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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th September 2026



7, CLOVERS END, HORSHAM, RH12 4LU

At Home Estate And Lettings Agency

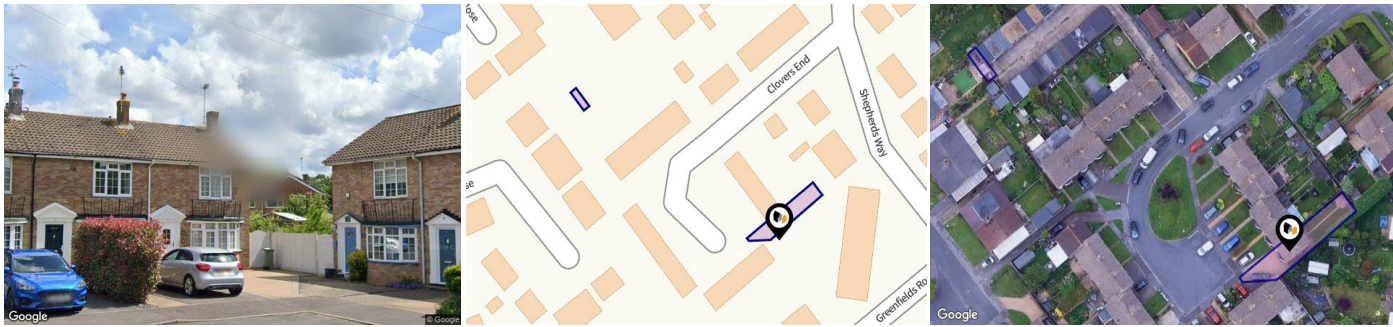
35 Carfax, Horsham, West Sussex, RH12 1EE

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Property

Type:	Terraced
Bedrooms:	2
Plot Area:	0.06 acres
Council Tax :	Band C
Annual Estimate:	£2,170
Title Number:	SX122826
UPRN:	100061807032
Restrictive Covenants:	Yes

Last Sold Date:	24/03/2006
Last Sold Price:	£192,500
Tenure:	Freehold

Local Area

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

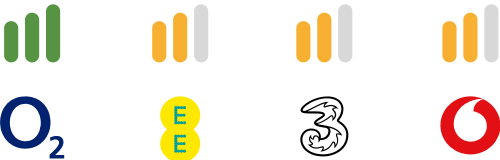
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

29	80	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:







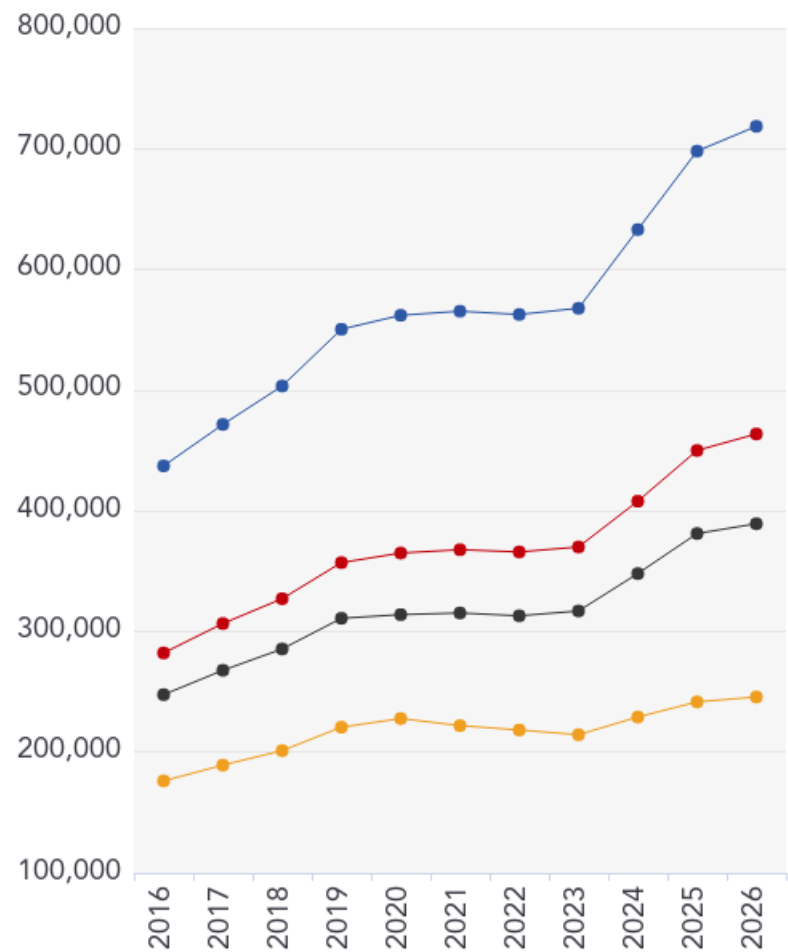
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Market

