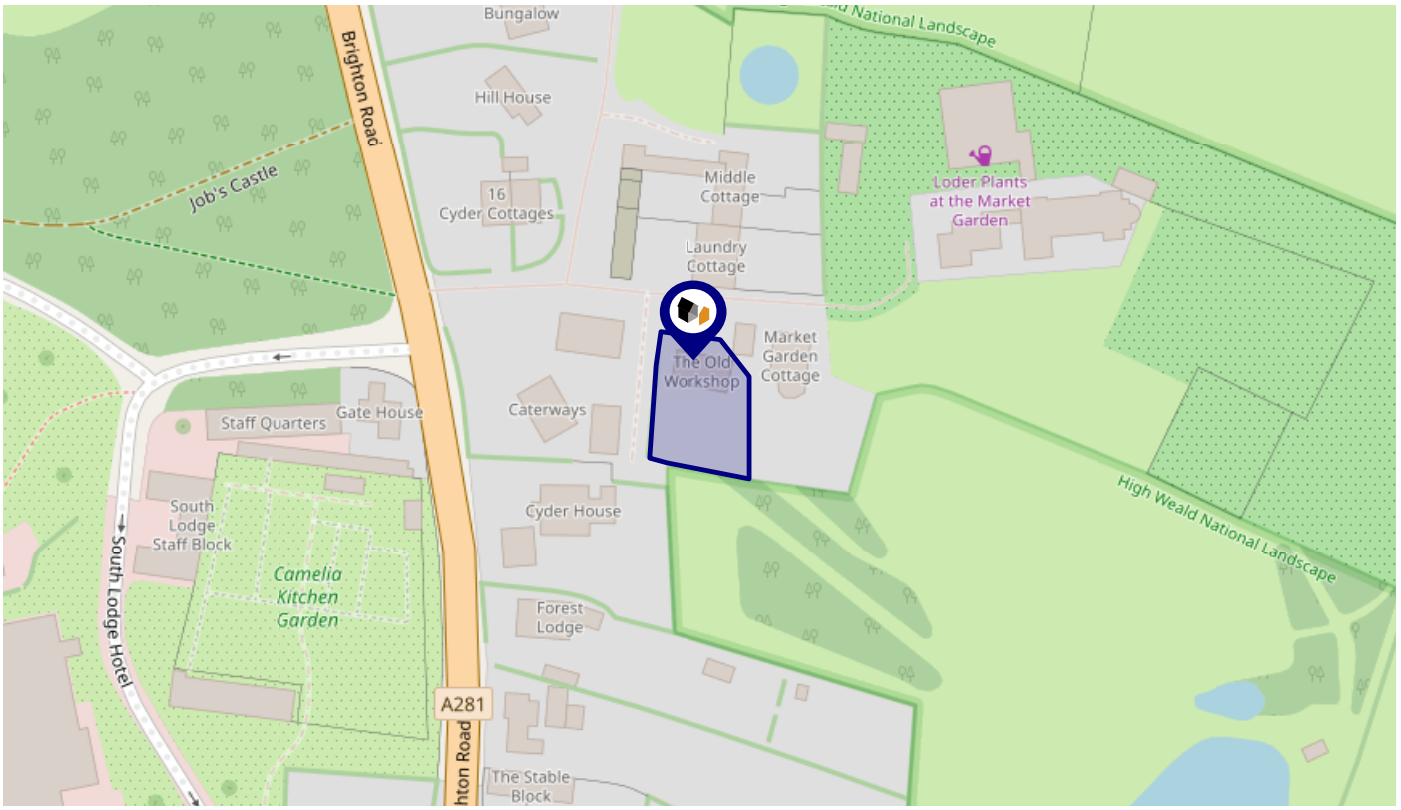
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Nuthurst & Lower Beeding Ward
2	Bolney Ward
3	Cowfold, Shermanbury & West Grinstead Ward
4	Forest Ward
5	Southwater North Ward
6	Denne Ward
7	Cuckfield Ward
8	Southwater South & Shipley Ward
9	Broadbridge Heath Ward
10	Colgate & Rusper Ward

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.

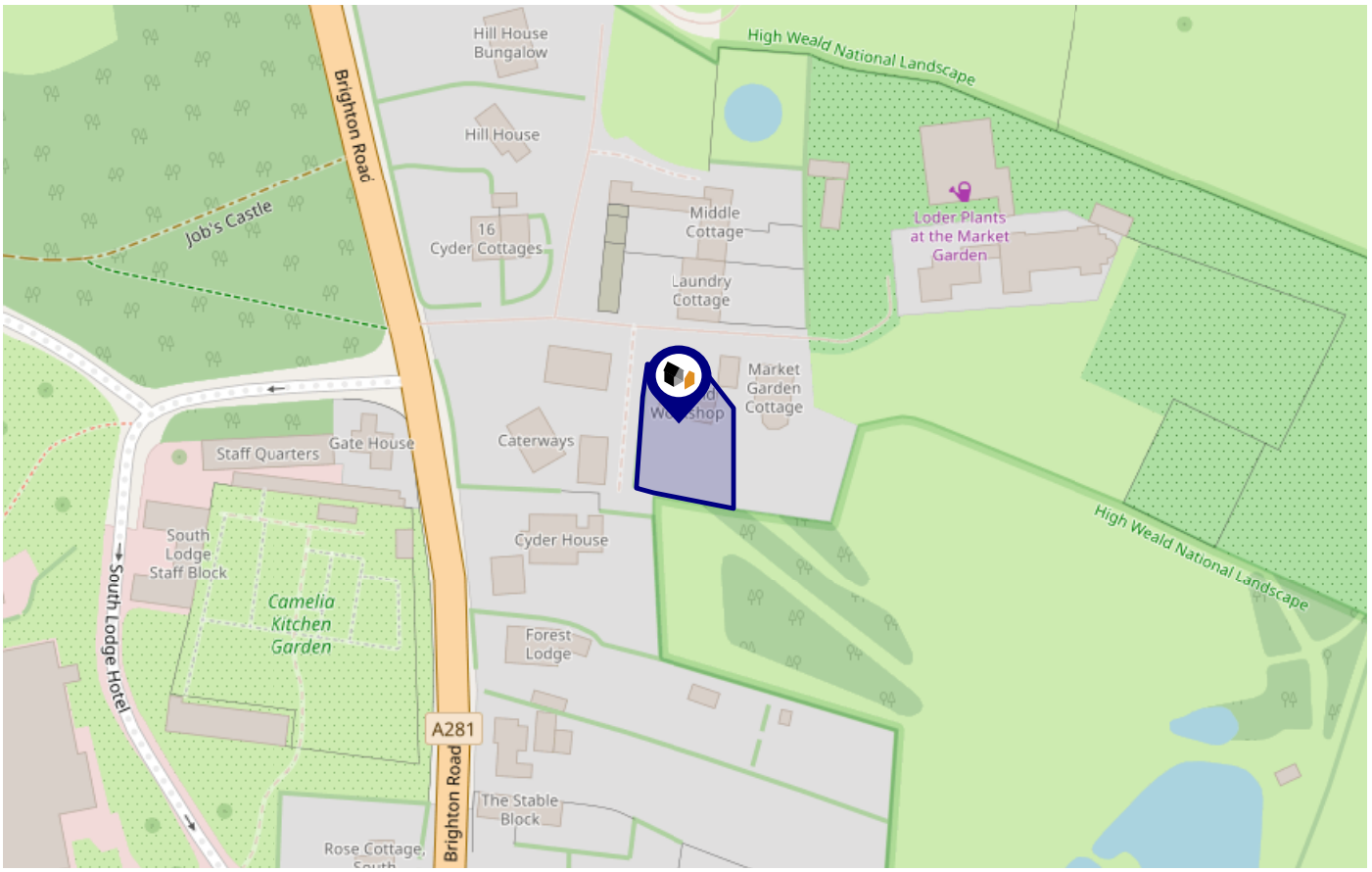
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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.

