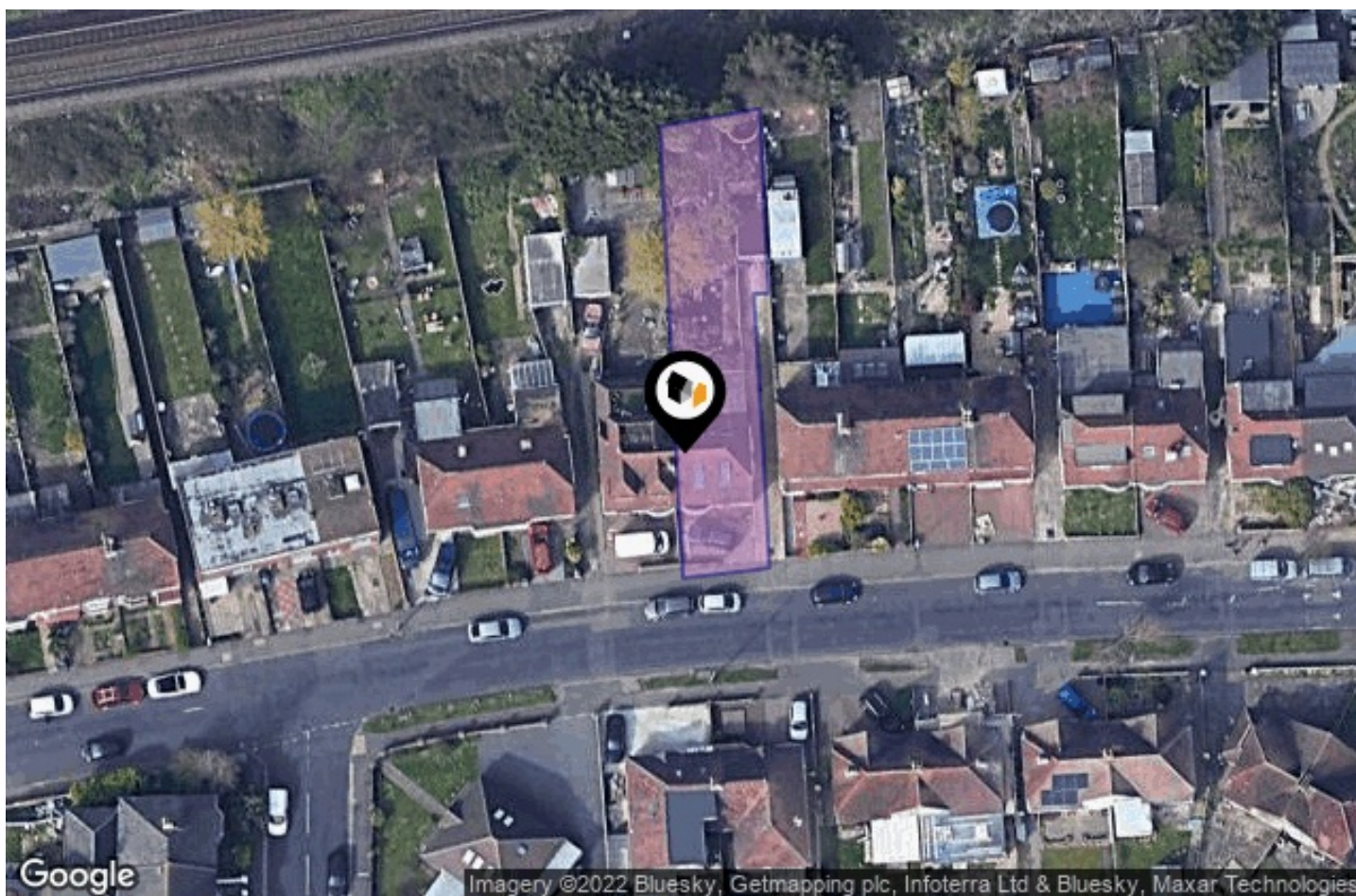




KEY FACTS FOR BUYERS

7, The Gardens, Southwick, BN42 4AP

June 2022



A guide to this property and the local area

Warwick Baker Estate Agents

10 High Street Shoreham-by-Sea West Sussex BN43 5DA

01273 461144

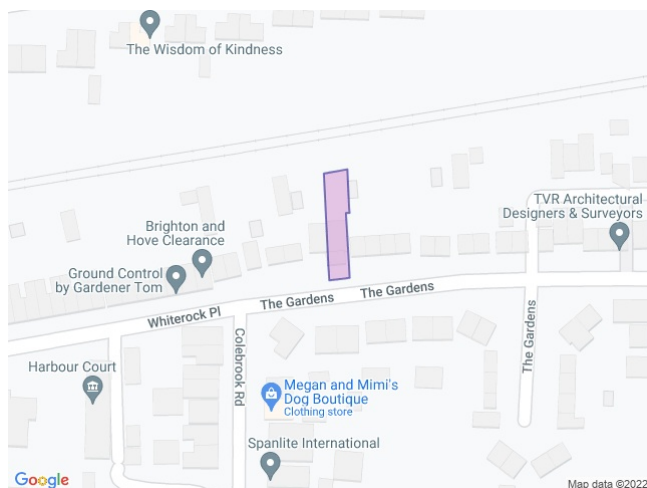
info@warwickbaker.co.uk

www.warwickbaker.co.uk



PROPERTY OVERVIEW

7, THE GARDENS, SOUTHWICK, BN42 4AP



 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Semi-Detached House
4 Bedrooms

