

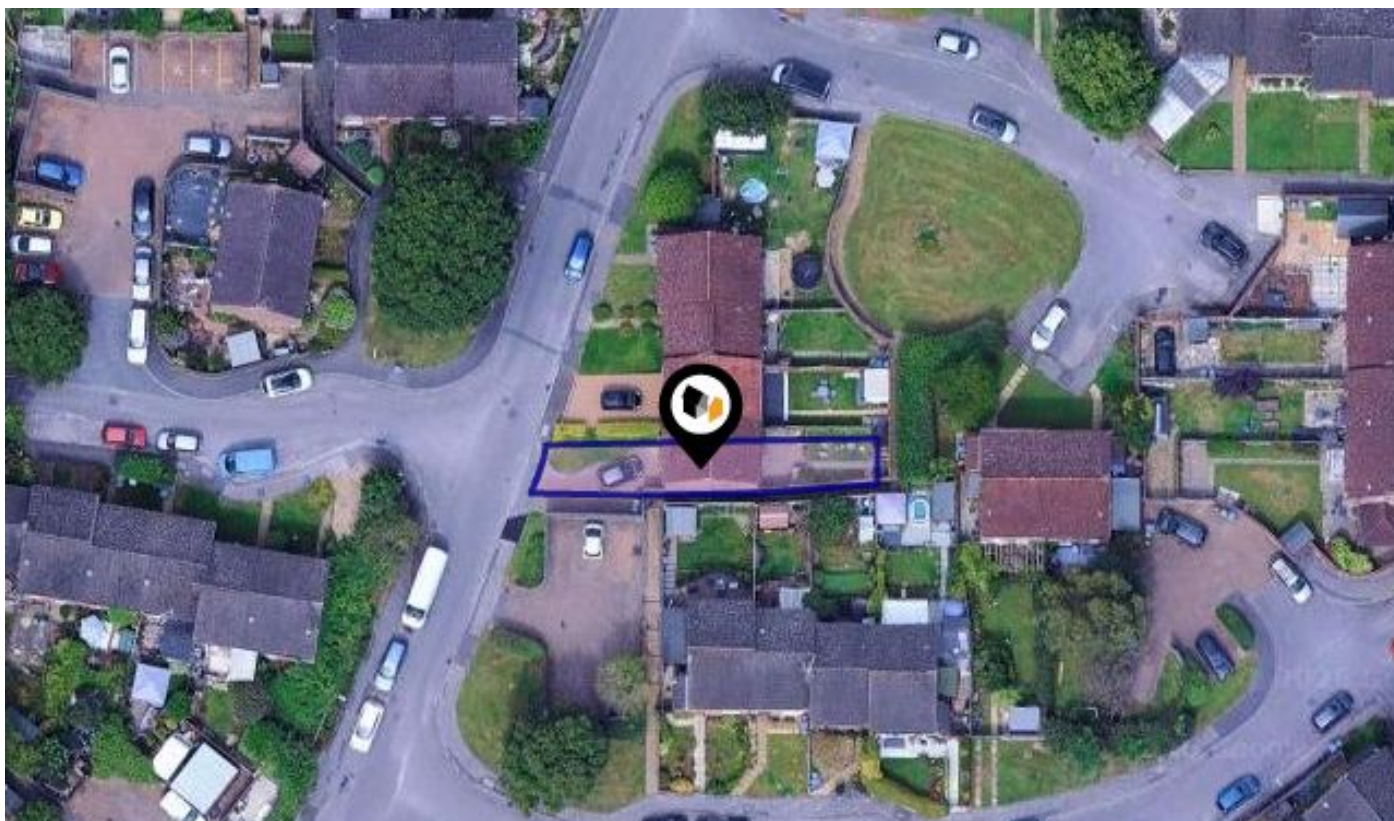


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 15th May 2026



**4, HENDERSON WAY, HORSHAM, RH12 1JX**

## At Home Estate And Lettings Agency

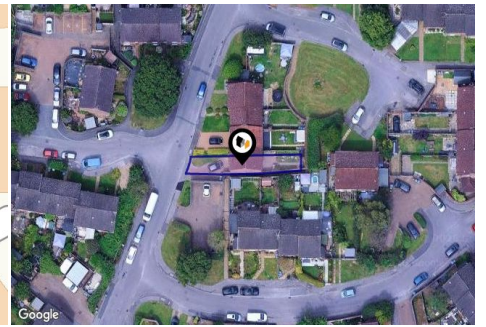
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

