At Home
Estate and Lettings Agency

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd November 2026



38, BRUSHWOOD ROAD, HORSHAM, RH12 4PE

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk

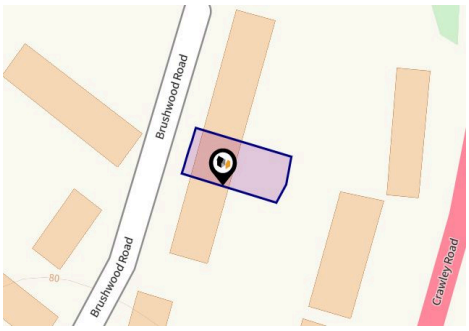
The Property Ombudsman

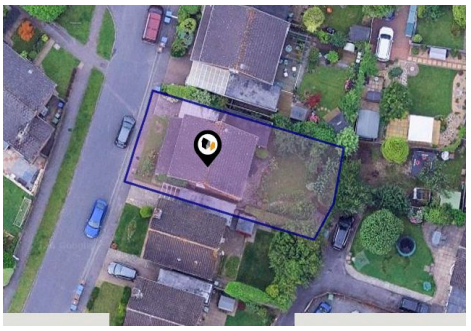
Powered by sprift
Know any property instantly

Property
Overview

At Home
Estate and Lettings Agency







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,280 ft^2 / 119 m^2		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,983		
Title Number:	WSX10989		
UPRN:	100061805590		
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)

4 mb/s	58 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

Powered by sprift
Know any property instantly

Planning History
This Address

At Home
Estate and Lettings Agency

Planning records for: ***38, Brushwood Road, Horsham, RH12 4PE***

Reference - NH/32/91	
Decision:	Decided
Date:	03rd April 1991
Description:	
Single storey front extension Site: Brambles 38 Brushwood Rd Horsham	

Powered by sprift
Know any property instantly

Gallery
Photos

At Home
Estate and Lettings Agency















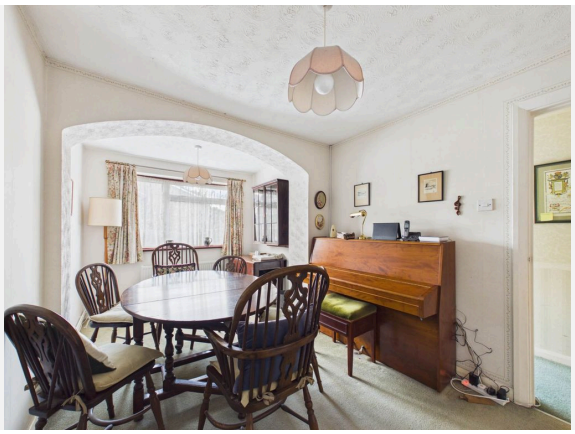


Gallery
Photos

At Home
Estate and Lettings Agency

















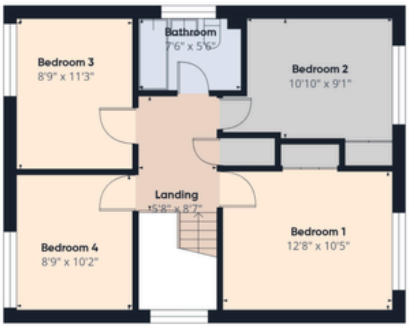
Gallery
Floorplan

At Home
Estate and Lettings Agency

38, BRUSHWOOD ROAD, HORSHAM, RH12 4PE



Floor 0



Floor 1

Approximate total area[1]
1349 ft²

(1) Excluding balconies and terrace

Calculations reference the RICS IPN 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustratio only.

