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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th September 2026



131, COMPTONS LANE, HORSHAM, RH13 5NZ

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

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Property

Type:	Detached	Last Sold Date:	31/07/1995
Bedrooms:	3	Last Sold Price:	£140,000
Floor Area:	1,453 ft ² / 135 m ²	Last Sold £/ft²:	£96
Plot Area:	0.29 acres	Tenure:	Freehold
Council Tax :	Band F	Latest FENSA Work:	02/06/2014 - 15 windows
Annual Estimate:	£3,526		
Title Number:	WSX198445		
UPRN:	100061807469		
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)

14 mb/s	109 mb/s	5500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: **131, Comptons Lane, Horsham, RH13 5NZ**

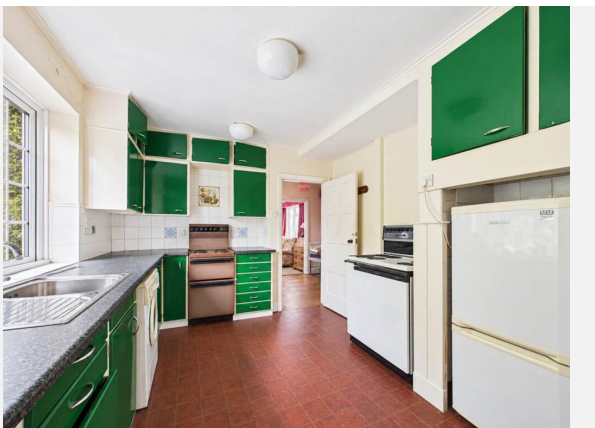
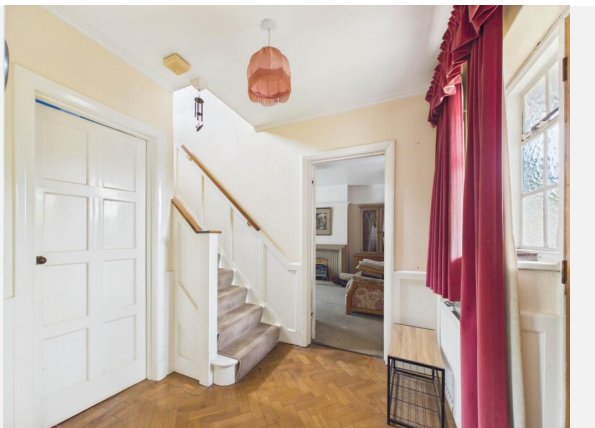
Reference - Horsham/DC/17/0541	
Decision:	Decided
Date:	08th March 2017
Description:	Erection of two side dormers

Reference - DC/17/0541	
Decision:	Decided
Date:	20th March 2017
Description:	Erection of two side dormers

Reference - HU/49/96	
Decision:	Decided
Date:	20th February 1996
Description:	Erection of garage/workshop Site: 131 Comptons Lane Horsham