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## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	27/11/2015
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£275,000
<b>Floor Area:</b>	764 ft <sup>2</sup> / 71 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£359
<b>Plot Area:</b>	0.03 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1950-1966	<b>Latest FENSA Work:</b>	15/04/2013 - 1 door 25/04/2005 - 1 window, 1 door
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,170		
<b>Title Number:</b>	WSX240351		
<b>UPRN:</b>	100061812671		
<b>Restrictive Covenants:</b>	Yes		

## 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>7</b> mb/s	<b>80</b> mb/s	<b>2000</b> mb/s

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



### Satellite/Fibre TV Availability:

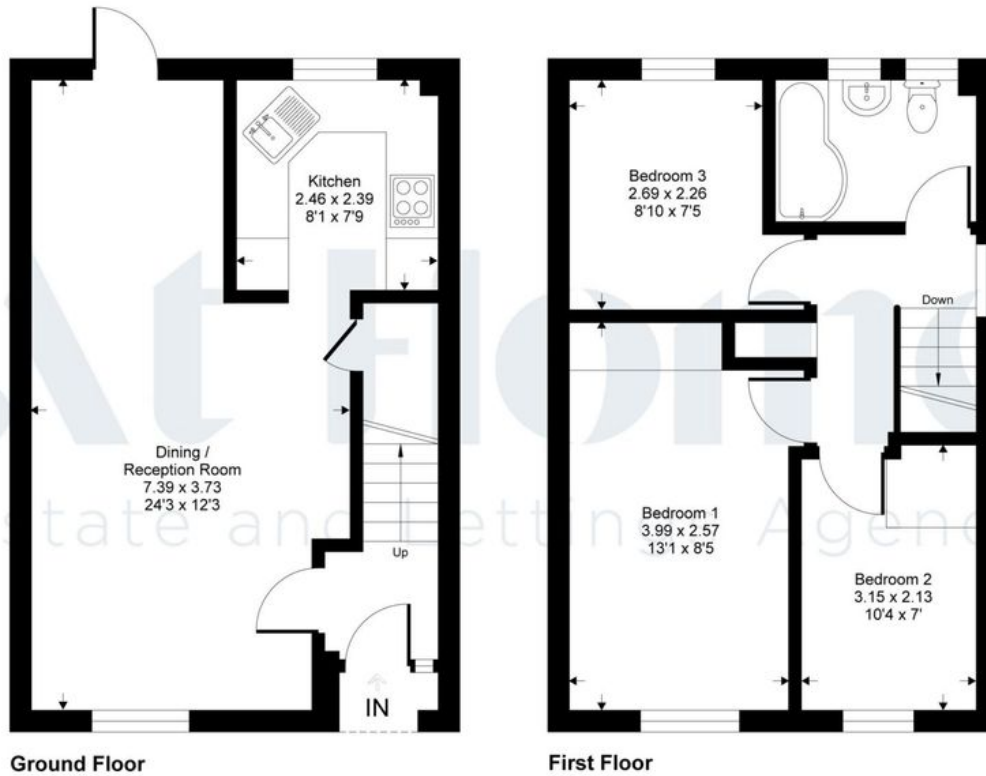






## 4, HENDERSON WAY, HORSHAM, RH12 1JX

**Henderson Way, RH12**  
Approximate Gross Internal Area = 70.4 sq m / 757 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.

Copyright Within Walls. 2026 - Produced for At Home

# Property EPC - Certificate

4 Henderson Way HORSHAM RH12 1JX	Energy rating  <span style="font-size: 48pt; font-weight: bold; color: white;">C</span>
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Valid until 27.04.2036	Certificate number 24958692101311114619
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #5cb85c; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18pt;">87   B</span> </div>
69-80	C	<div style="background-color: #9bc296; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18pt;">73   C</span> </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