GIRAFFE360

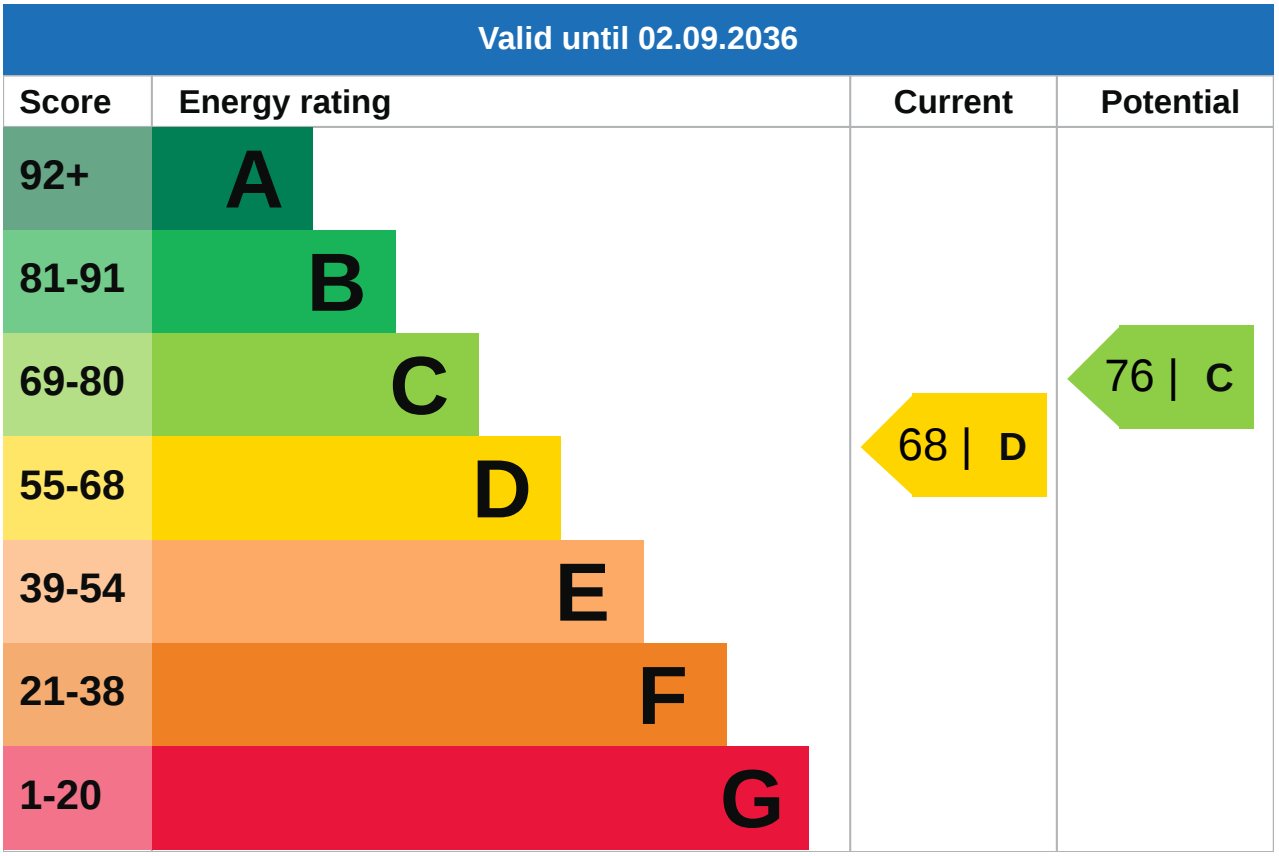
Powered by sprift
Know any property instantly

38 Brushwood Road, RH12 4PE

Energy rating

D

Valid until 02.09.2036



EPC - Additional Data

At Home
Estate and Lettings Agency

Additional EPC Data

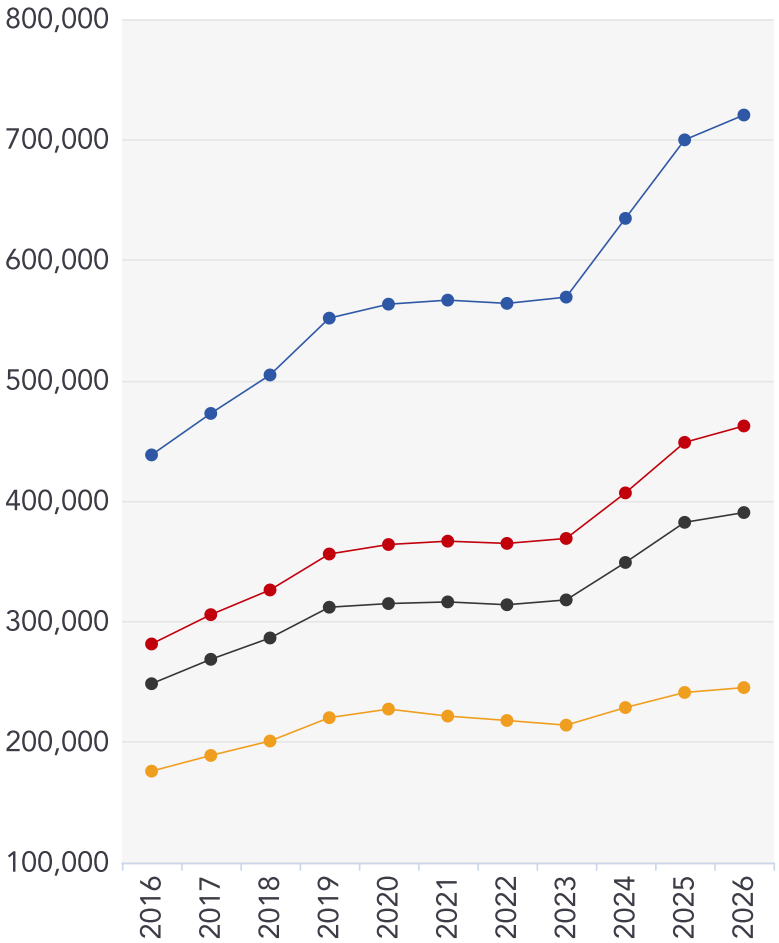
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	119 m^2