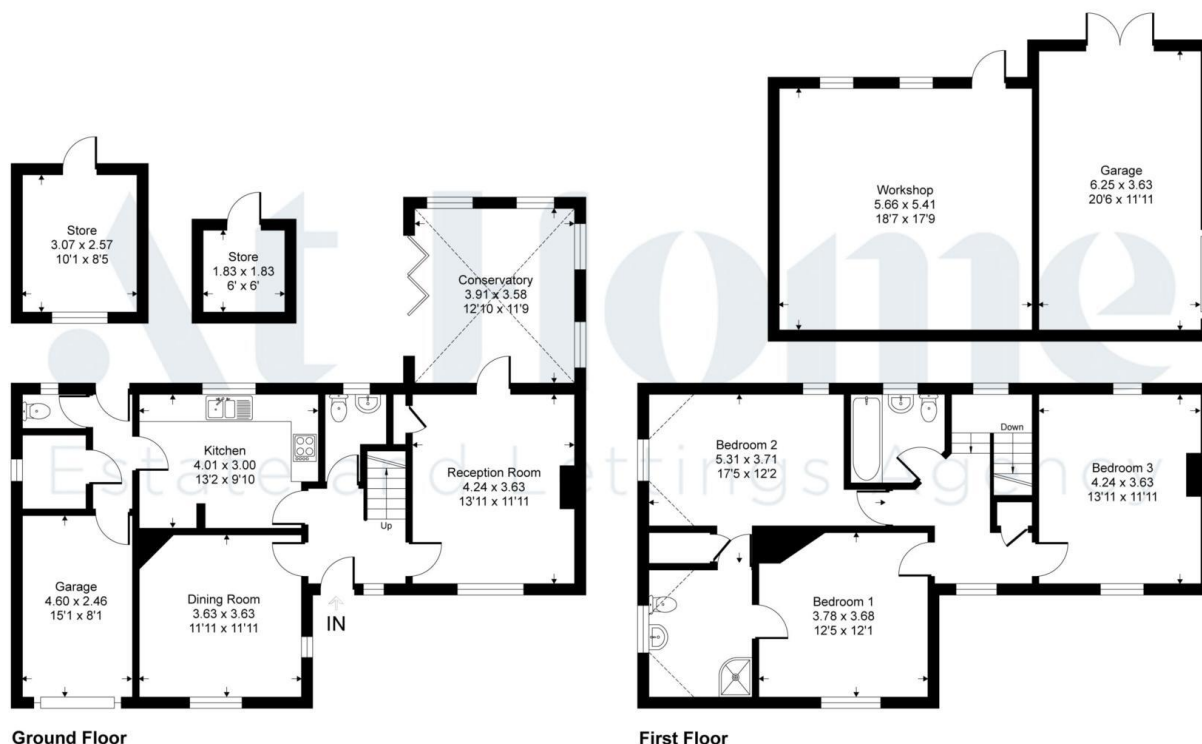


131, COMPTONS LANE, HORSHAM, RH13 5NZ



Comptons Lane, RH13

Approximate Gross Internal Area = 138.6 sq m / 1493 sq ft
Approximate Garages / Workshop Internal Area = 64.1 sq m / 691 sq ft
Approximate Outbuildings Internal Area = 11.2 sq m / 121 sq ft
Approximate Total Internal Area = 213.9 sq m / 2305 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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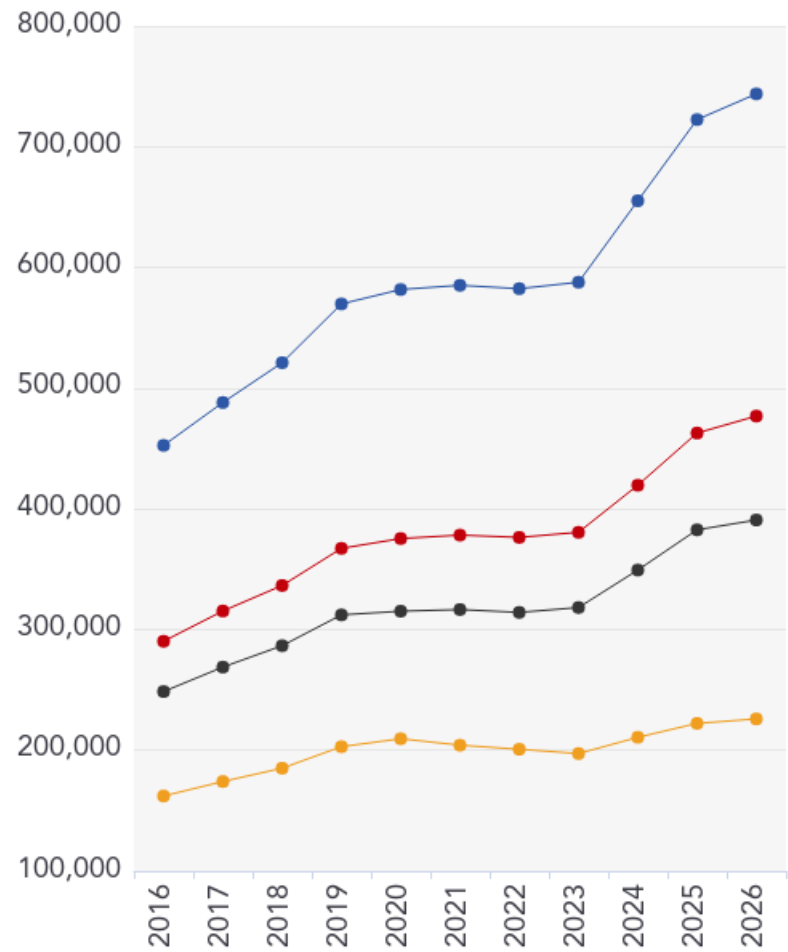
Property
EPC - Certificate

131 Comptons Lane, HORSHAM, RH13 5NZ		Energy rating E	
Valid until 09.09.2036		Certificate number 0360-2110-4610-2396-8661	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
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:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	135 m ²