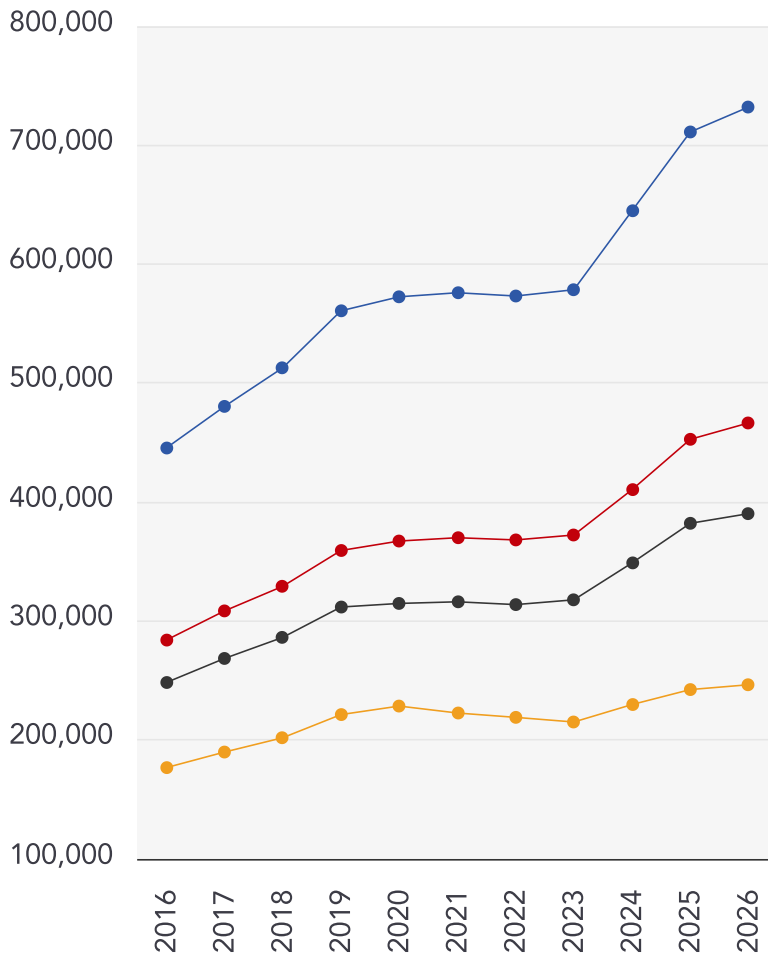
## Additional EPC Data

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<b>Property Type:</b>	End-terrace house
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Pitched, 250 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	71 m <sup>2</sup>