Powered by sprift
Know any property instantly

Market
House Price Statistics

At Home
Estate and Lettings Agency

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



Detached

+64.34%

Semi-Detached

+64.26%

Terraced

+57.16%

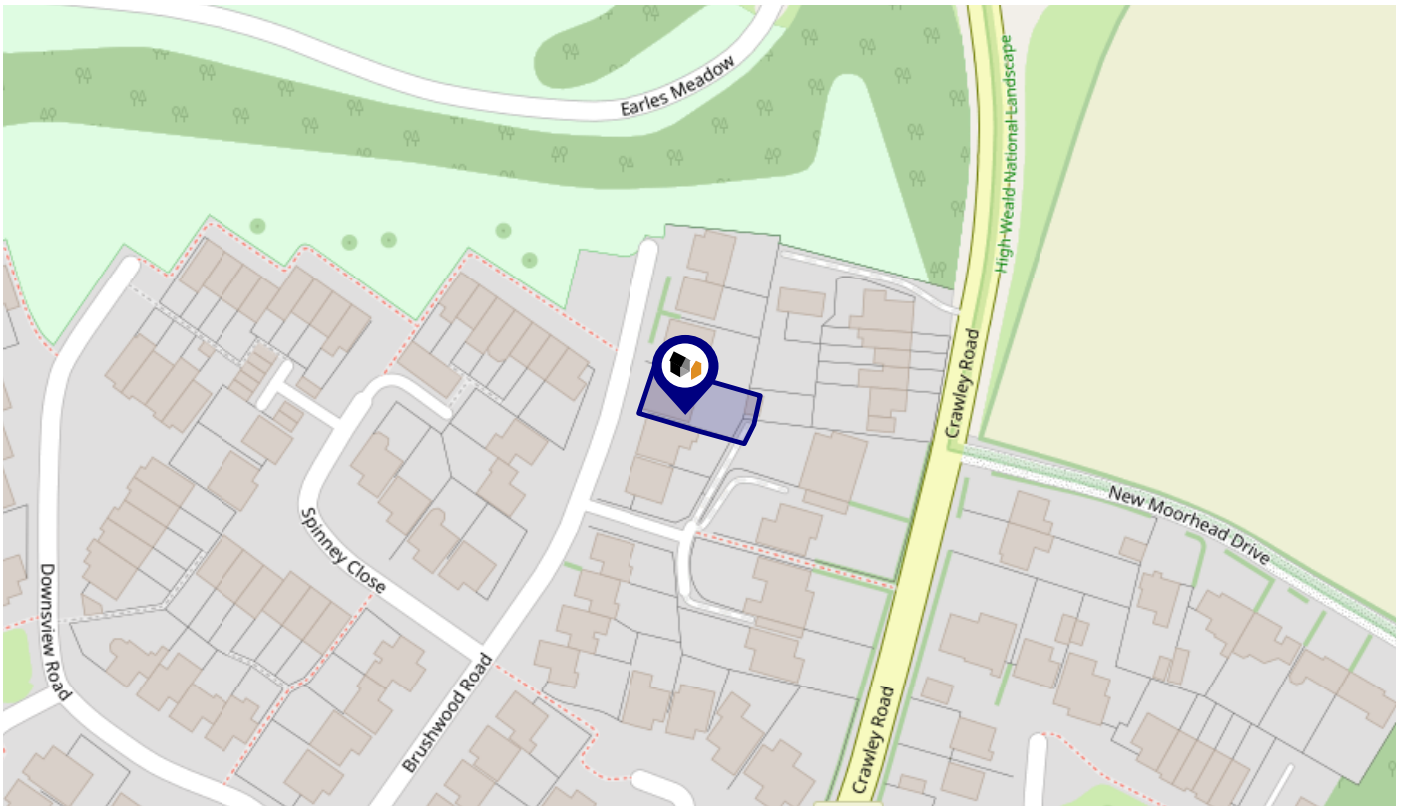
Flat

+39.41%

Powered by sprift
Know any property instantly

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.

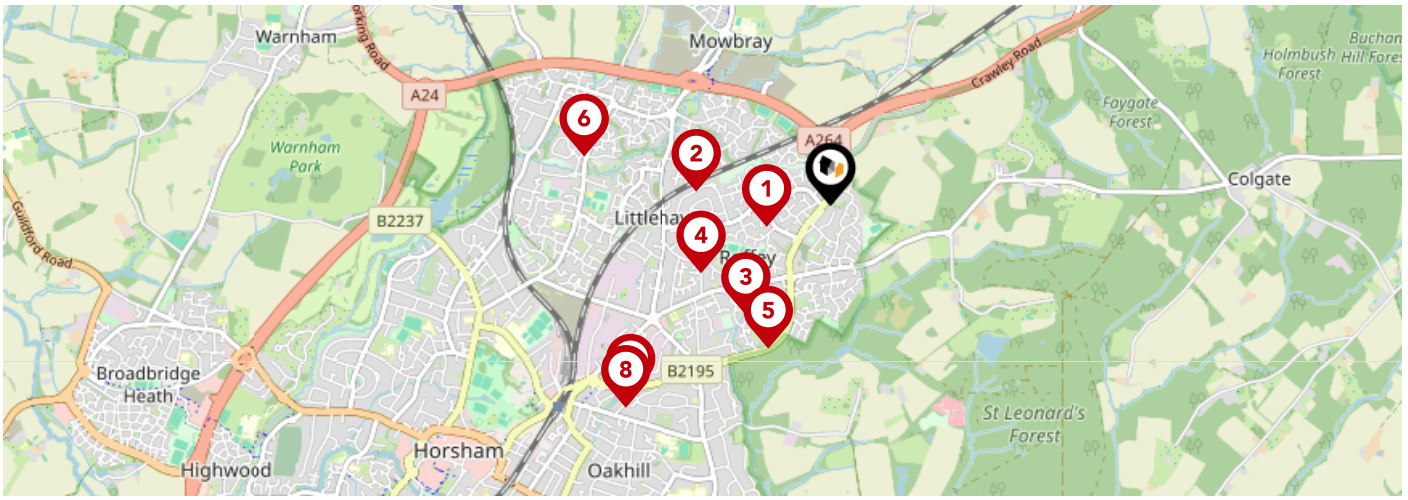
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