House Price Statistics

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



Detached

+64.34%

Semi-Detached

+64.26%

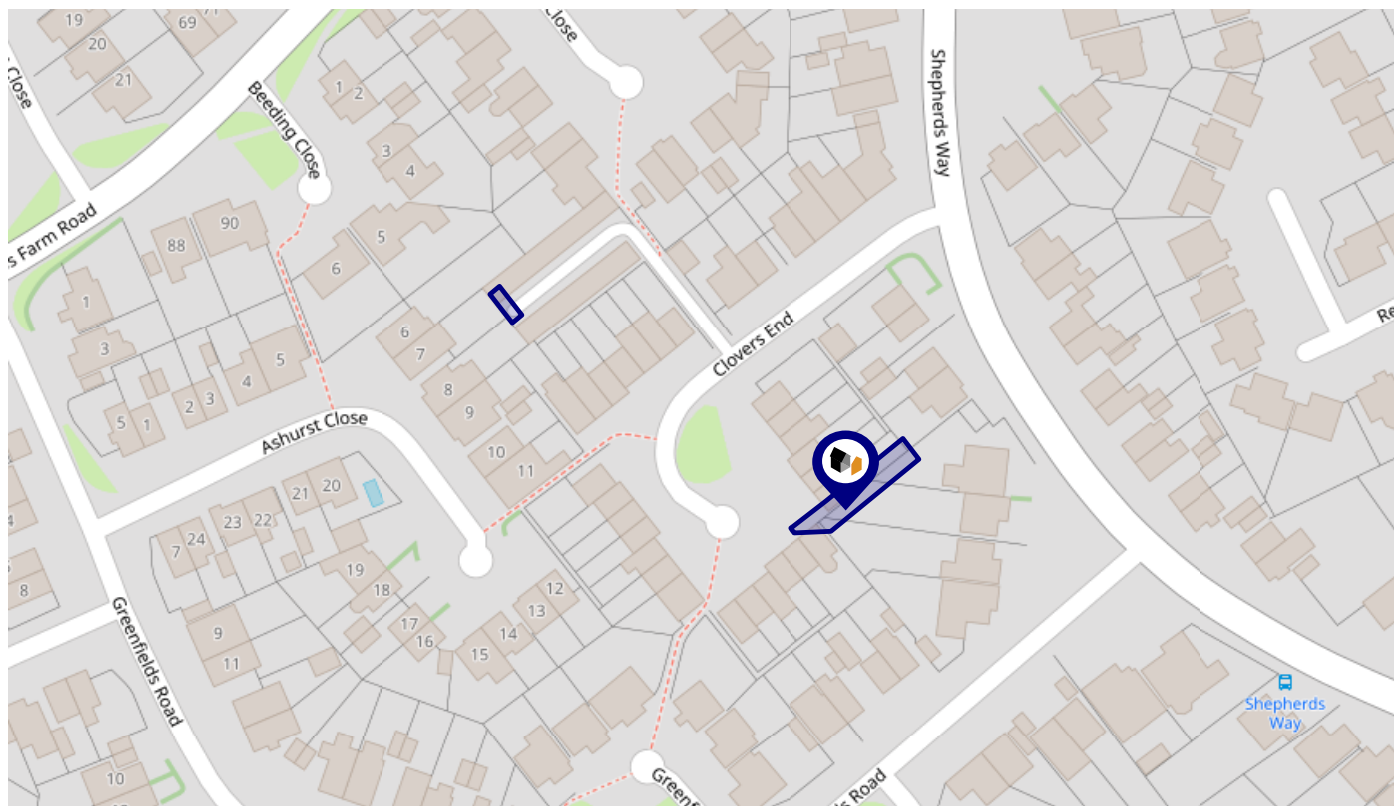
Terraced

+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

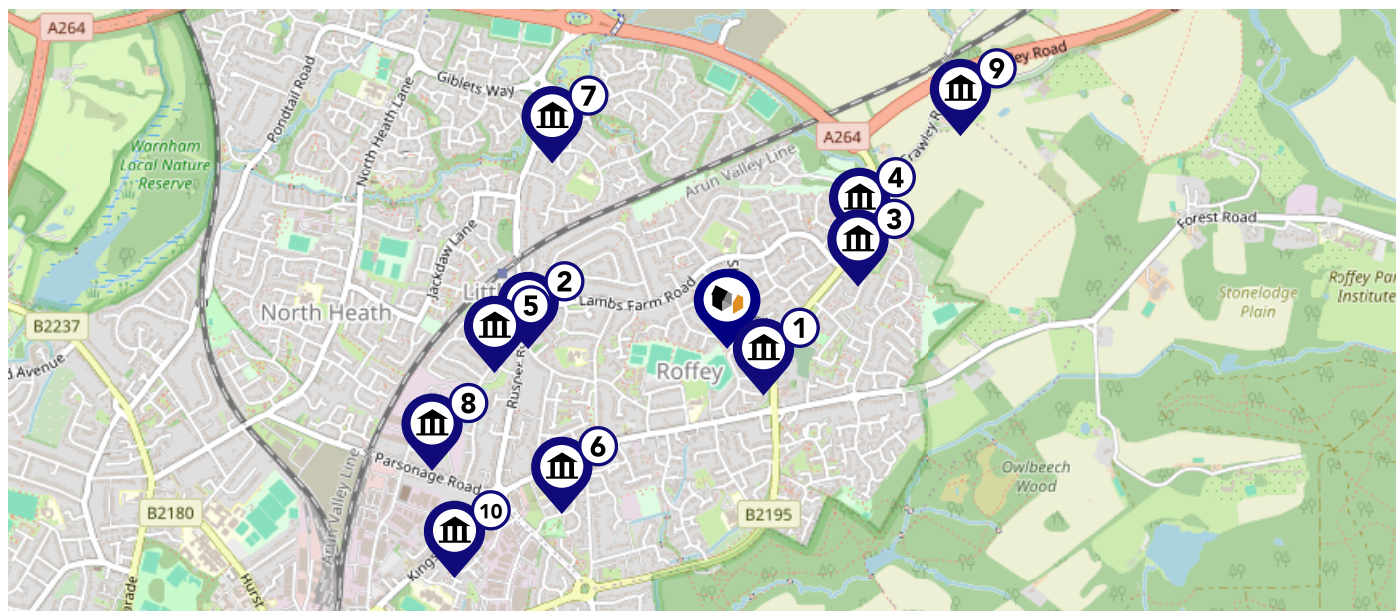
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	■
4	70.0-74.9 dB	■
3	65.0-69.9 dB	■
2	60.0-64.9 dB	■
1	55.0-59.9 dB	■

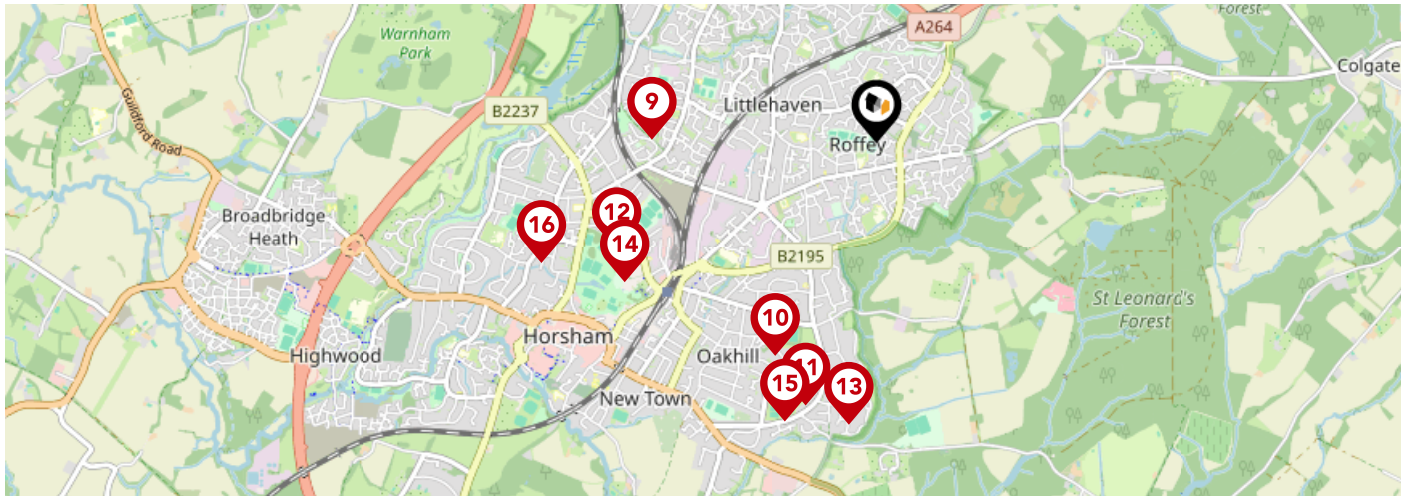
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1350325 - Church Of All Saints	Grade II	0.1 miles
	1027486 - Lambs Farm House	Grade II	0.4 miles
	1193339 - Fernbrook Cottage Oak Tree Cottage Old Timbers	Grade II	0.4 miles
	1027496 - Moorhead Cottages	Grade II	0.4 miles
	1192076 - Haven Cottage	Grade II	0.5 miles
	1027549 - Forest Hospital	Grade II	0.5 miles
	1354150 - Chennells Brook Farmhouse	Grade II	0.6 miles
	1353940 - Parsonage Farmhouse	Grade II	0.7 miles
	1027061 - Newhouse Farmhouse	Grade II	0.8 miles
	1027512 - Blatchford House	Grade II	0.8 miles