# Market House Price Statistics

10 Year History of Average House Prices by Property Type in RH12



Detached

**+64.34%**

Semi-Detached

**+64.26%**

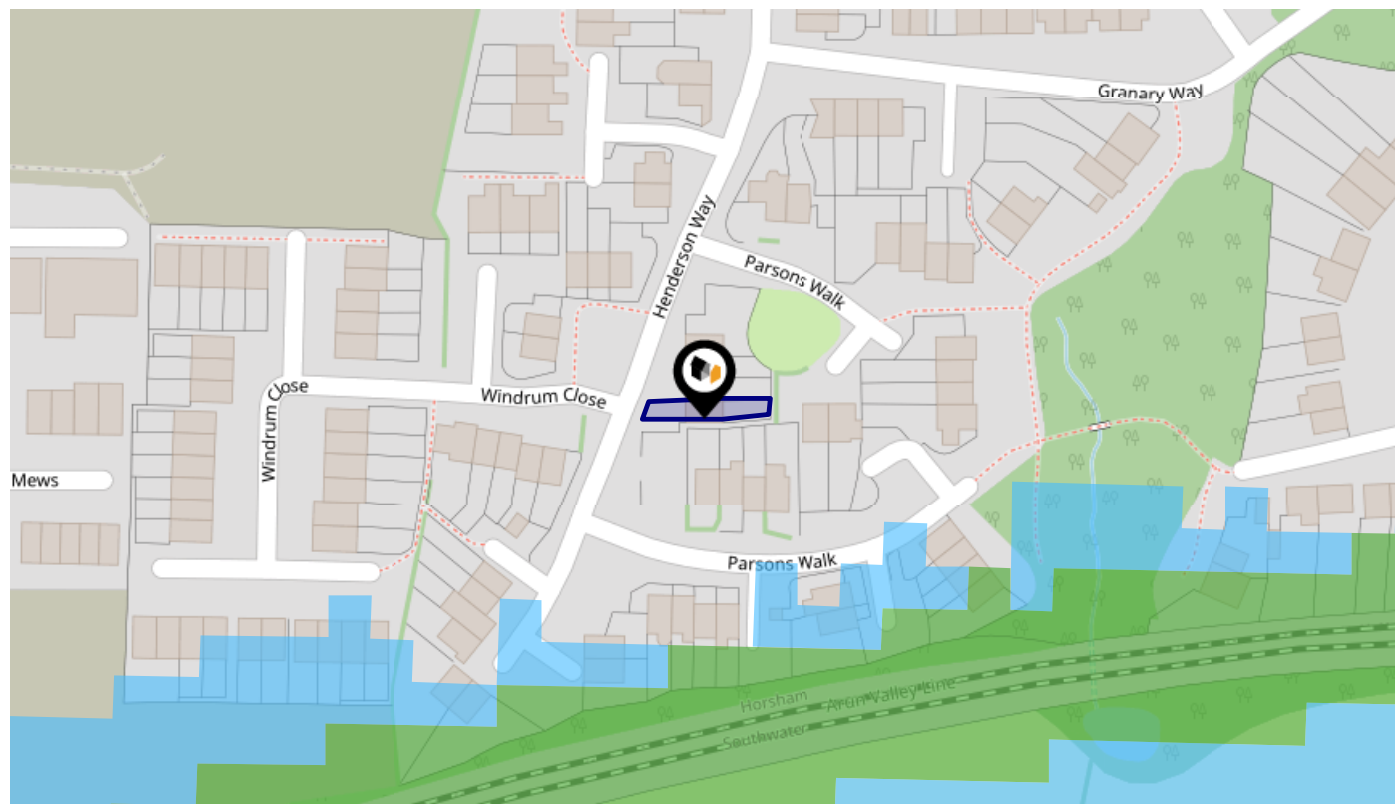
Terraced

**+57.16%**

Flat

**+39.41%**

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



### Rail Noise Data

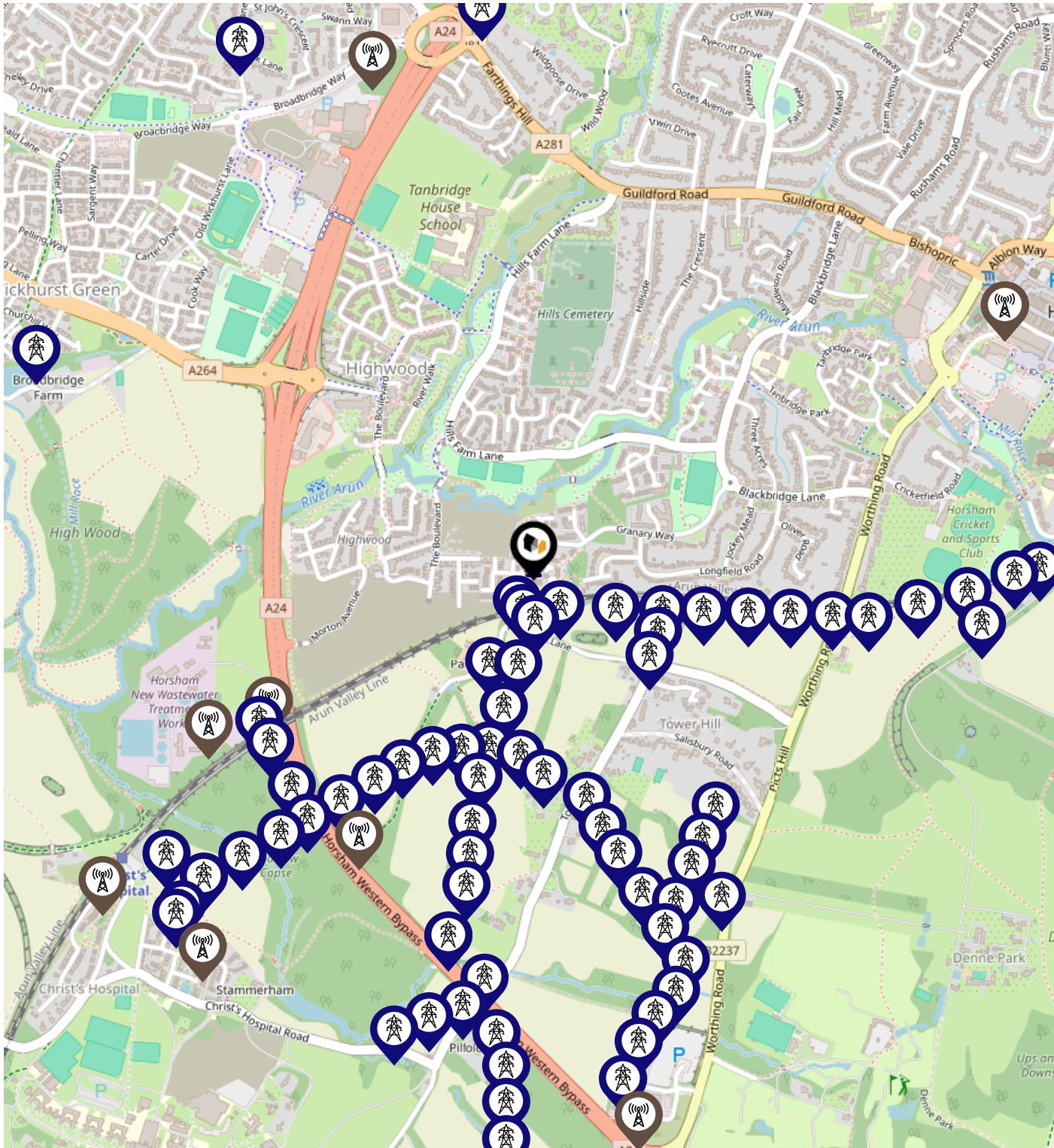
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Local Area Masts & Pylons