At Home
Estate and Lettings Agency

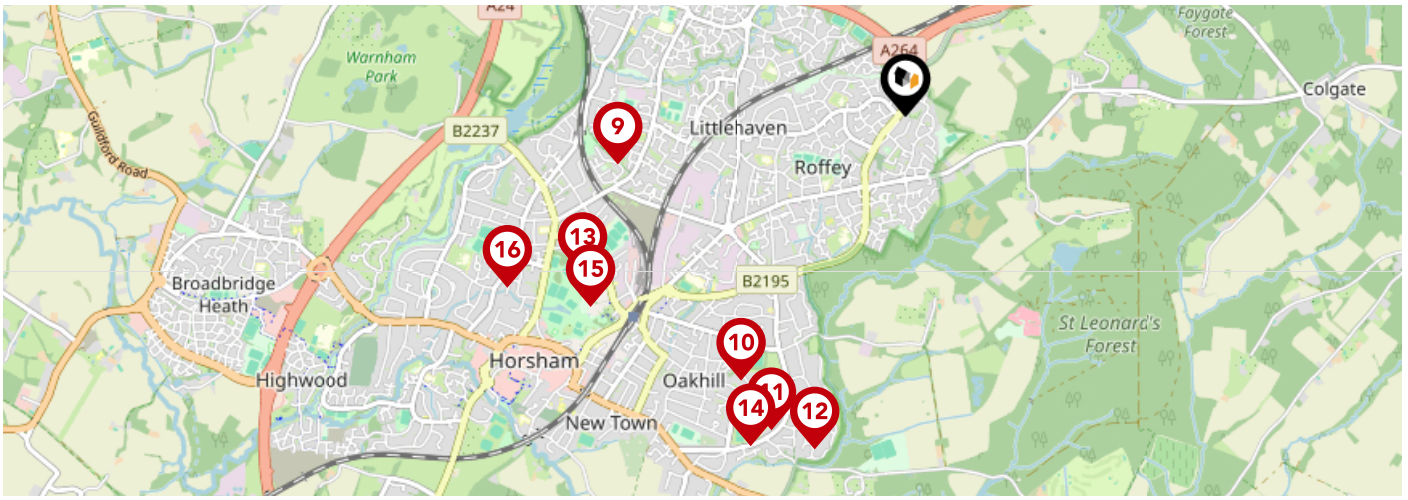


	Nursery	Primary	Secondary	College	Private
1 St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good | Pupils:0 | Distance:0.31	☐	☑	☐	☐	☐
2 All Saints CofE Primary School, Horsham Ofsted Rating: Good | Pupils: 201 | Distance:0.63	☐	☑	☐	☐	☐
3 Northolmes Junior School, Horsham Ofsted Rating: Good | Pupils: 168 | Distance:0.65	☐	☑	☐	☐	☐
4 Littlehaven Infant School Ofsted Rating: Good | Pupils: 93 | Distance:0.69	☐	☑	☐	☐	☐
5 Leechpool Primary School Ofsted Rating: Good | Pupils: 417 | Distance:0.73	☐	☑	☐	☐	☐
6 Holbrook Primary School Ofsted Rating: Good | Pupils: 415 | Distance:1.17	☐	☑	☐	☐	☐
7 Kingslea Primary School Ofsted Rating: Good | Pupils: 429 | Distance:1.29	☐	☑	☐	☐	☐
8 Horsham Nursery School Ofsted Rating: Good | Pupils: 142 | Distance:1.34	☑	☐	☐	☐	☐