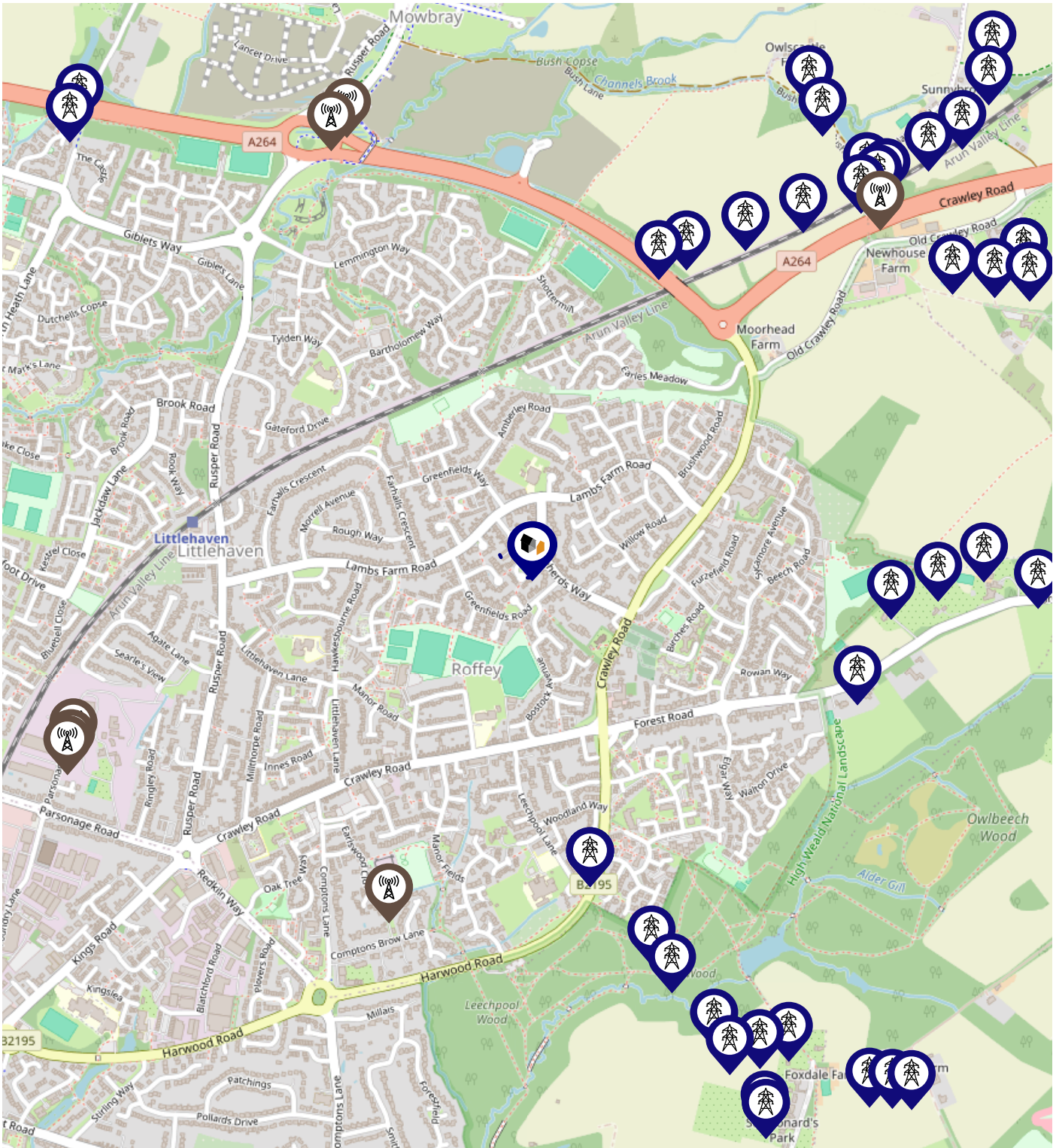


		Nursery	Primary	Secondary	College	Private
1	St Robert Southwell Catholic Primary School, Horsham Ofsted Rating: Good Pupils:0 Distance:0.15	☐	☒	☐	☐	☐
2	Northolmes Junior School, Horsham Ofsted Rating: Good Pupils: 168 Distance:0.29	☐	☒	☐	☐	☐
3	Littlehaven Infant School Ofsted Rating: Good Pupils: 93 Distance:0.32	☐	☒	☐	☐	☐
4	Leechpool Primary School Ofsted Rating: Good Pupils: 417 Distance:0.42	☐	☒	☐	☐	☐
5	All Saints CofE Primary School, Horsham Ofsted Rating: Good Pupils: 201 Distance:0.45	☐	☒	☐	☐	☐
6	Kingslea Primary School Ofsted Rating: Good Pupils: 429 Distance:0.91	☐	☒	☐	☐	☐
7	Horsham Nursery School Ofsted Rating: Good Pupils: 142 Distance:0.96	☒	☐	☐	☐	☐
8	Holbrook Primary School Ofsted Rating: Good Pupils: 415 Distance:0.97	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	North Heath Community Primary School Ofsted Rating: Good Pupils: 398 Distance:1.05	☐	☒	☐	☐	☐
	Millais School Ofsted Rating: Good Pupils: 1194 Distance:1.1	☐	☐	☒	☐	☐
	Queen Elizabeth II Silver Jubilee School, Horsham Ofsted Rating: Outstanding Pupils: 134 Distance:1.26	☐	☐	☒	☐	☐
	The College of Richard Collyer In Horsham Ofsted Rating: Good Pupils:0 Distance:1.31	☐	☐	☒	☐	☐
	Heron Way Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:1.32	☐	☒	☐	☐	☐
	Bohunt Horsham Ofsted Rating: Good Pupils: 966 Distance:1.34	☐	☒	☒	☐	☐
	The Forest School Ofsted Rating: Good Pupils: 1039 Distance:1.36	☐	☐	☒	☐	☐
	Trafalgar Community Infant School Ofsted Rating: Good Pupils: 234 Distance:1.66	☐	☒	☐	☐	☐