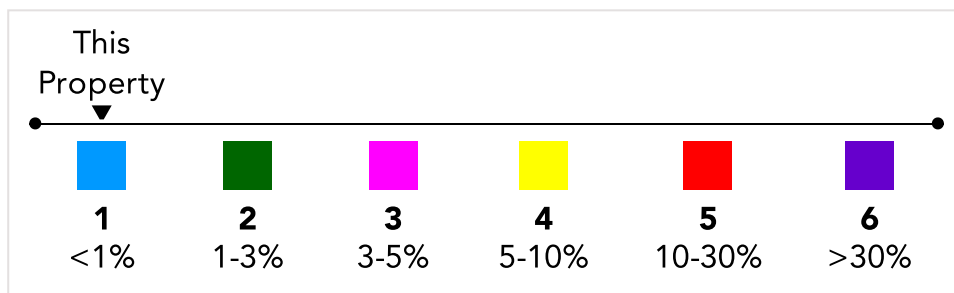
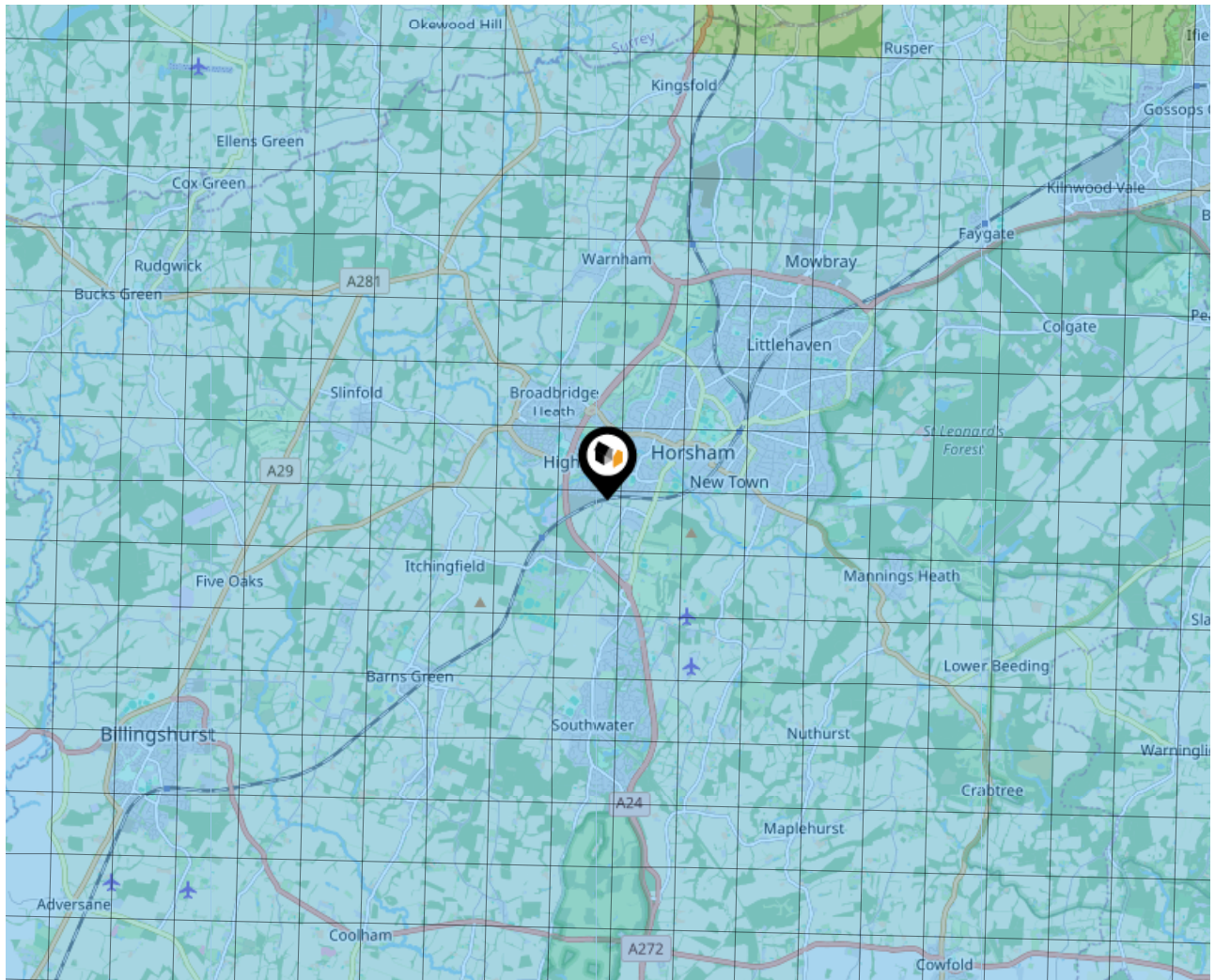