Powered by sprift
Know any property instantly

Area
Schools

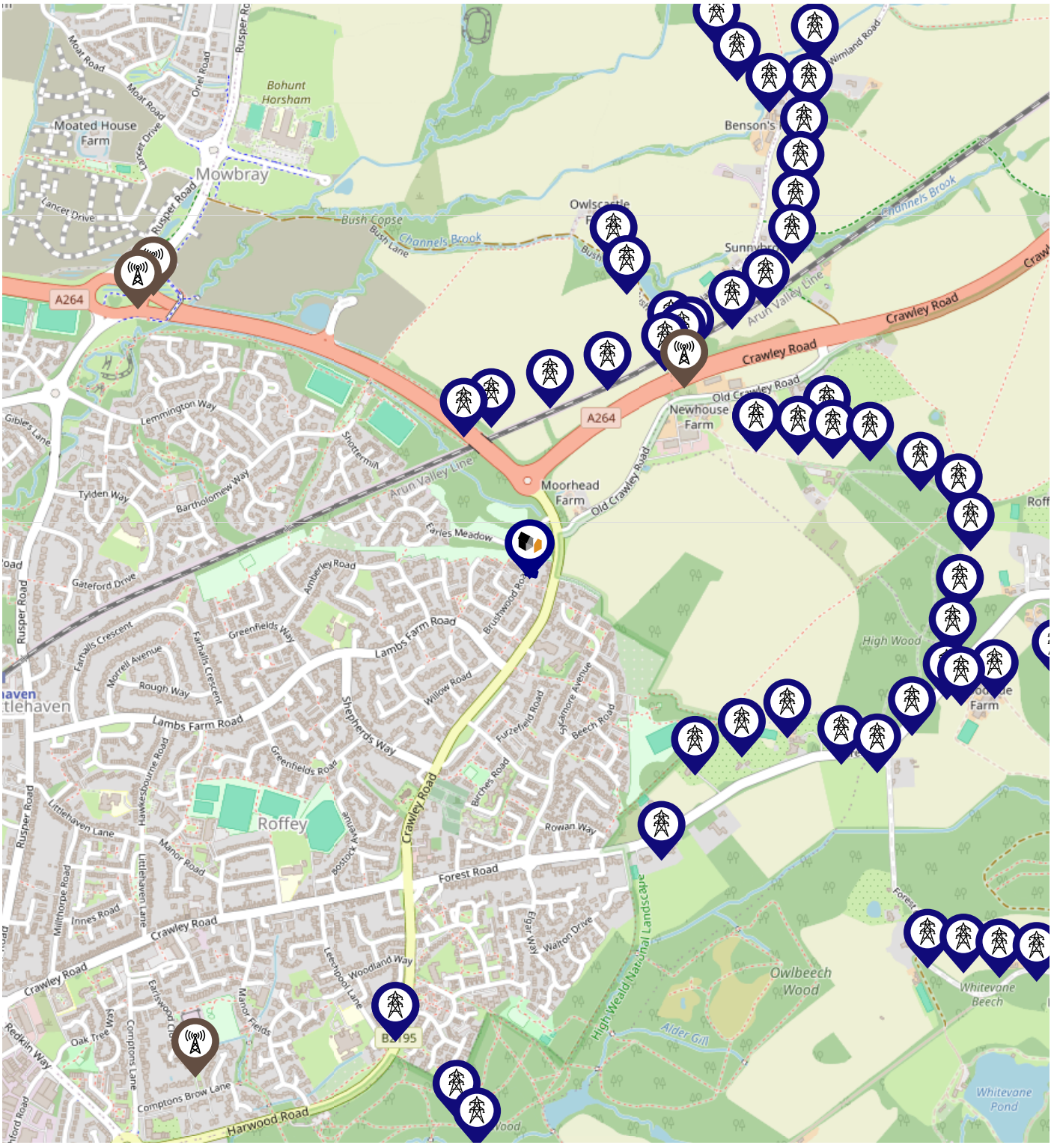
At Home
Estate and Lettings Agency



		Nursery	Primary	Secondary	College	Private
9	**North Heath Community Primary School** Ofsted Rating: Good | Pupils: 398 | Distance:1.37	☐	☑	☐	☐	☐
10	**Millais School** Ofsted Rating: Good | Pupils: 1194 | Distance:1.46	☐	☐	☑	☐	☐
11	**Queen Elizabeth II Silver Jubilee School, Horsham** Ofsted Rating: Outstanding | Pupils: 134 | Distance:1.59	☐	☐	☑	☐	☐
12	**Heron Way Primary School** Ofsted Rating: Outstanding | Pupils: 418 | Distance:1.61	☐	☑	☐	☐	☐
13	**The College of Richard Collyer In Horsham** Ofsted Rating: Good | Pupils:0 | Distance:1.68	☐	☐	☑	☐	☐
14	**The Forest School** Ofsted Rating: Good | Pupils: 1039 | Distance:1.7	☐	☐	☑	☐	☐
15	**Bohunt Horsham** Ofsted Rating: Good | Pupils: 966 | Distance:1.72	☐	☑	☑	☐	☐
16	**Trafalgar Community Infant School** Ofsted Rating: Good | Pupils: 234 | Distance:2.02	☐	☑	☐	☐	☐