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



Detached

+64.34%

Semi-Detached

+64.26%

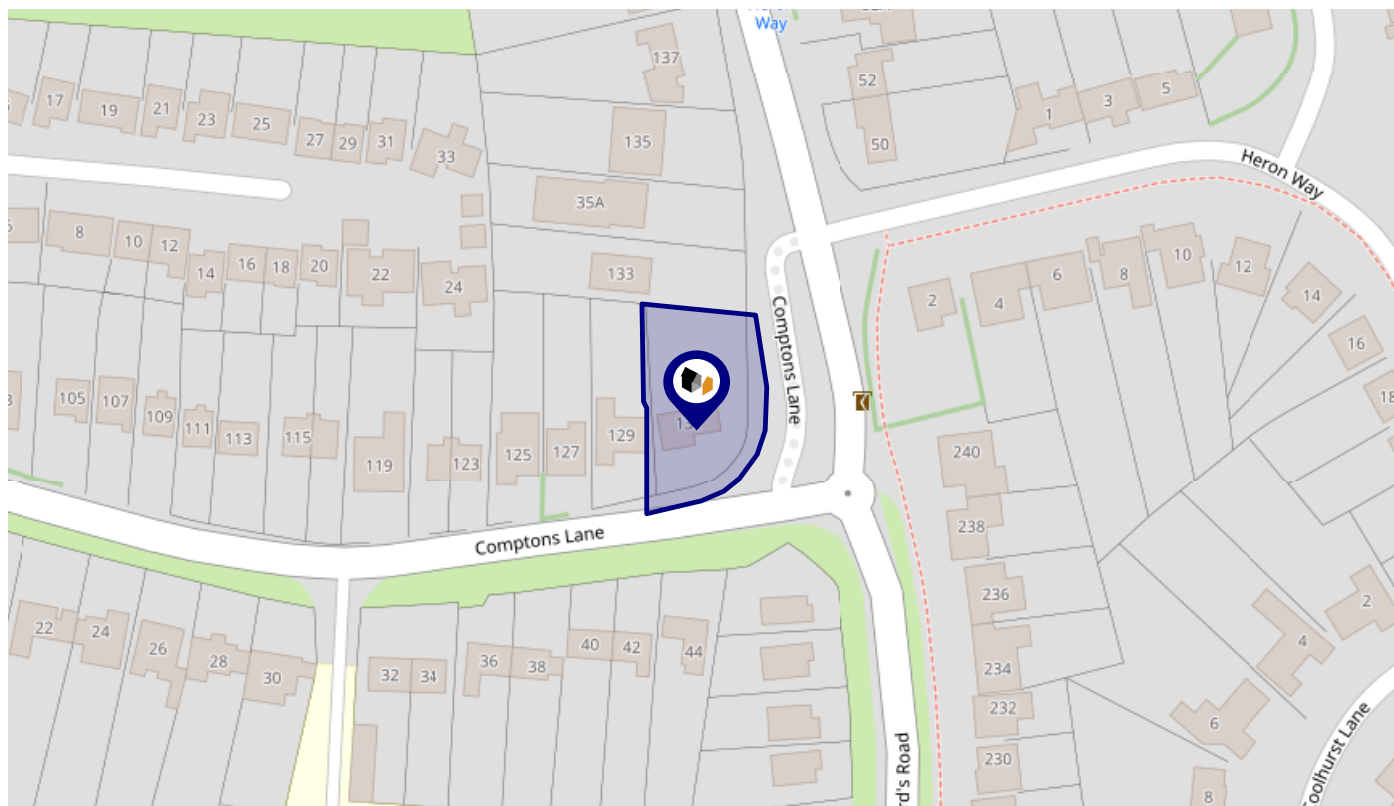
Terraced

+57.16%

Flat

+39.41%

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



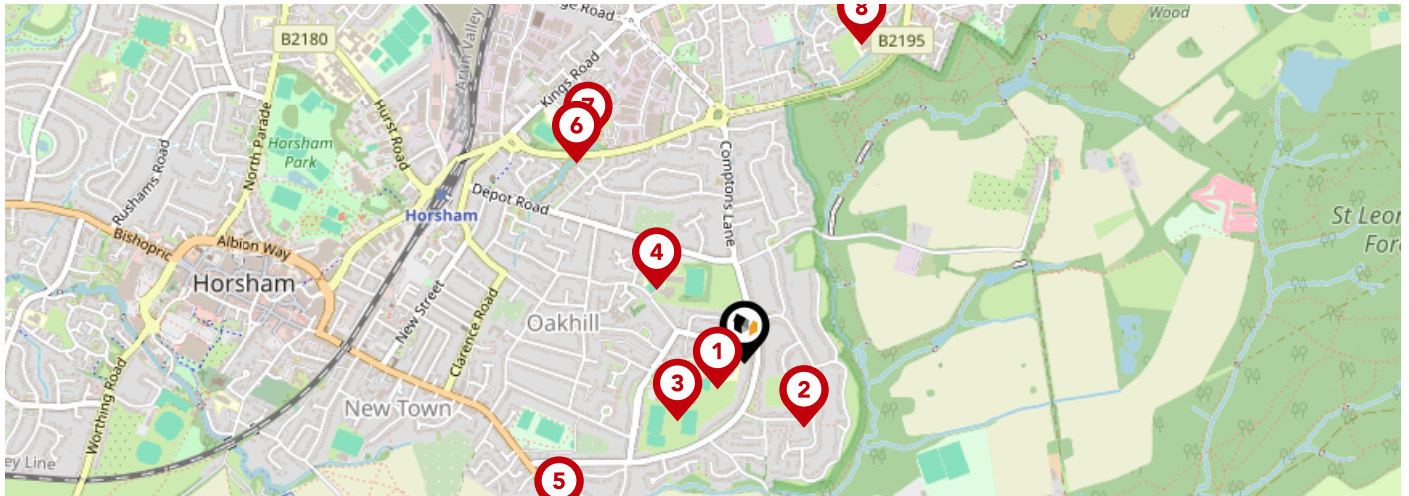
Rail Noise Data

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.