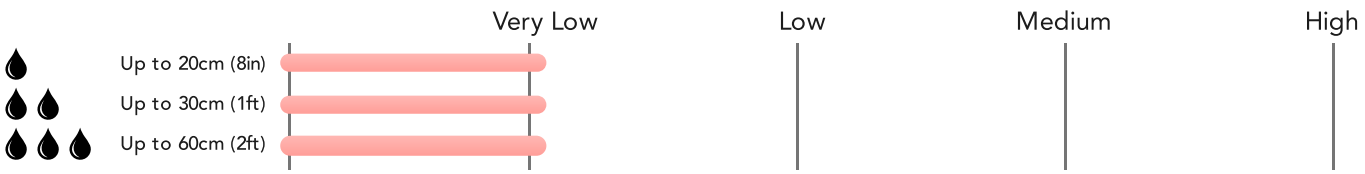


Risk Rating: Very low

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 (0.1%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

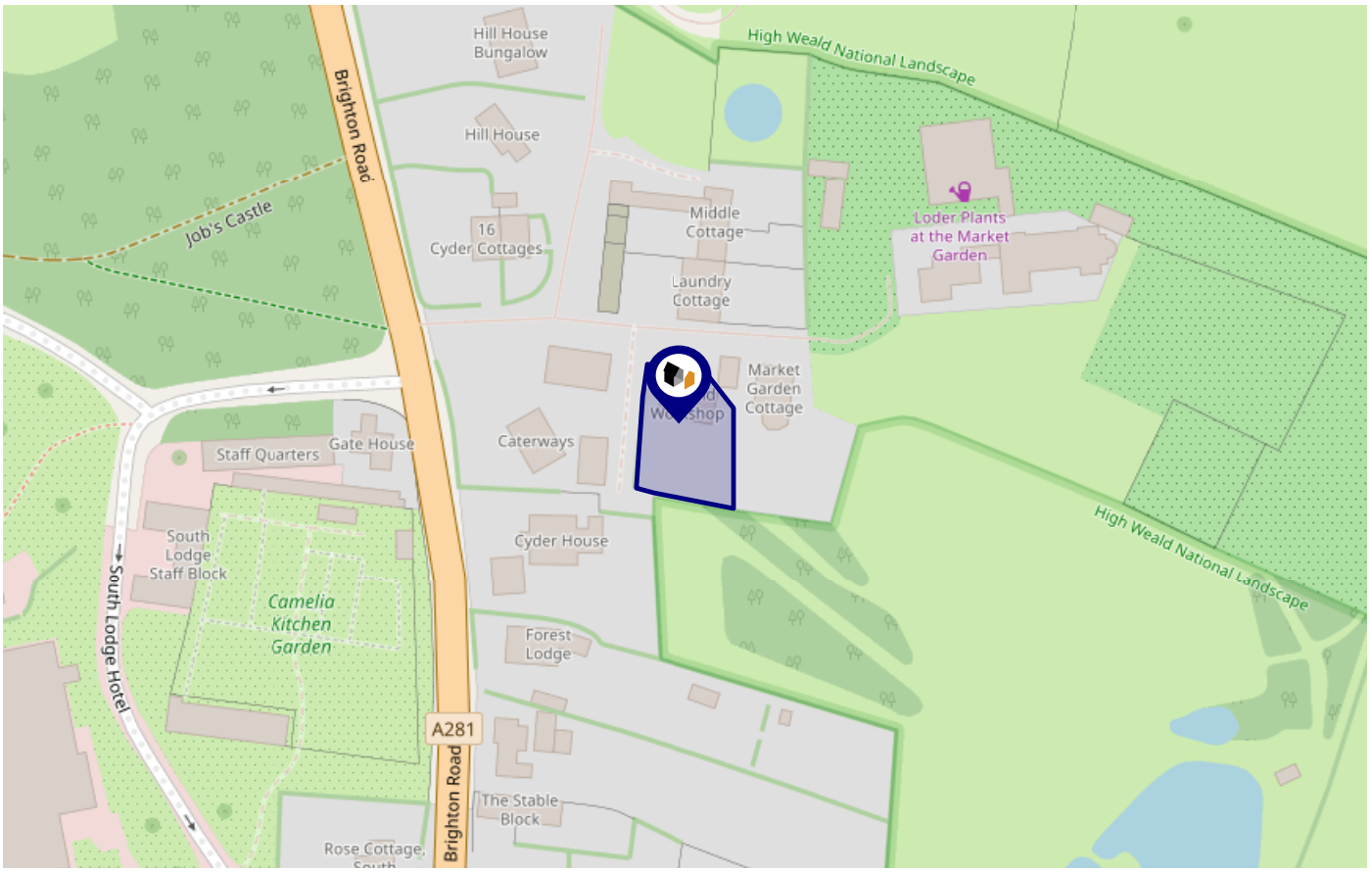
Chance of flooding to the following depths at this property:



Flood Risk
Rivers & Seas - Climate Change

At Home
Estate and Lettings Agency

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.

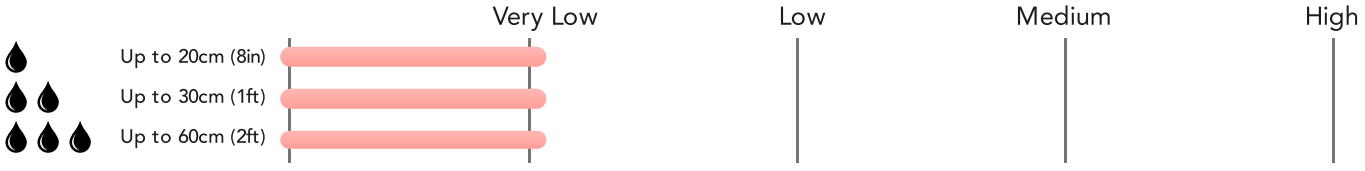


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Chance of flooding to the following depths at this property:

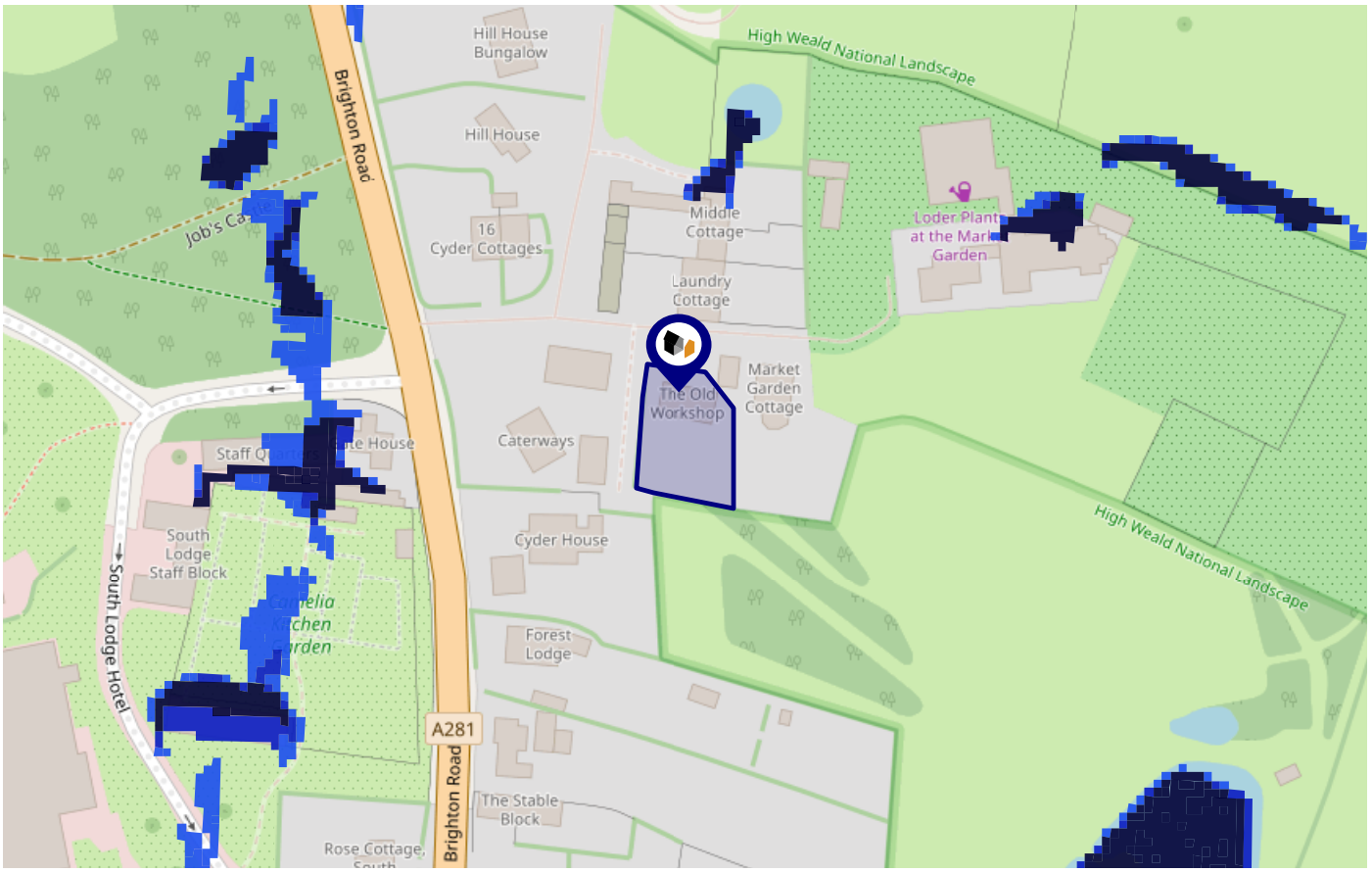


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Flood Risk
Surface Water - Flood Risk

At Home
Estate and Lettings Agency

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

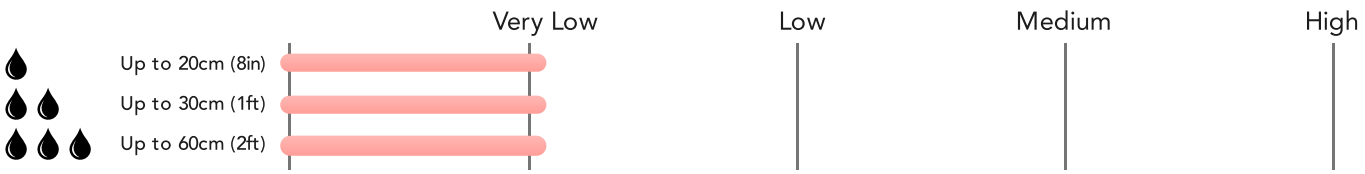


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Chance of flooding to the following depths at this property:

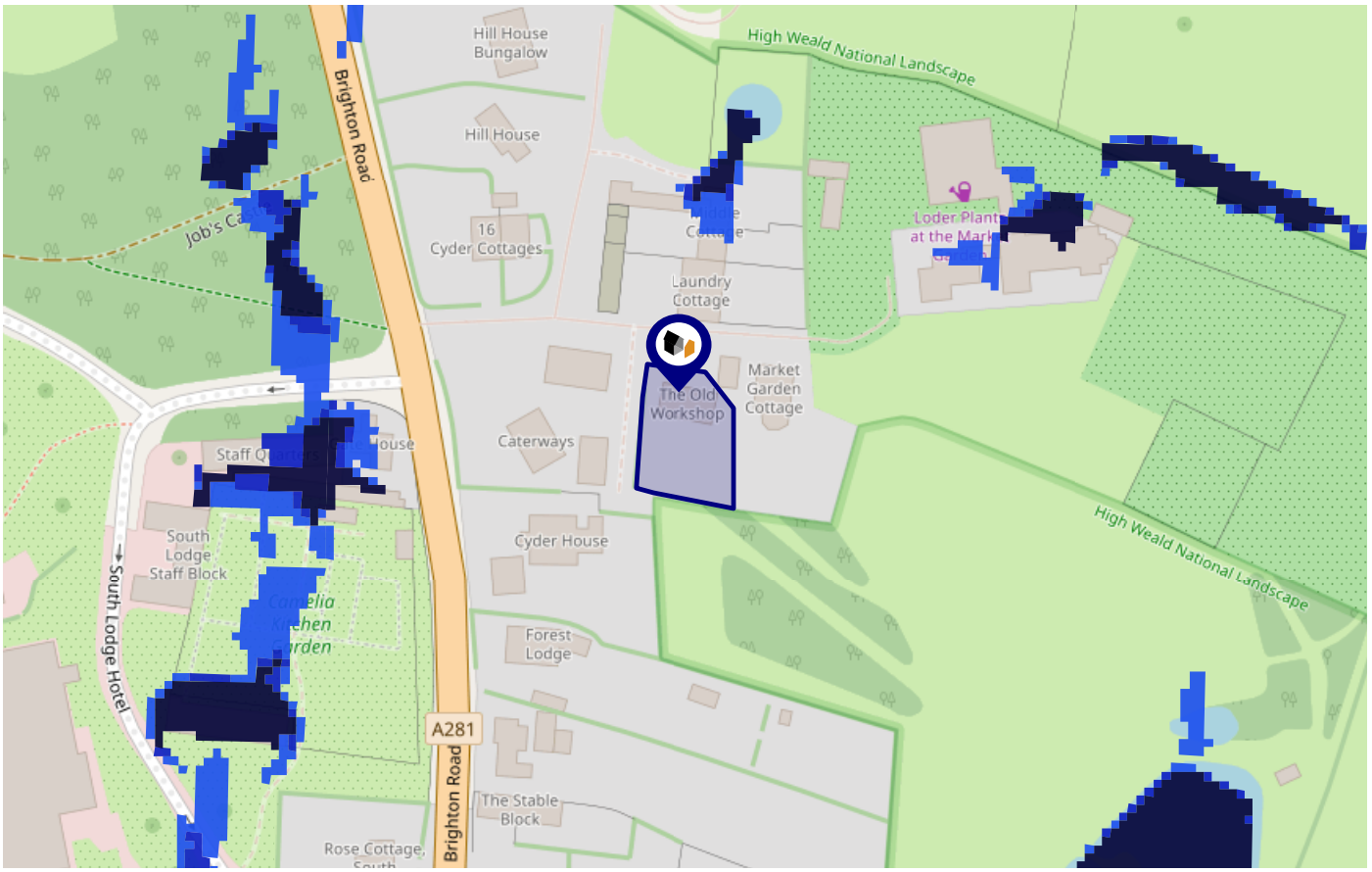


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Flood Risk
Surface Water - Climate Change

At Home
Estate and Lettings Agency

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.