Local Area Masts & Pylons

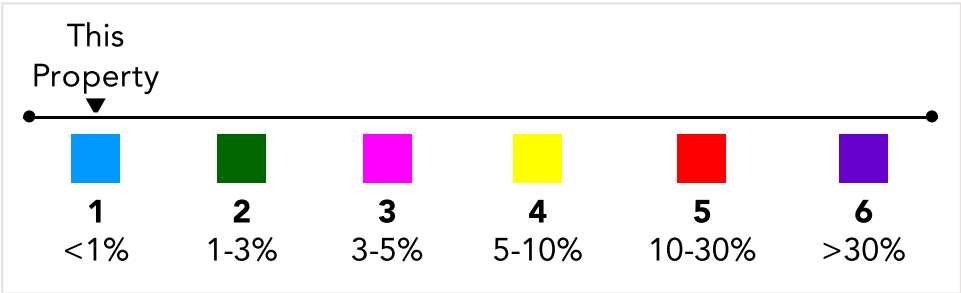
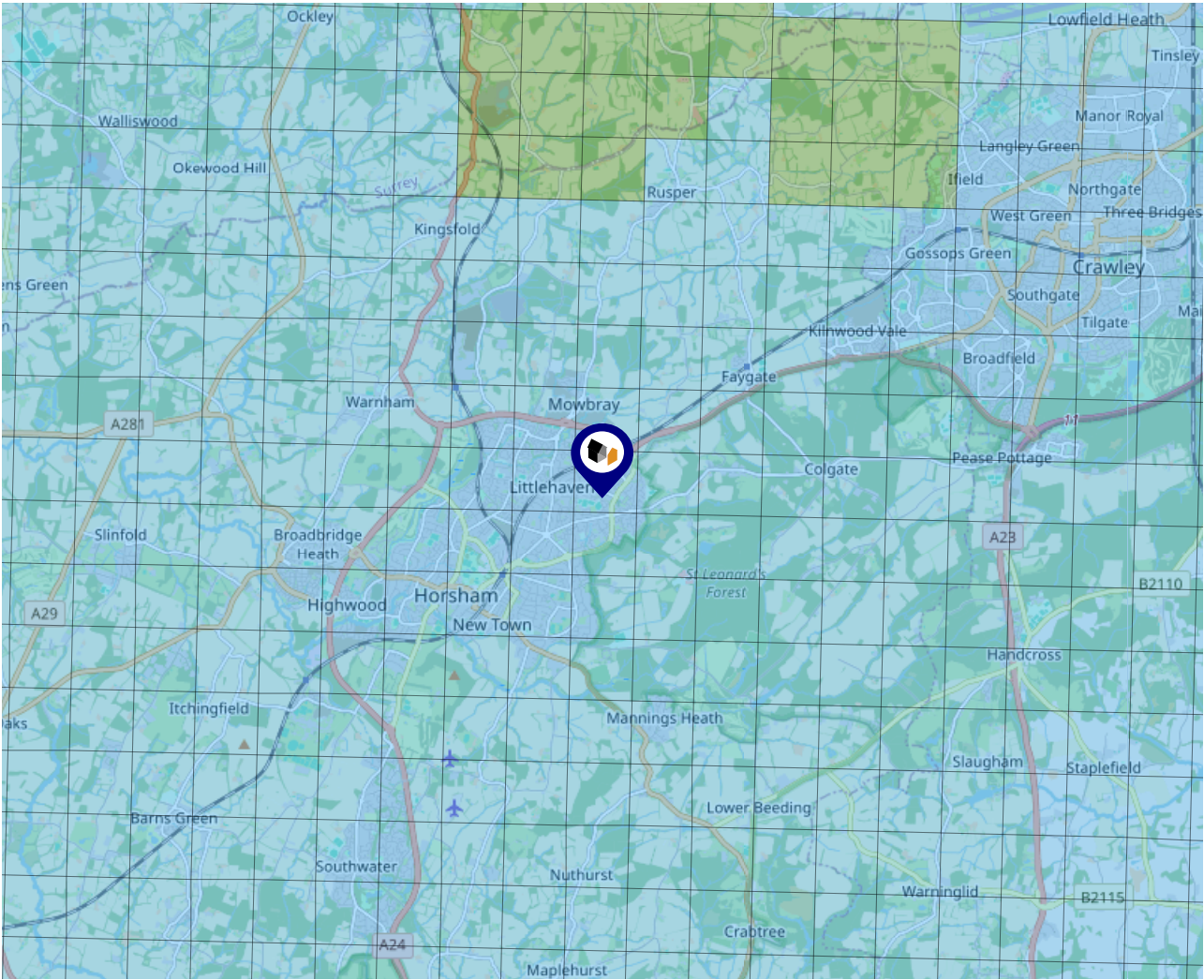


Key:

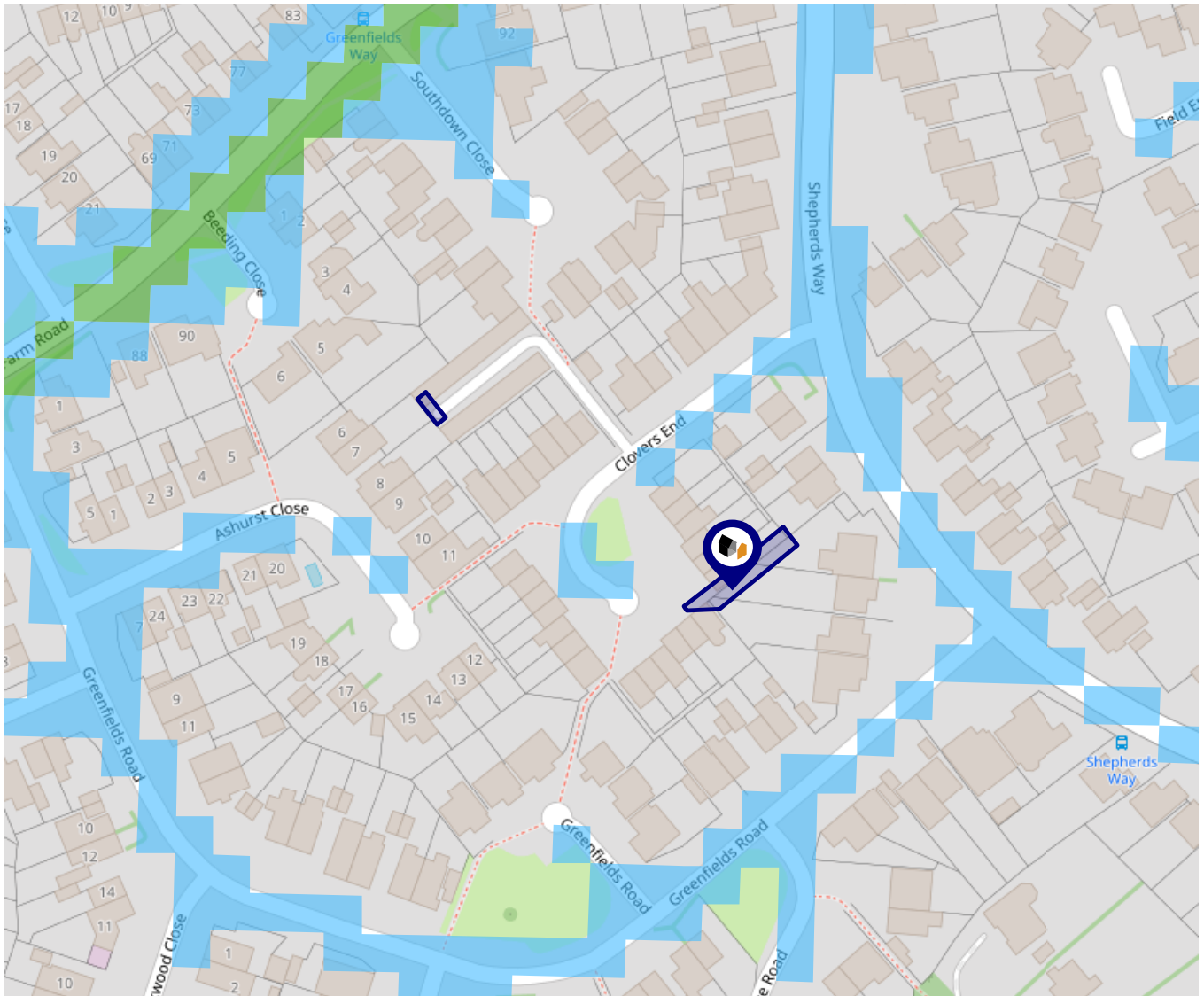
-  Power Pylons
-  Communication Masts

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

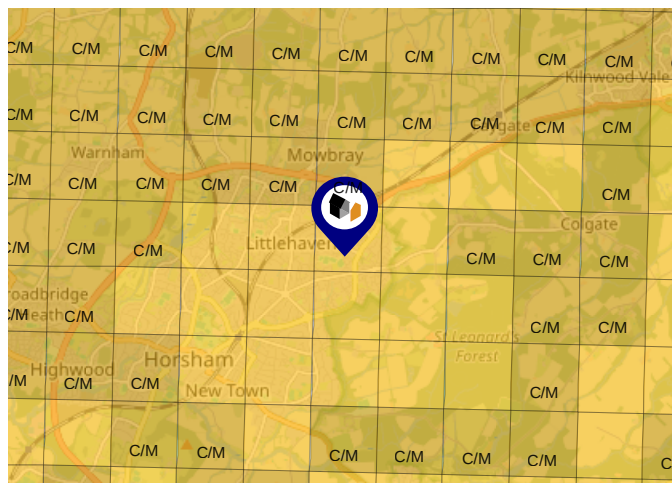


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