**Key:**

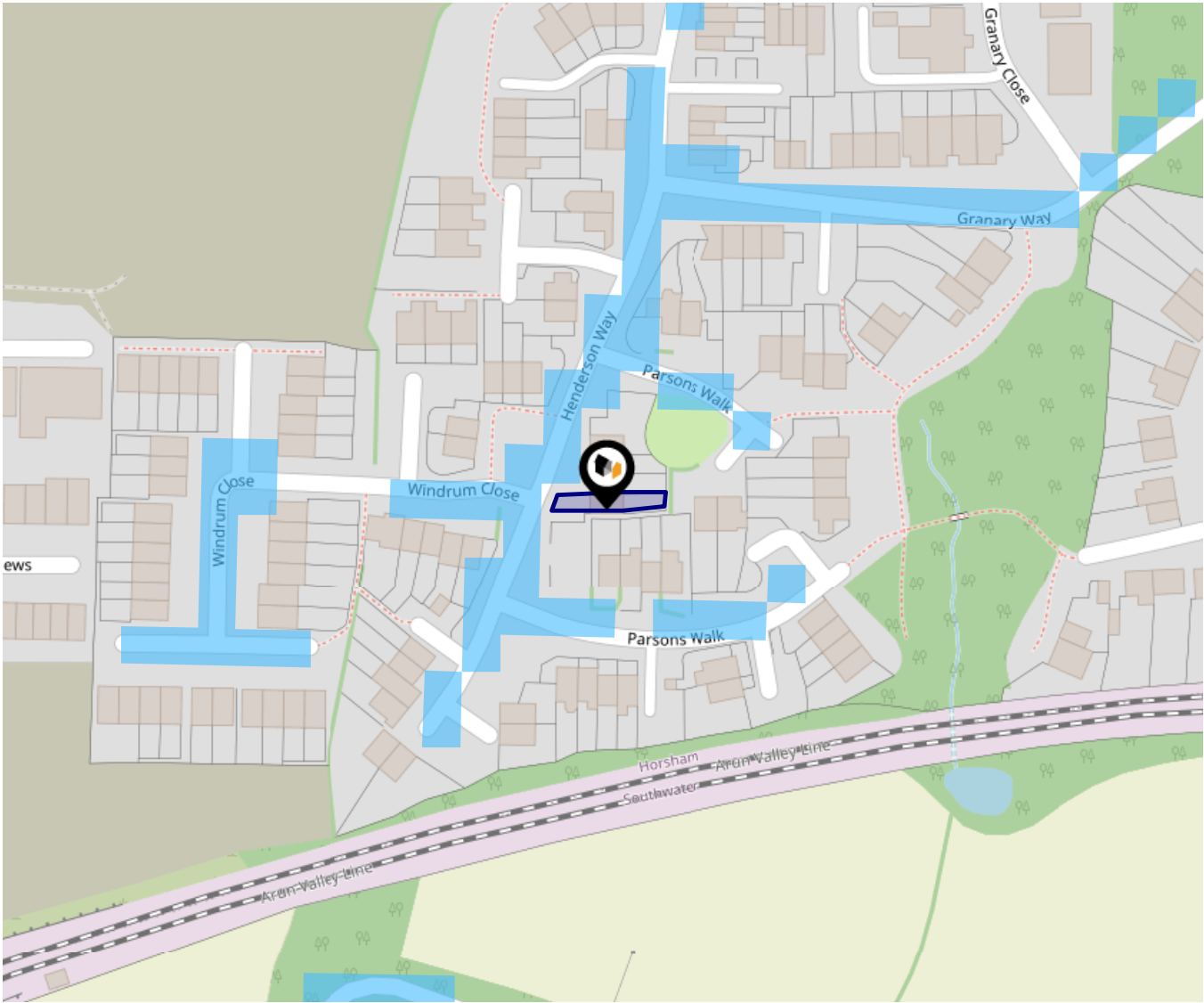
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