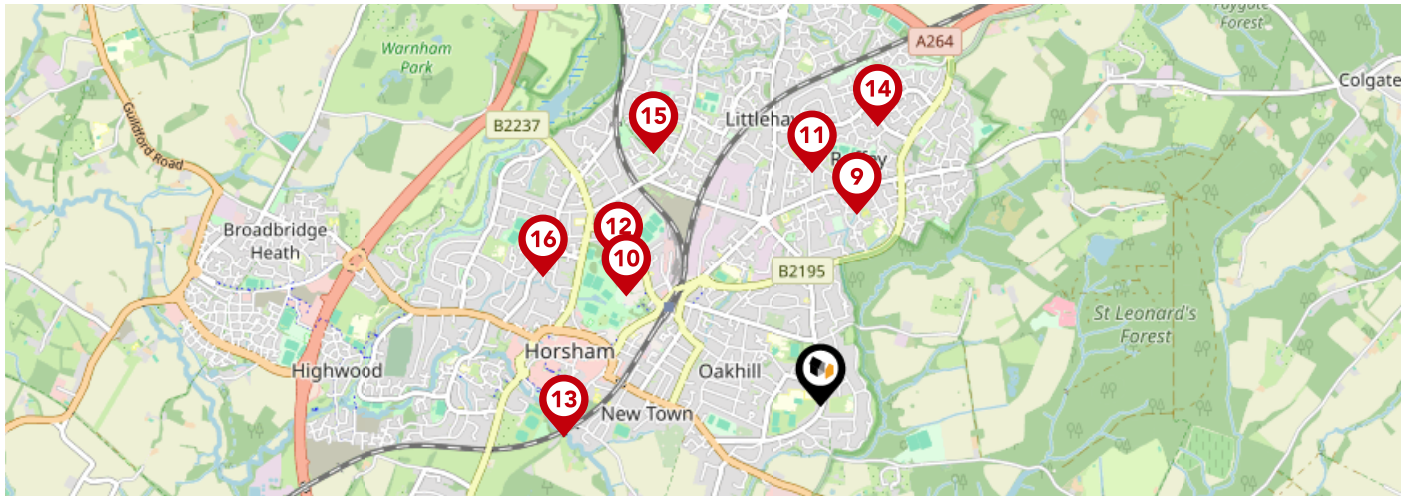
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	