Powered by sprift
Know any property instantly

Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

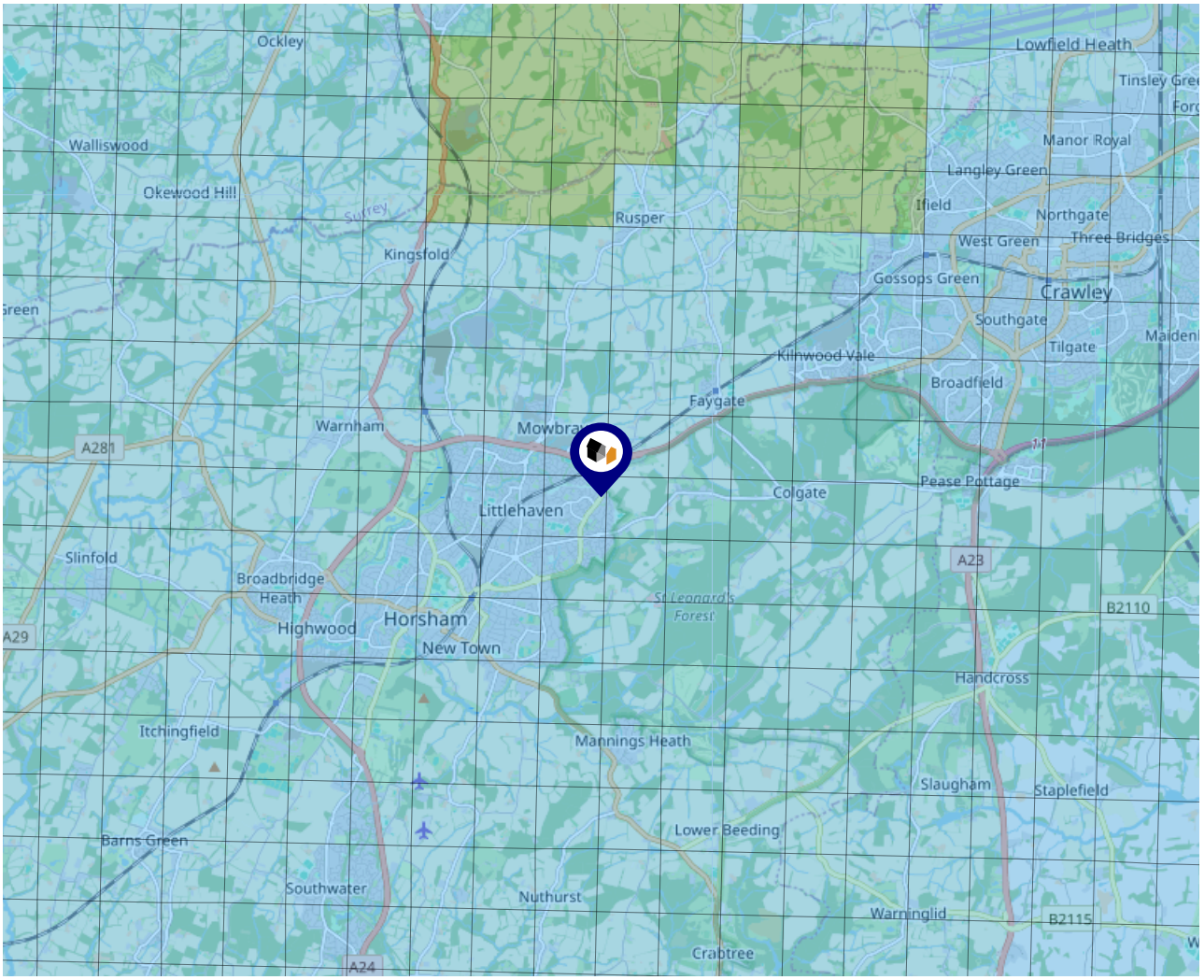
Powered by sprift
Know any property instantly

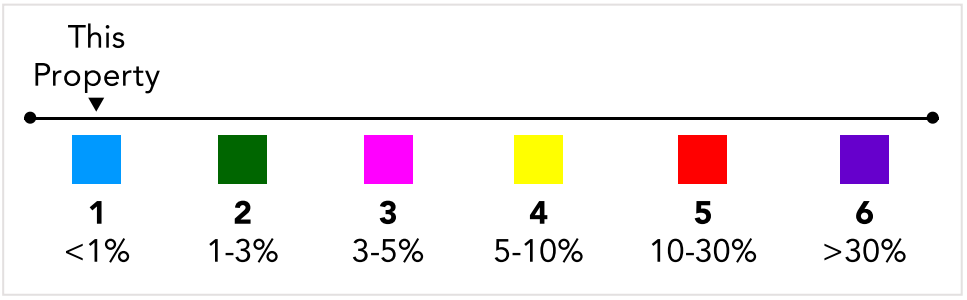
Environment
Radon Gas

At Home
Estate and Lettings Agency

What is Radon?