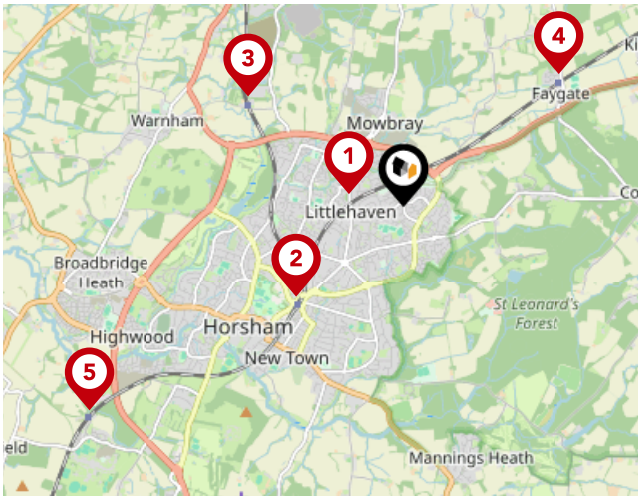


Primary Classifications (Most Common Clay Types)

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

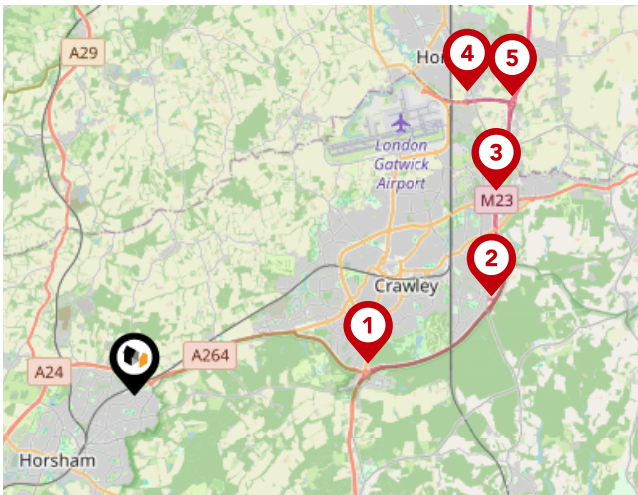
Area

Transport (National)