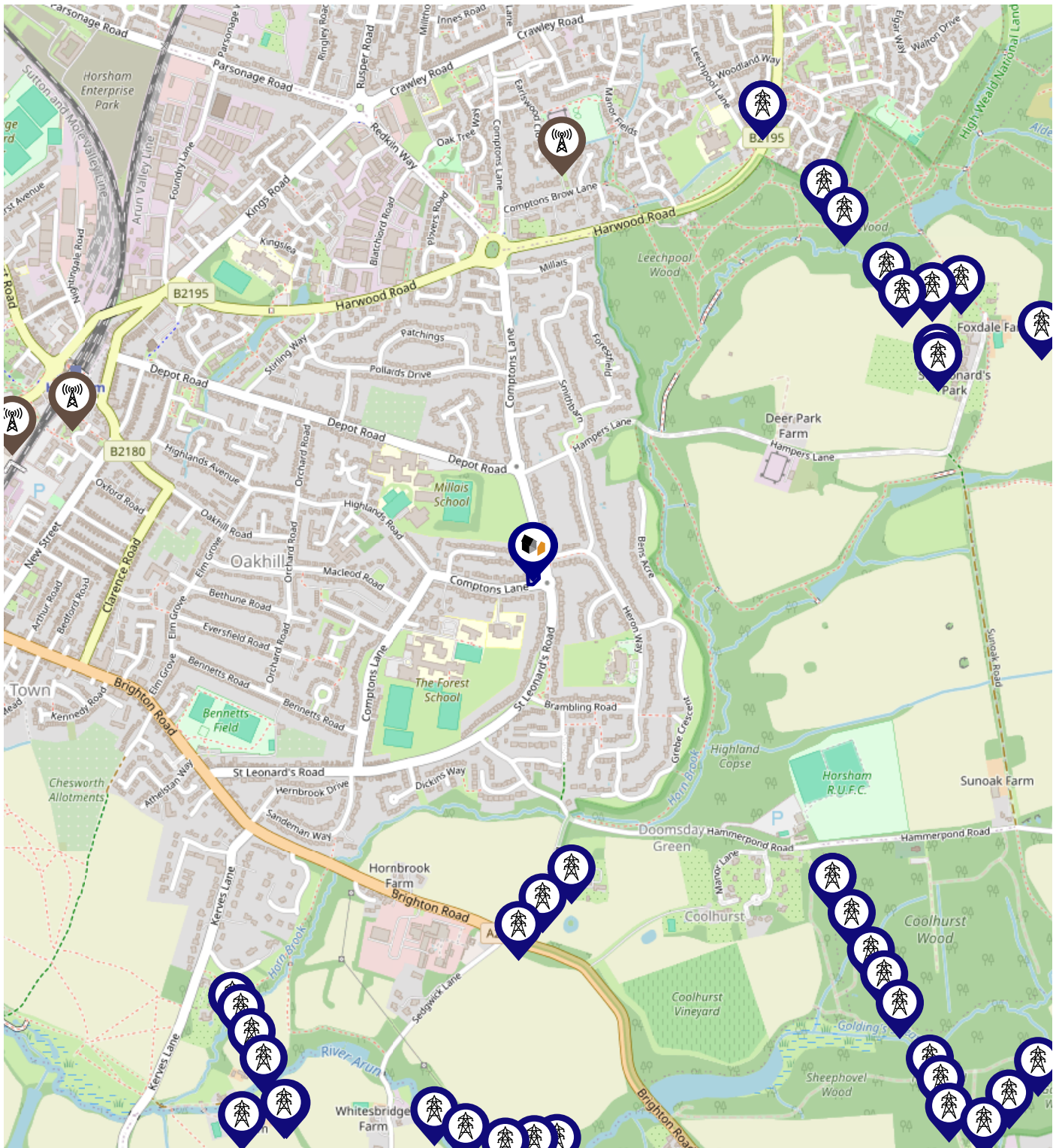
		Nursery	Primary	Secondary	College	Private
1	Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 134 Distance:0.09	☐	☐	☒	☐	☐
2	Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:0.2	☐	☒	☐	☐	☐
3	The Forest School Ofsted Rating: Good Pupils: 1039 Distance:0.21	☐	☐	☒	☐	☐
4	Millais School Ofsted Rating: Good Pupils: 1194 Distance:0.27	☐	☐	☒	☐	☐
5	Littlehaven Educational Trust Ofsted Rating: Not Rated Pupils:0 Distance:0.57	☐	☐	☒	☐	☐
6	Horsham Nursery School Ofsted Rating: Good Pupils: 142 Distance:0.61	☒	☐	☐	☐	☐
7	Kingslea Primary School Ofsted Rating: Good Pupils: 429 Distance:0.63	☐	☒	☐	☐	☐
8	Leechpool Primary School Ofsted Rating: Good Pupils: 417 Distance:0.79	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Northolmes Junior School, Horsham Ofsted Rating: Good Pupils: 168 Distance:0.91	☐	☒	☐	☐	☐
	Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance:1.04	☐	☒	☒	☐	☐
	Littlehaven Infant School Ofsted Rating: Good Pupils: 93 Distance:1.09	☐	☒	☐	☐	☐
	The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils:0 Distance:1.15	☐	☐	☒	☐	☐
	St Mary's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:1.2	☐	☒	☐	☐	☐
	St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good Pupils:0 Distance:1.33	☐	☒	☐	☐	☐
	North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance:1.41	☐	☒	☐	☐	☐
	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:1.43	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