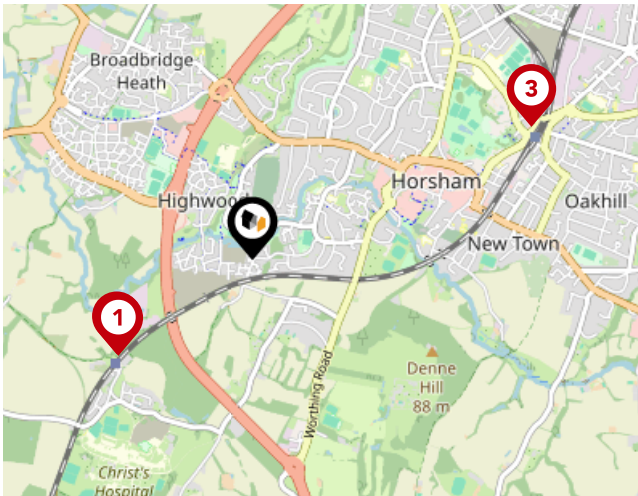
# Local Area Road Noise



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.

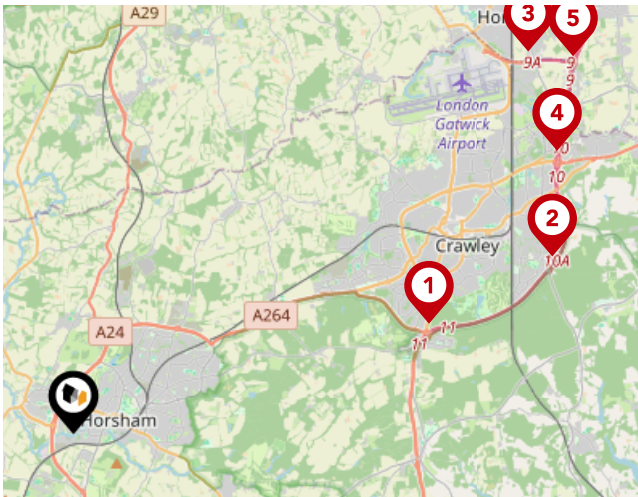
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB