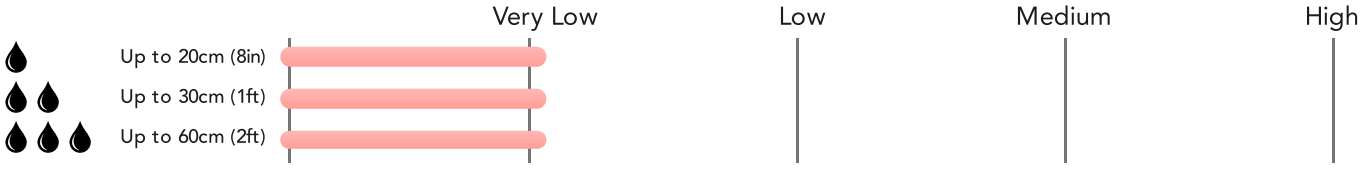


Risk Rating: Very low

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- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- **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:

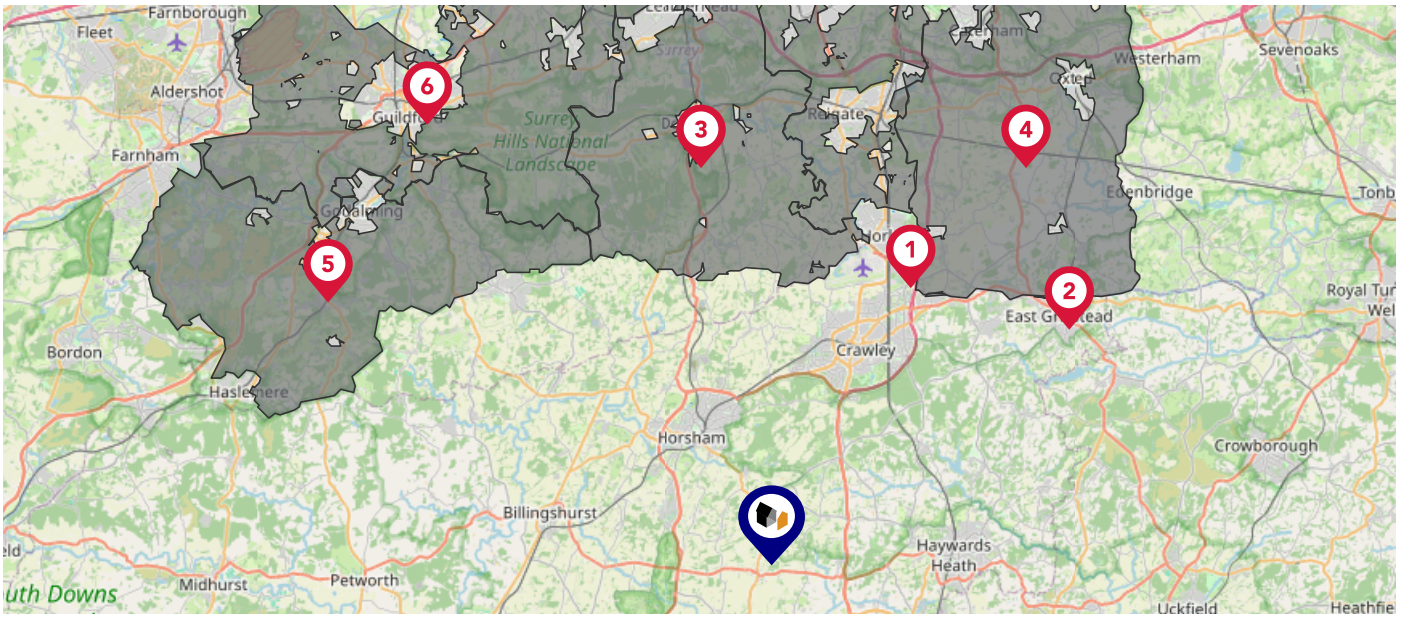


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Maps
Green Belt

At Home
Estate and Lettings Agency

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



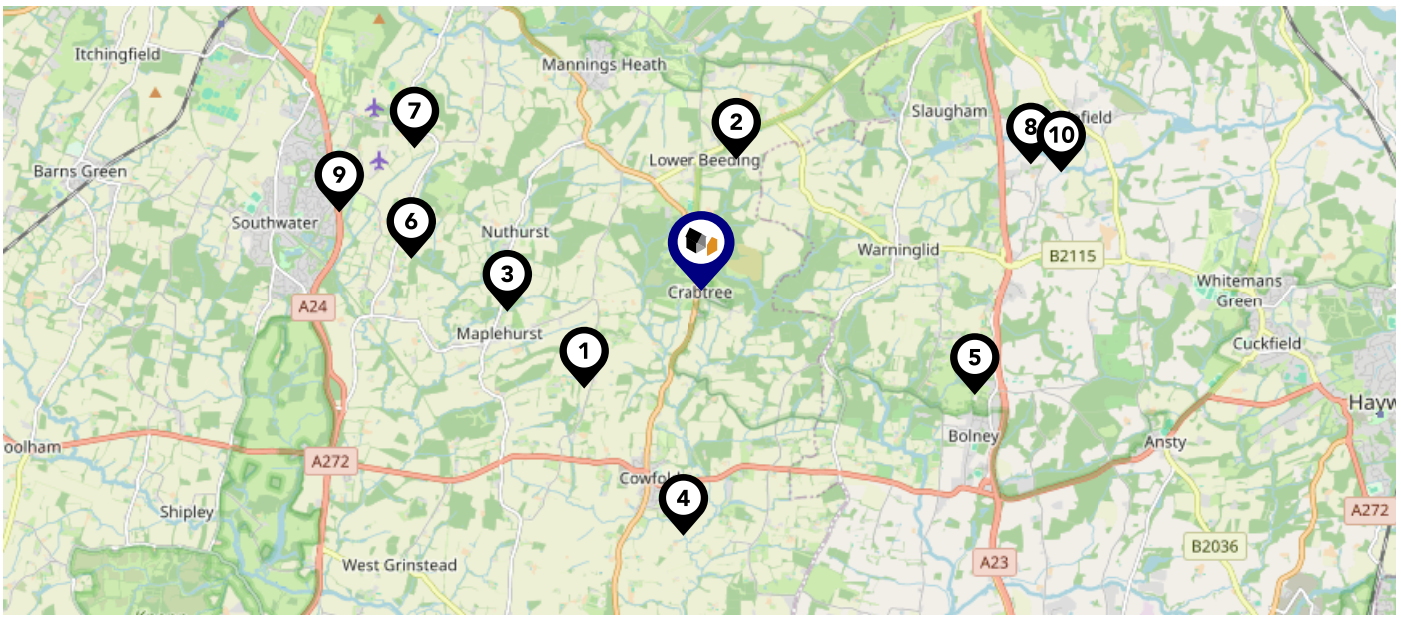
Nearby Green Belt Land

1	London Green Belt - Reigate and Banstead
2	London Green Belt - Mid Sussex
3	London Green Belt - Mole Valley
4	London Green Belt - Tandridge
5	London Green Belt - Waverley
6	London Green Belt - Guildford

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Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