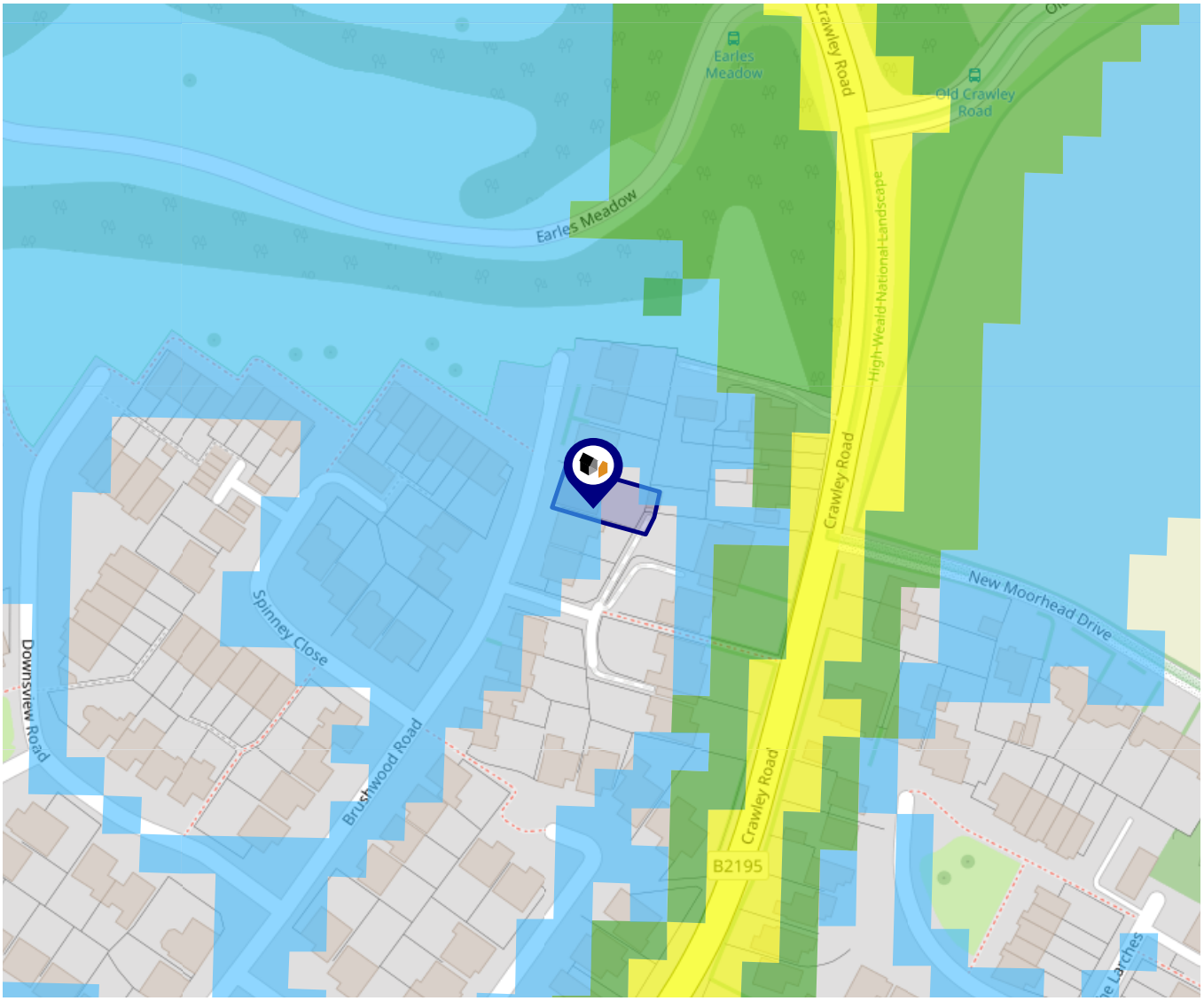
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





Powered by sprift
Know any property instantly

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.

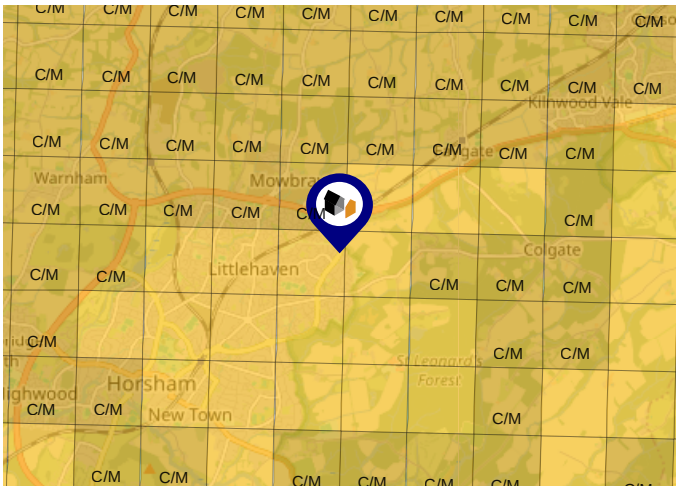
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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:**	SANDY LOAM TO LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP-INTERMEDIATE
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

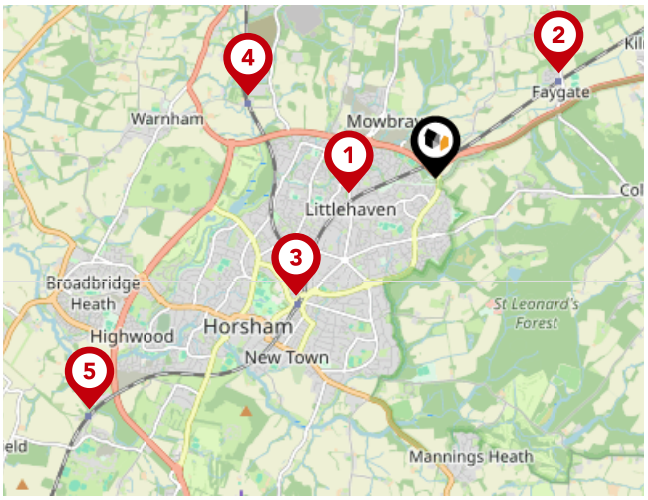


Primary Classifications (Most Common Clay Types)

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

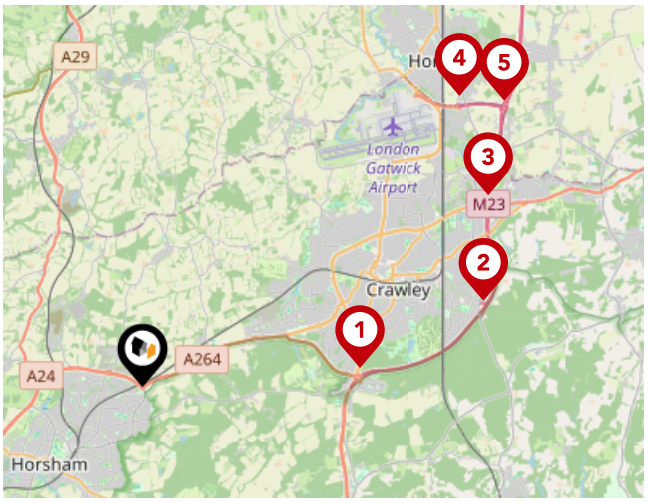
Powered by sprift
Know any property instantly