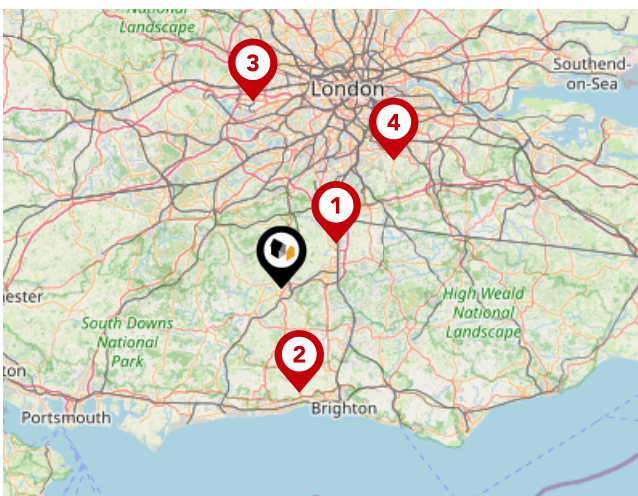
## National Rail Stations

Pin	Name	Distance
1	Christs Hospital Rail Station	0.77 miles
2	Christs Hospital Rail Station	0.77 miles
3	Horsham Rail Station	1.44 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	6.95 miles
2	M23 J10A	9.52 miles
3	M23 J9A	11.05 miles
4	M23 J10	10.45 miles
5	M23 J9	11.67 miles

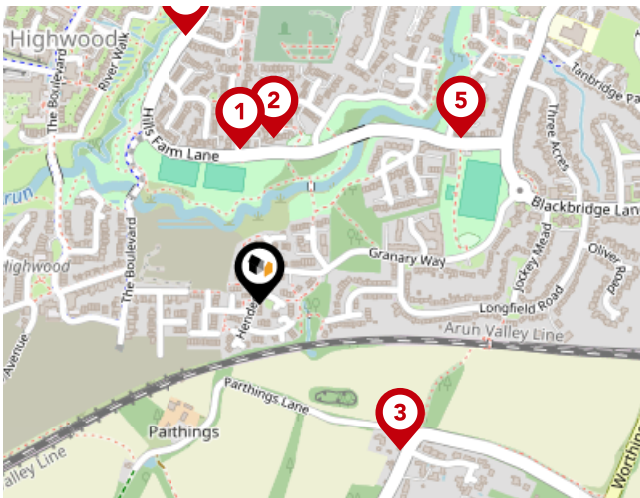


## Airports/Helipads

Pin	Name	Distance
1	Gatwick Airport	10.57 miles
2	Shoreham-by-Sea	15.71 miles
3	Heathrow Airport Terminal 4	28.19 miles
4	Leaves Green	25.26 miles

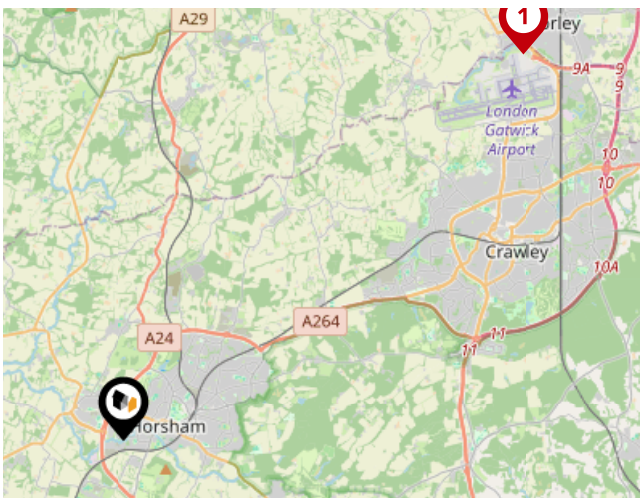
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fellcott Way	0.18 miles
2	Fellcott Way	0.19 miles
3	Tower Close	0.24 miles
4	Stoneybrook	0.32 miles
5	Shandys Close	0.3 miles



### Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	10.37 miles



### At Home Estate And Lettings Agency

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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

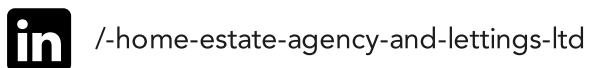
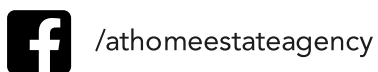


Not sure where to even start !! After both buying and selling with Paul and his team I can't praise them enough. Day or night and 7 days if required the team were available. They went way beyond what I expect any other agent would do. No 'silly' question was ever too much hassle. Paul and the rest of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



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## Important - Please Read

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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.



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**At Home**  
Estate and Lettings Agency

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