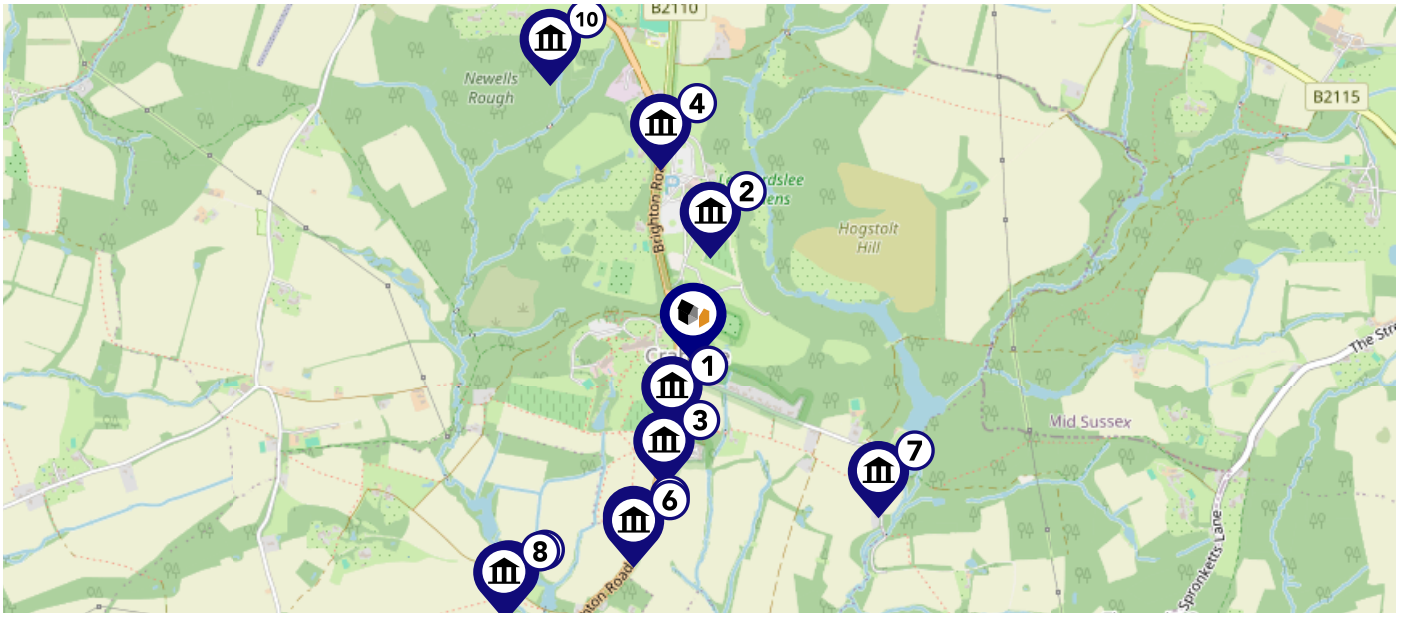
Nearby Landfill Sites

1	High Hurst Manor Farm-Cowfold, Sussex	Historic Landfill
2	Plummers Plain-Plummers Plain, Sussex	Historic Landfill
3	Micklepage Farm-Nuthurst, Sussex	Historic Landfill
4	Cowfold Eastlands Farm-Dragons Lane, Cowfold, Sussex	Historic Landfill
5	Wykehurst Park-Bolney, Sussex	Historic Landfill
6	Gill House Farm-Copsale, Sussex	Historic Landfill
7	Hard's Farm-Kerves Lane, Southwater, Sussex	Historic Landfill
8	Home Farm-Staplefield, Sussex	Historic Landfill
9	Easteds Farm-Reeds Lane, Southwater, Sussex	Historic Landfill
10	Pond Field-Staplefield, Sussex	Historic Landfill

Maps
Listed Buildings

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Estate and Lettings Agency

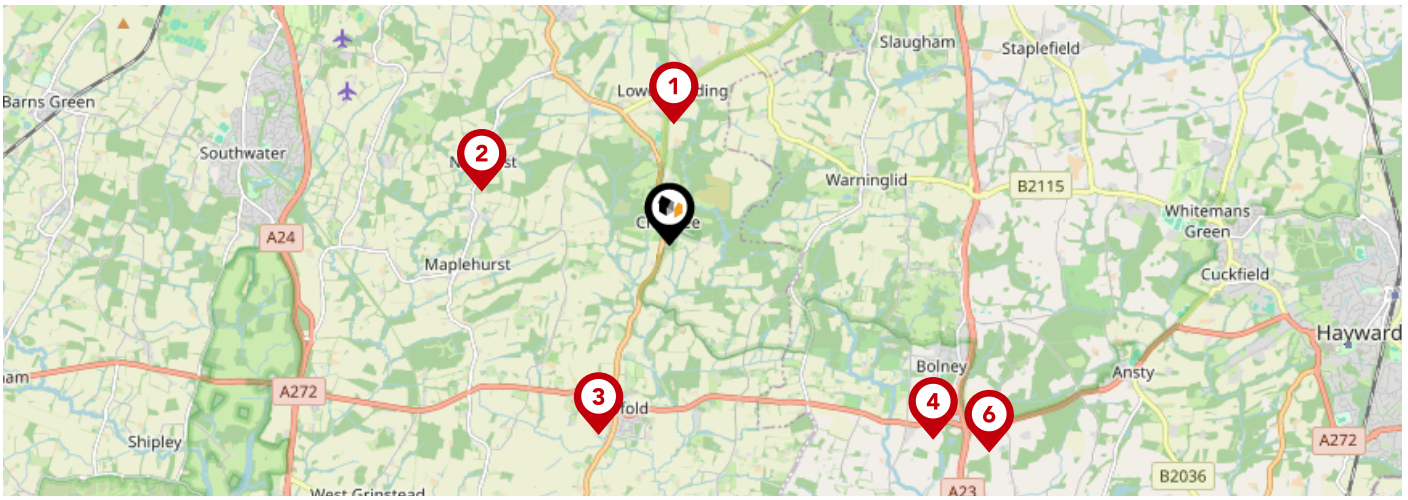
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1027007 - The Crabtree Inn	Grade II	0.2 miles
2 1027010 - Leonardslee	Grade II	0.3 miles
3 1027008 - Peppersgate	Grade II	0.3 miles
4 1027011 - Lodge To North West Of Leonardslee	Grade II	0.5 miles
5 1354158 - South Cottage And North Cottage	Grade II	0.5 miles
6 1366103 - Barn Adjoining South Cottage	Grade II	0.5 miles
7 1027090 - Gorse Dean Mill	Grade II	0.6 miles
8 1027088 - Chatsfield's Farmhouse	Grade II	0.7 miles
9 1193103 - Chatsfield Farm Cottages	Grade II	0.7 miles
10 1027009 - The Glebe And Old Church House	Grade II	0.7 miles