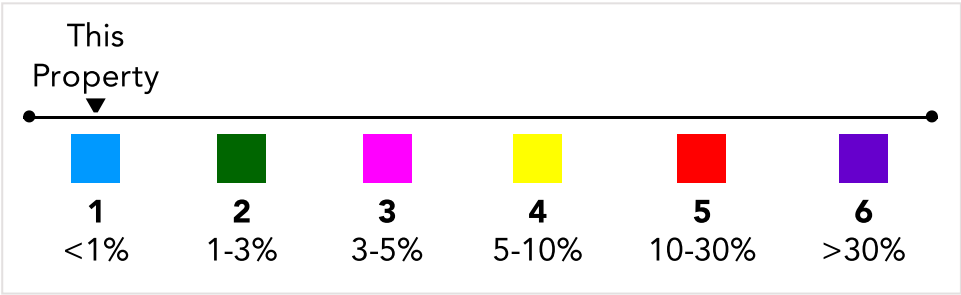
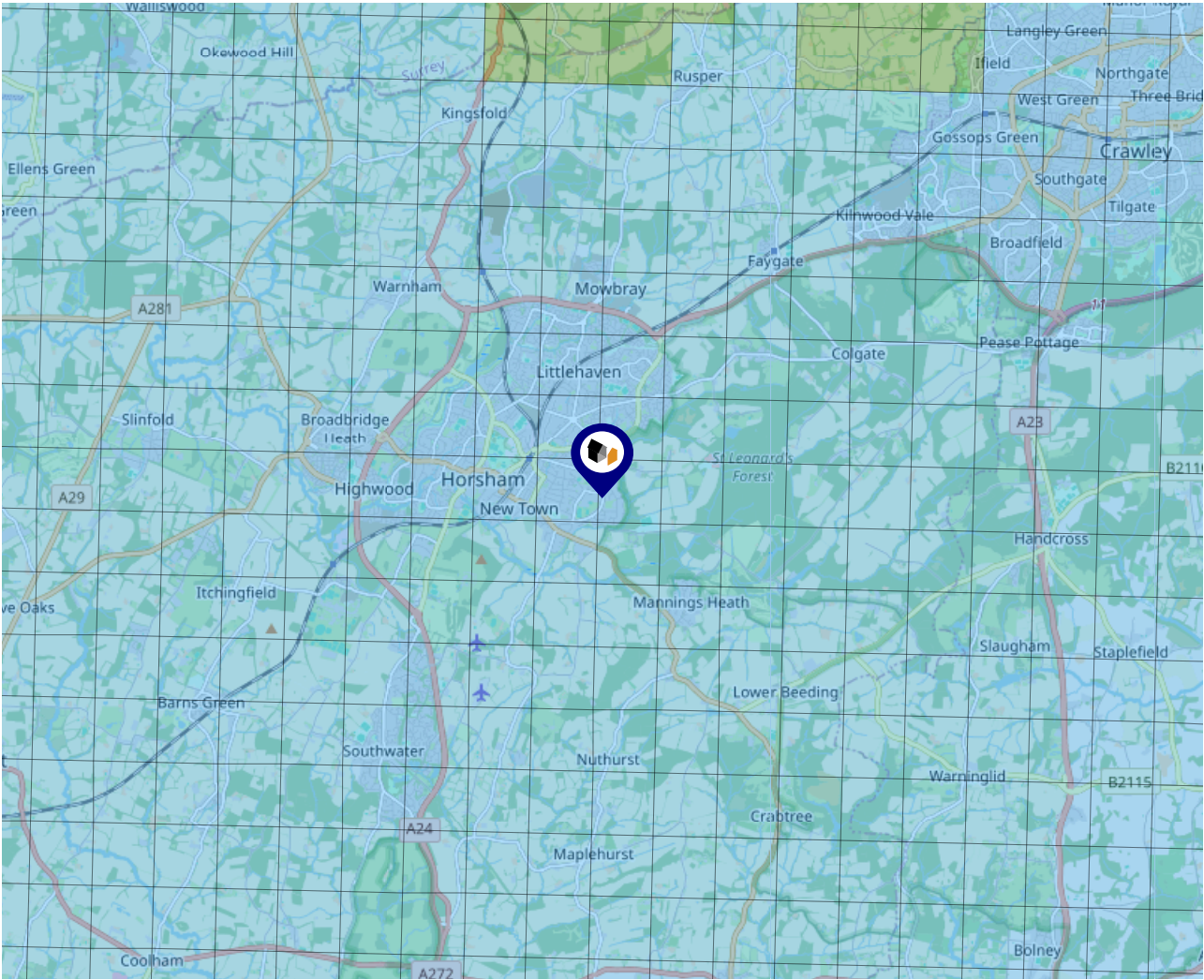


Key:

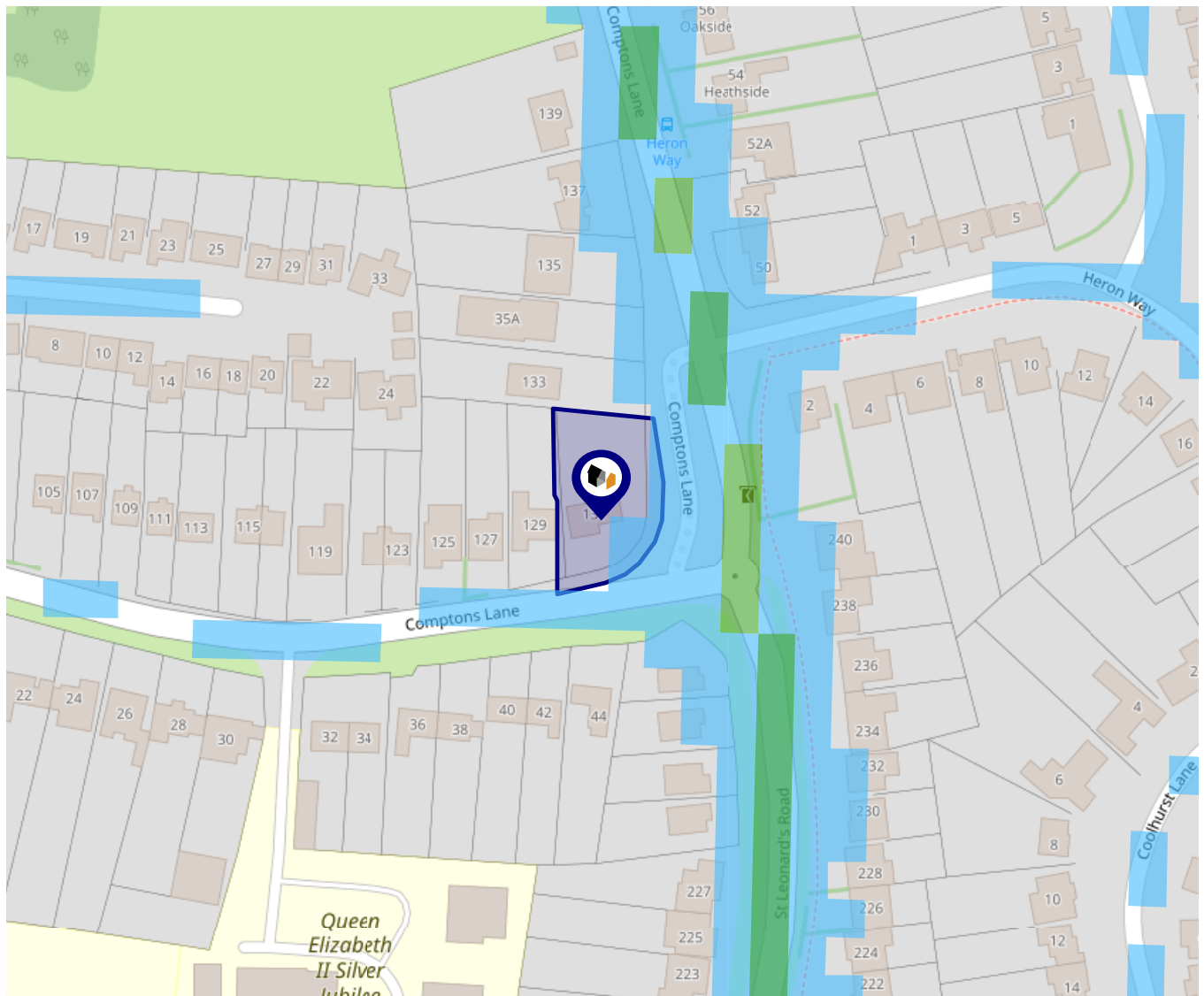
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

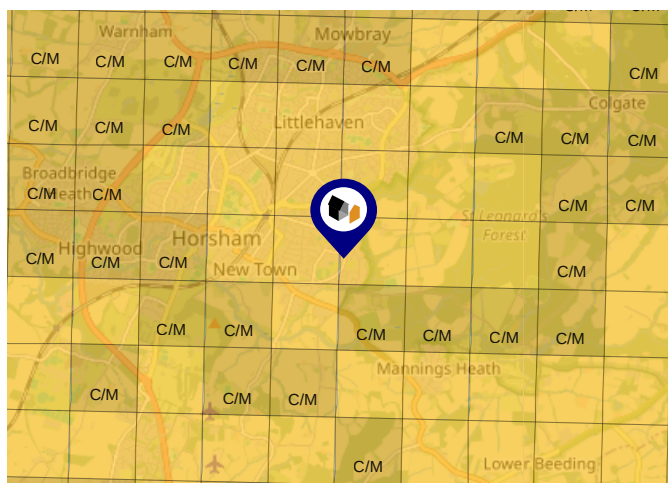


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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		

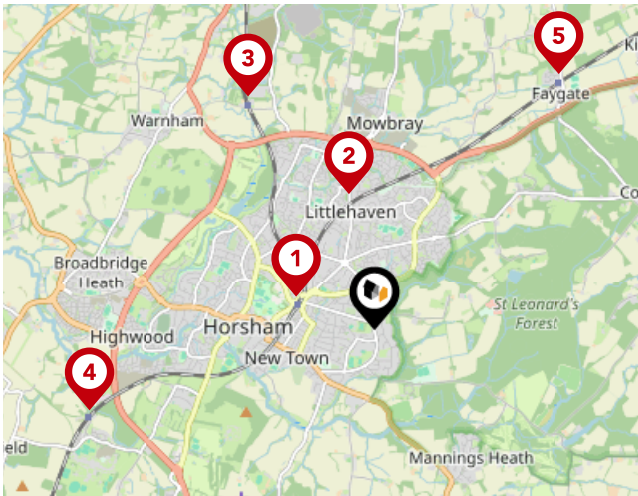


Primary Classifications (Most Common Clay Types)