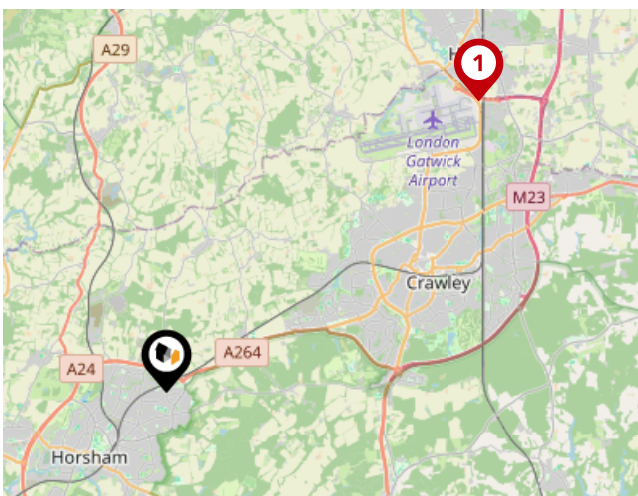
National Rail Stations

Pin	Name	Distance
1	Littlehaven Rail Station	0.51 miles
2	Horsham Rail Station	1.29 miles
3	Warnham Rail Station	1.75 miles
4	Faygate Rail Station	1.89 miles
5	Christs Hospital Rail Station	3.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	4.38 miles
2	M23 J10A	6.88 miles
3	M23 J10	7.72 miles
4	M23 J9A	8.36 miles
5	M23 J9	8.95 miles

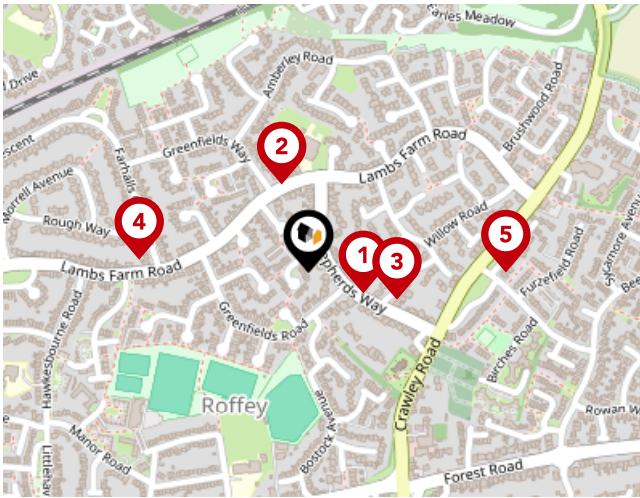


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	7.94 miles

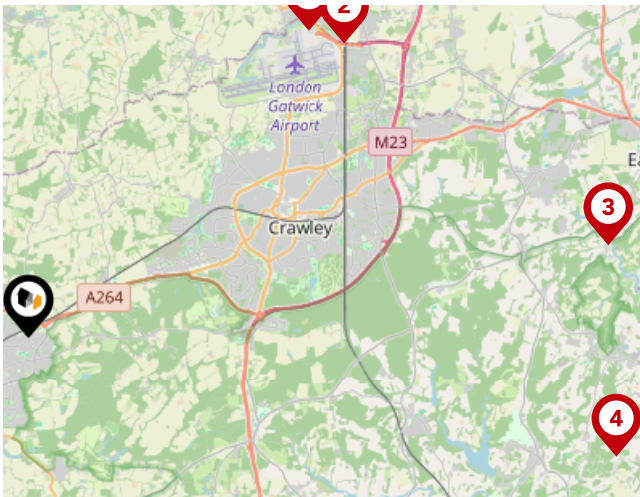
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Shepherds Way	0.06 miles
	Greenfields Way	0.1 miles
	Shepherds Way	0.1 miles
	Farhalls Crescent	0.19 miles
	Moorhead Road	0.22 miles



Local Connections

Pin	Name	Distance
	Gatwick North Terminal Shuttle Station	7.73 miles
	Gatwick South Terminal Shuttle Station	8 miles
	Kingscote (Bluebell Railway)	10.9 miles
	Horsted Keynes (Bluebell Railway)	11.15 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.

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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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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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