Area
Schools

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Estate and Lettings Agency

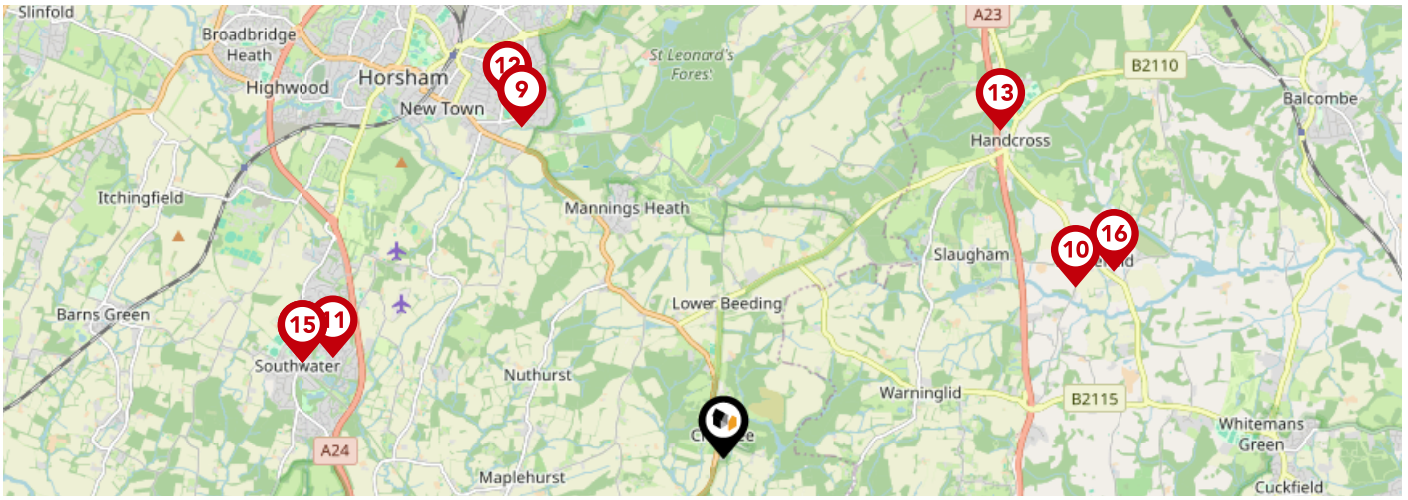


		Nursery	Primary	Secondary	College	Private
1	**Holy Trinity CofE Primary School, Lower Beeding** Ofsted Rating: Good | Pupils: 91 | Distance:1.13	☐	☑	☐	☐	☐
2	**St Andrew's CofE Primary School** Ofsted Rating: Good | Pupils: 152 | Distance:1.82	☐	☑	☐	☐	☐
3	**St Peter's CofE (Aided) Primary School** Ofsted Rating: Good | Pupils: 104 | Distance:1.88	☐	☑	☐	☐	☐
4	**Bolney CofE Primary School** Ofsted Rating: Good | Pupils: 103 | Distance:3.06	☐	☑	☐	☐	☐
5	**Heron Way Primary School** Ofsted Rating: Outstanding | Pupils: 418 | Distance:3.43	☐	☑	☐	☐	☐
6	**Farney Close School** Ofsted Rating: Good | Pupils: 71 | Distance:3.56	☐	☐	☑	☐	☐
7	**Littlehaven Educational Trust** Ofsted Rating: Not Rated | Pupils:0 | Distance:3.58	☐	☐	☑	☐	☐
8	**The Forest School** Ofsted Rating: Good | Pupils: 1039 | Distance:3.6	☐	☐	☑	☐	☐

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Area
Schools

At Home
Estate and Lettings Agency

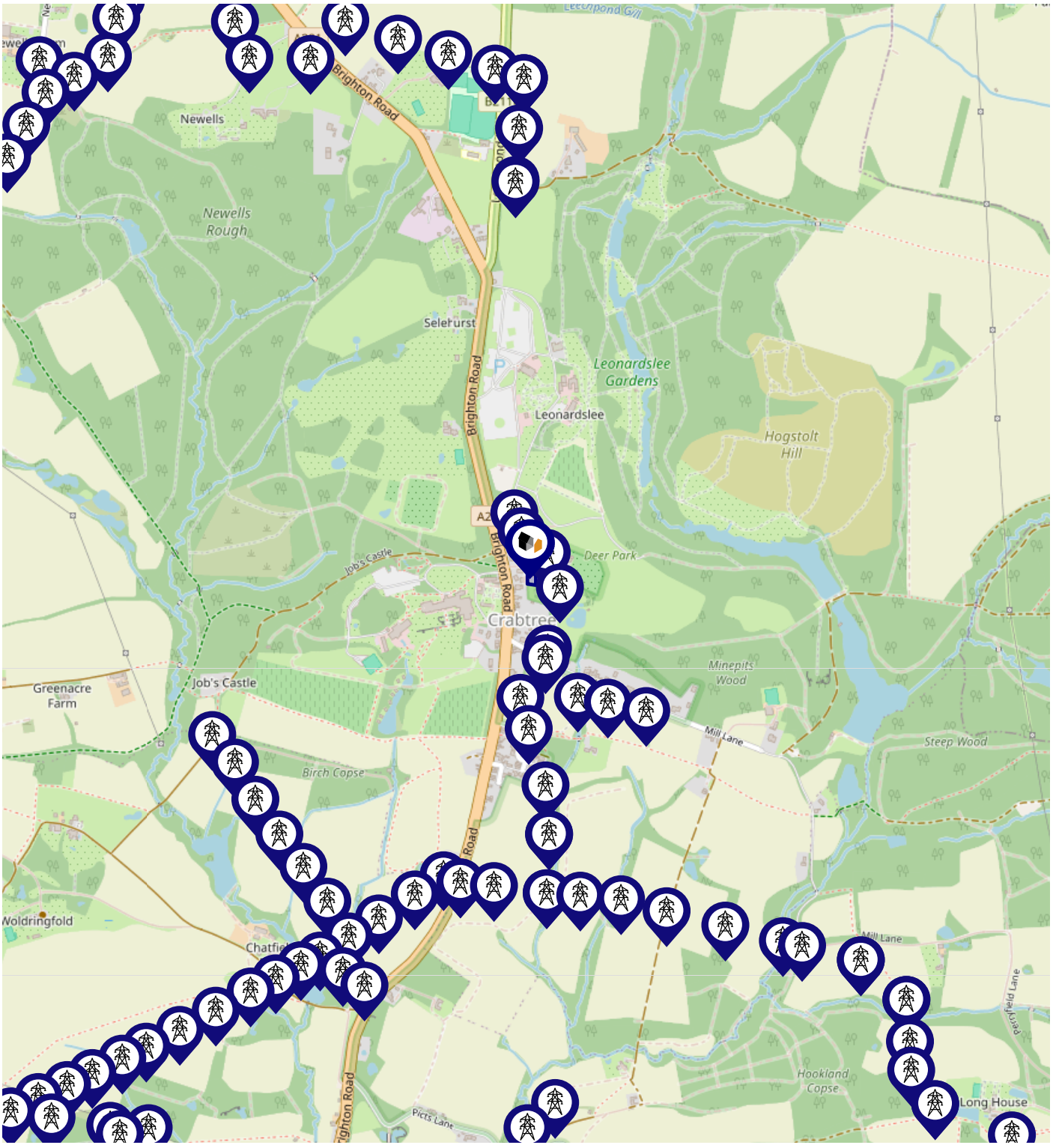


		Nursery	Primary	Secondary	College	Private
9	Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding | Pupils: 134 | Distance:3.61	☐	☐	☑	☐	☐
10	Brantridge School Ofsted Rating: Good | Pupils: 69 | Distance:3.65	☐	☑	☐	☐	☐
11	Castlewood Primary School Ofsted Rating: Good | Pupils: 201 | Distance:3.77	☐	☑	☐	☐	☐
12	Millais School Ofsted Rating: Good | Pupils: 1194 | Distance:3.88	☐	☐	☑	☐	☐
13	Handcross Primary School Ofsted Rating: Good | Pupils: 247 | Distance:4.01	☐	☑	☐	☐	☐
14	Southwater Junior Academy Ofsted Rating: Good | Pupils: 436 | Distance:4.03	☐	☑	☐	☐	☐
15	Southwater Infant Academy Ofsted Rating: Good | Pupils: 281 | Distance:4.03	☐	☑	☐	☐	☐
16	St. Mark's CofE Primary School Ofsted Rating: Good | Pupils: 104 | Distance:4.04	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

At Home
Estate and Lettings Agency



Key:

Power Pylons

Communication Masts

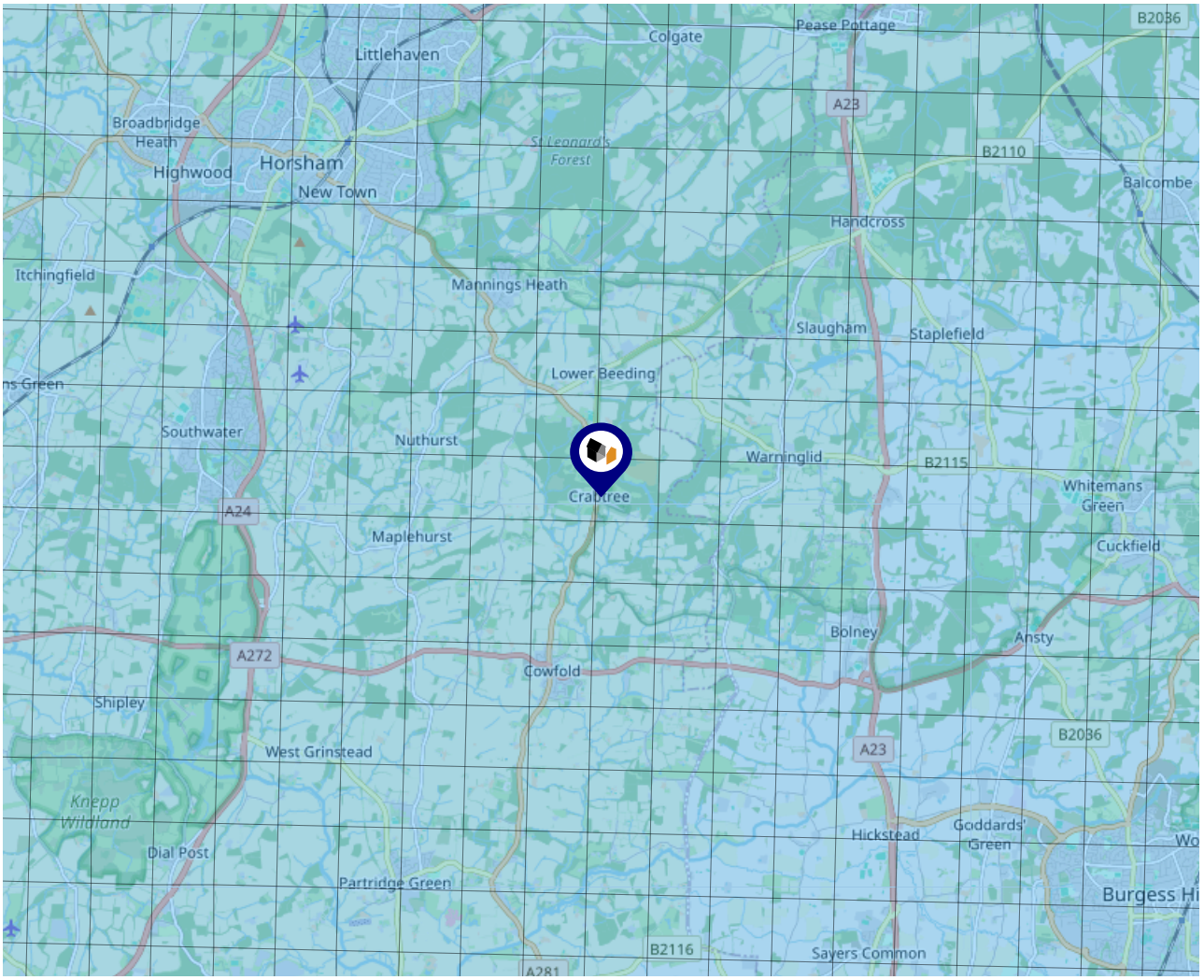
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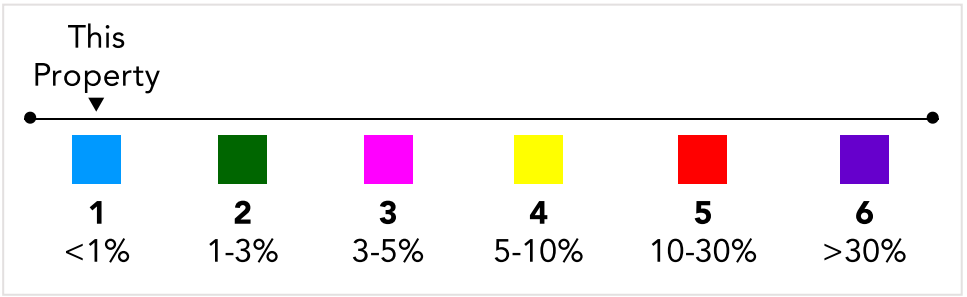
Environment
Radon Gas

At Home
Estate and Lettings Agency

What is Radon?

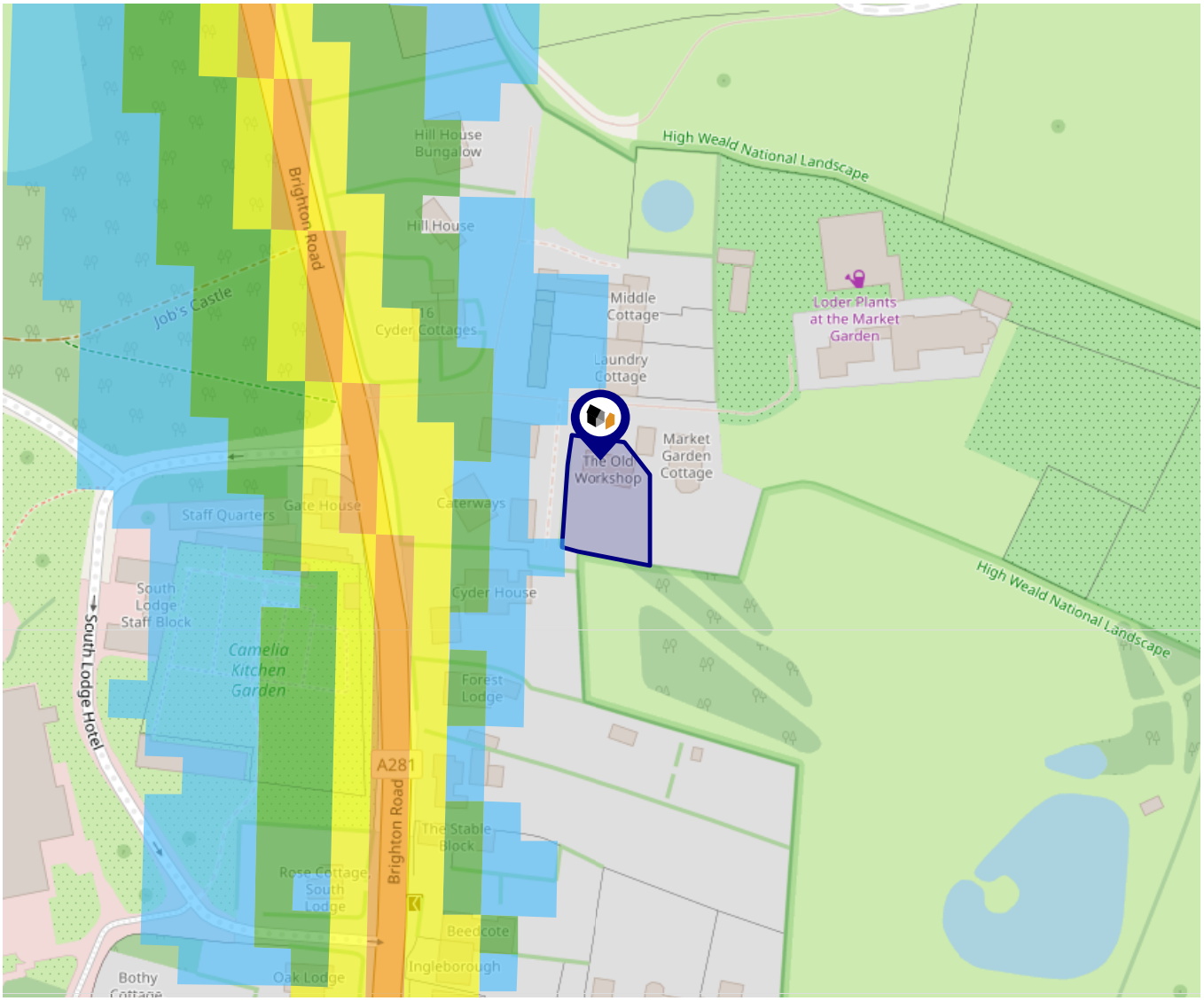
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