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

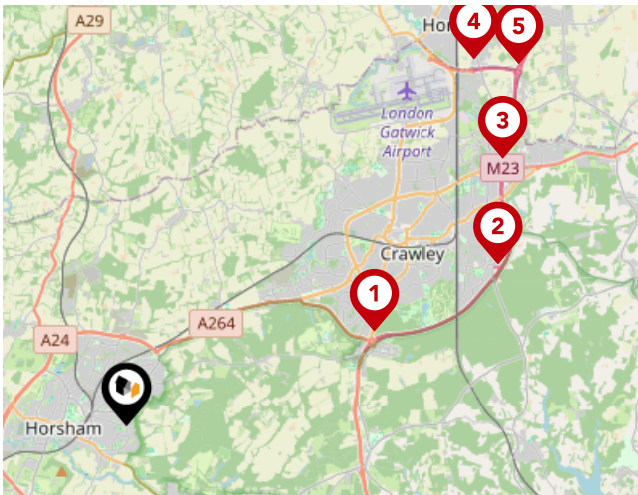
Area

Transport (National)



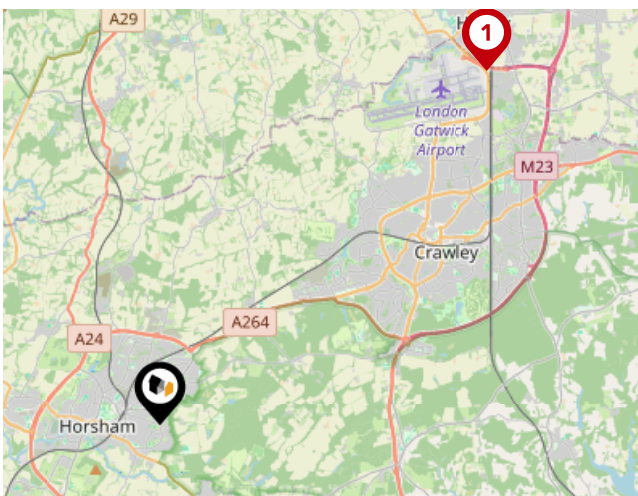
National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	0.79 miles
2	Littlehaven Rail Station	1.29 miles
3	Warnham Rail Station	2.47 miles
4	Christs Hospital Rail Station	2.74 miles
5	Faygate Rail Station	2.93 miles



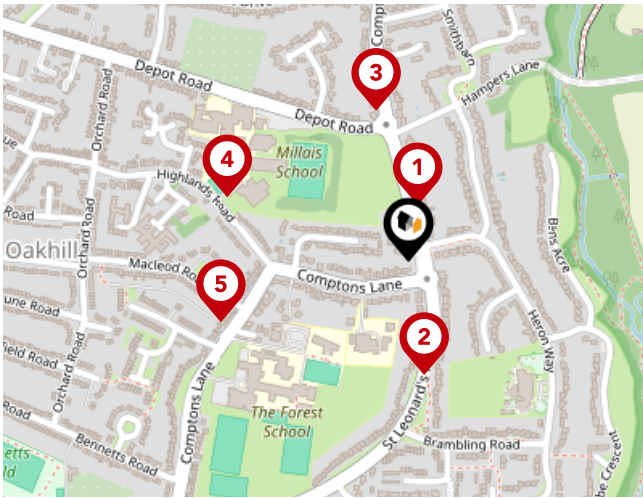
Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	4.93 miles
2	M23 J10A	7.52 miles
3	M23 J10	8.57 miles
4	M23 J9A	9.36 miles
5	M23 J9	9.91 miles



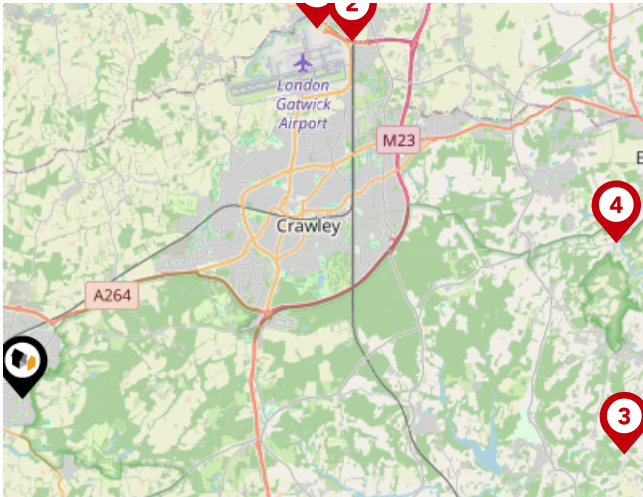
Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	8.95 miles



Bus Stops/Stations

Pin	Name	Distance
	Heron Way	0.06 miles
	Brambling Road	0.13 miles
	Comptons Lane	0.18 miles
	Leonard Way	0.22 miles
	The Forest School	0.22 miles



Local Connections

Pin	Name	Distance
	Gatwick North Terminal Shuttle Station	8.79 miles
	Gatwick South Terminal Shuttle Station	9.01 miles
	Horsted Keynes (Bluebell Railway)	11.24 miles
	Kingscote (Bluebell Railway)	11.4 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



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

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