Area
Transport (National)



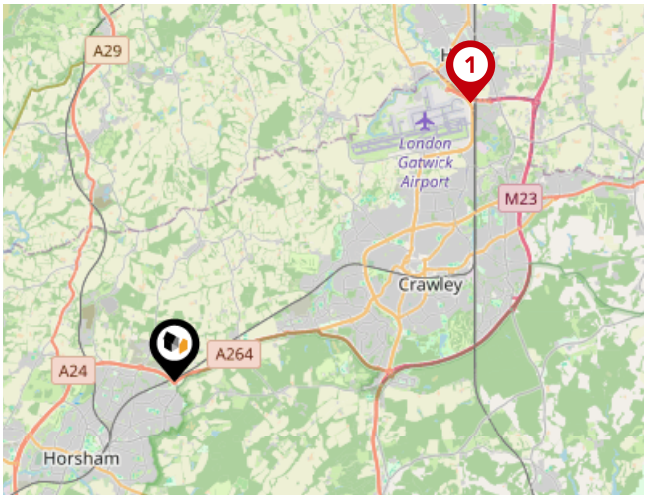
National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.8 miles
2	Faygate Rail Station	1.51 miles
3	Horsham Rail Station	1.68 miles
4	Warnham Rail Station	1.89 miles
5	Christs Hospital Rail Station	3.86 miles



Trunk Roads/Motorways

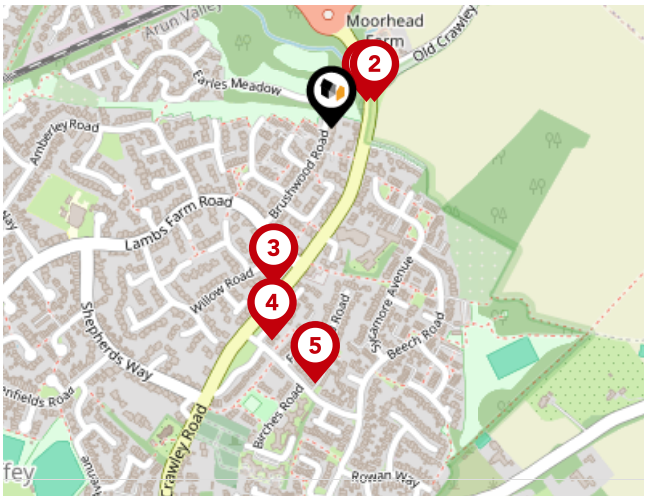
Pin	Name	Distance
1	M23 J11	4.06 miles
2	M23 J10A	6.52 miles
3	M23 J10	7.34 miles
4	M23 J9A	7.97 miles
5	M23 J9	8.57 miles



Airports/Helipads

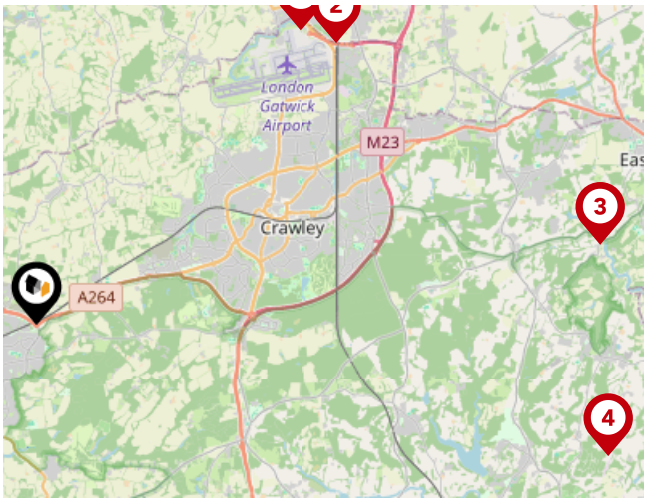
Pin	Name	Distance
1	London Gatwick Airport	7.55 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Earles Meadow	0.05 miles
2	Old Crawley Road	0.05 miles
3	The Norfolk Arms	0.19 miles
4	Moorhead Road	0.25 miles
5	Birches Road	0.29 miles



Local Connections

Pin	Name	Distance
1	Gatwick North Terminal Shuttle Station	7.35 miles
2	Gatwick South Terminal Shuttle Station	7.62 miles
3	Kingscote (Bluebell Railway)	10.57 miles
4	Horsted Keynes (Bluebell Railway)	10.91 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!

/athomeestateagency

/HOMEeagents

/-home-estate-agency-and-lettings-ltd

Powered by sprift

Agent
Disclaimer

At Home
Estate and Lettings Agency

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.

Powered by sprift
Know any property instantly

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

The information contained within this report is for general information purposes only.

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

Ordnance Survey
Land Registry
Environment Agency
Historic England
Office for National Statistics
Ofcom
Royal Mail