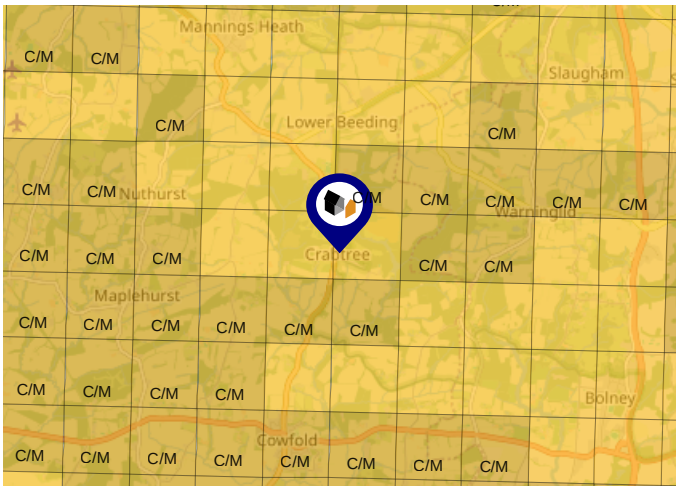
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

At Home
Estate and Lettings Agency

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

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

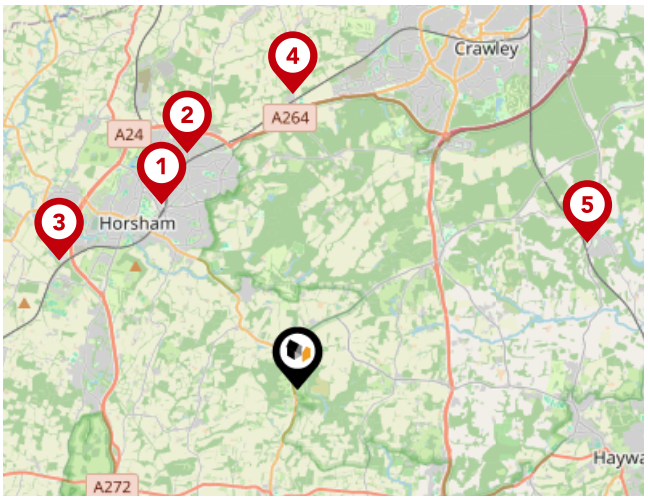


Primary Classifications (Most Common Clay Types)

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

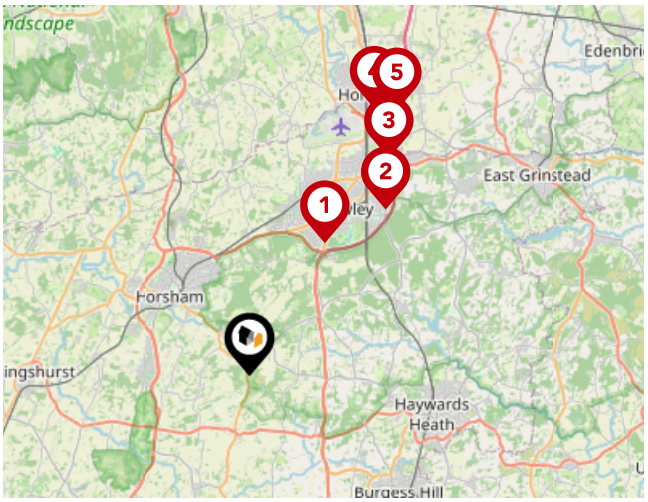
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Area
Transport (National)



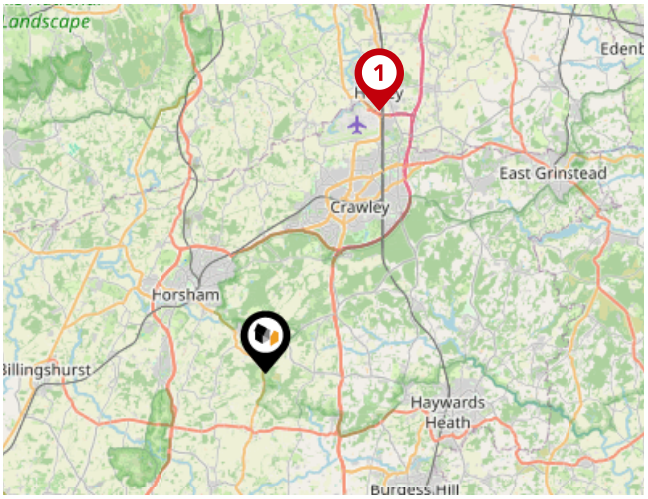
National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	4.29 miles
2	Littlehaven Rail Station	4.86 miles
3	Christs Hospital Rail Station	5.06 miles
4	Faygate Rail Station	5.52 miles
5	Balcombe Rail Station	6.04 miles



Trunk Roads/Motorways

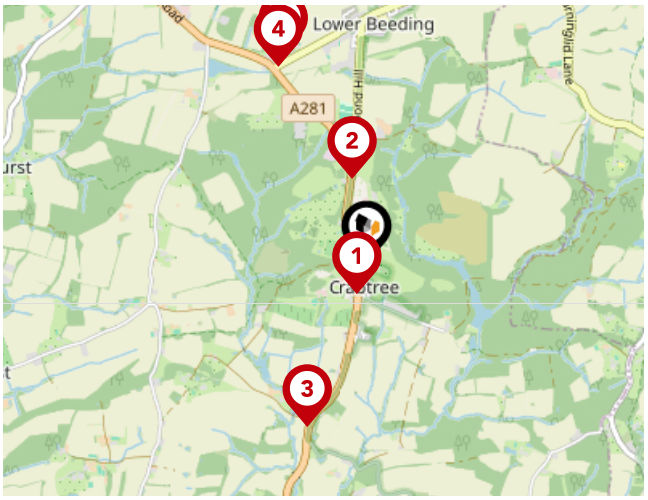
Pin	Name	Distance
1	M23 J11	5.64 miles
2	M23 J10A	7.97 miles
3	M23 J10	9.62 miles
4	M23 J9A	10.96 miles
5	M23 J9	11.27 miles



Airports/Helipads

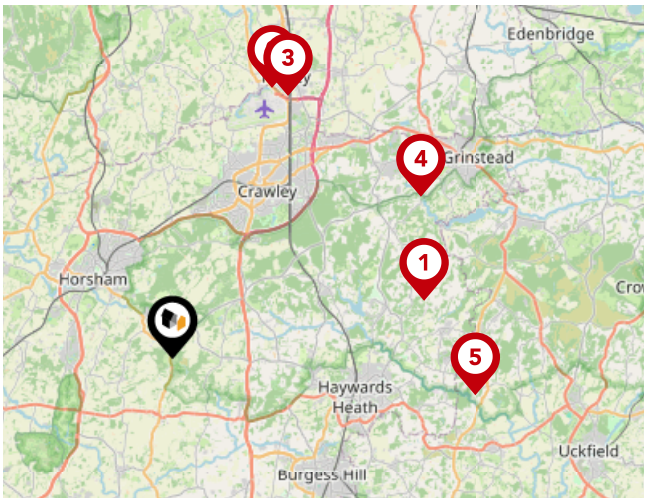
Pin	Name	Distance
1	London Gatwick Airport	10.61 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Crabtree	0.14 miles
2	Leonardslee Gardens	0.4 miles
3	Crabtree Gate	0.81 miles
4	Pronger's Corner	1 miles
5	Pronger's Corner	1.04 miles



Local Connections

Pin	Name	Distance
1	Horsted Keynes (Bluebell Railway)	9.62 miles
2	Gatwick North Terminal Shuttle Station	10.67 miles
3	Gatwick South Terminal Shuttle Station	10.67 miles
4	Kingscote (Bluebell Railway)	11.02 miles
5	Sheffield Park (Bluebell Railway)	11.35 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
Disclaimer

At Home
Estate and Lettings Agency

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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.

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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.

Powered by sprift
Know any property instantly

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