Floor Area: 1,313.20 ft²
122.00 m²

Plot Size: 0.08 acres

Council Tax Band: B

Annual Cost: £1,647.76

Land Registry
Title Number: WSX14382

Tenure: Freehold

Last Sold On: 7 September 2018

Last Sold Price: £355,000

AREA KEY FACTS

Local Authority: ADUR

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 18 Mbps

Superfast: 80 Mbps

Ultrafast: 600 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

Warwick Baker Estate Agents

10 High Street Shoreham-by-Sea West Sussex BN43 5DA
01273 461144
info@warwickbaker.co.uk
www.warwickbaker.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

EPC

7, The Gardens, Southwick, BN42 4AP

Energy rating
D

Valid until 15.09.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

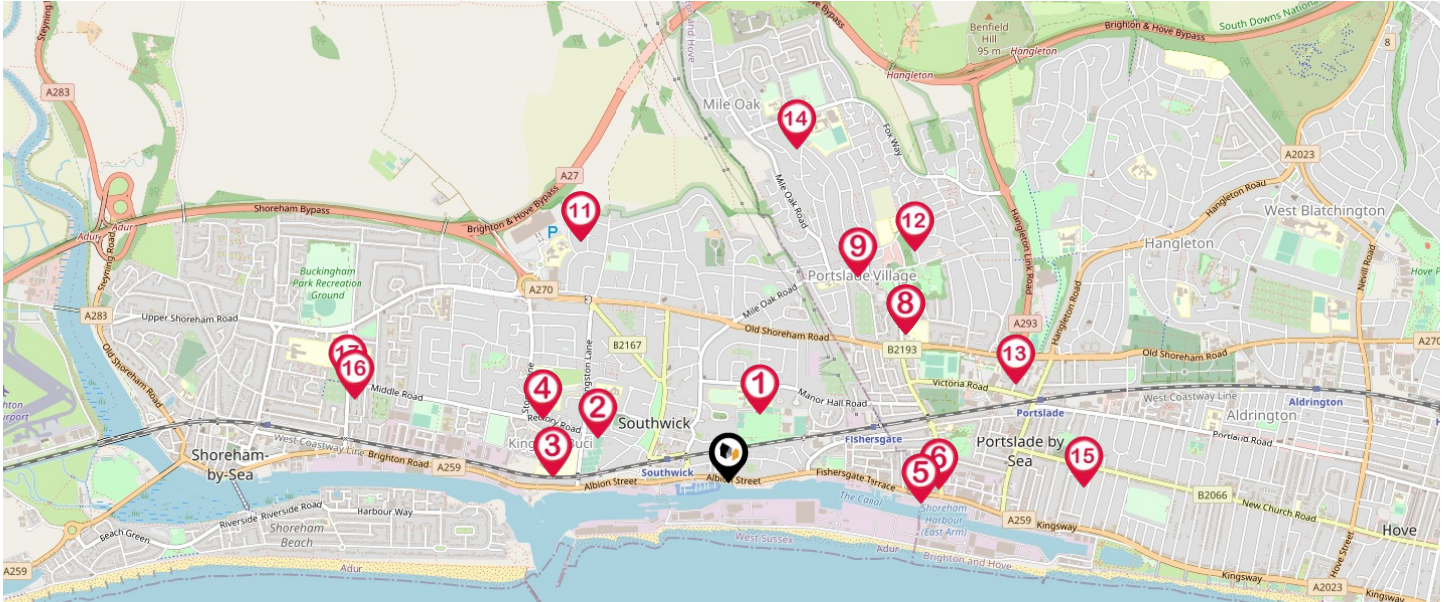
Property Type:	House	Lighting:	Low energy lighting in 25% of fixed outlets
Built Form:	Semi-Detached	Main Heating:	Boiler and radiators, mains gas
Transaction Type:	None of the above	Main Heating Controls:	Programmer, TRVs and bypass
Total Floor Area:	122 m ²	Open Fireplaces:	0
Energy Tariff:	Single	Hotwater System:	From main system
Main Fuel:	Mains gas (not community)	Hotwater Energy Efficiency:	Good
Mains Gas:	Yes	Floors:	Solid, no insulation (assumed)
Floor Level:	-	Walls:	Cavity wall, as built, no insulation (assumed)
Flat Top Storey:	No	Walls Energy:	Poor
Top Storey:	0	Roof:	Pitched, 150 mm loft insulation
Glazing Type:	Double glazing installed before 2002	Roof Energy:	Good
Previous Extensions:	1	Ventilation:	Natural

Warwick Baker Estate Agents

10 High Street Shoreham-by-Sea West Sussex BN43 5DA
01273 461144
info@warwickbaker.co.uk
www.warwickbaker.co.uk

LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Eastbrook Primary Academy	Outstanding	412	0.29 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Glebe Primary School	Requires improvement	533	0.5 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shoreham College	-	368	0.64 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Shoreham Academy	Outstanding	1773	0.72 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	St Peter's Community Primary School	Good	215	0.74 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's Catholic Primary School	Good	213	0.8 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Brackenbury Primary School	Requires improvement	175	0.88 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Nicolas CofE Primary School	Good	421	0.88 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Peter Gladwin Primary School	Good	194	0.92 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Holmbush Primary Academy	Good	211	1.05 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Herons Dale School	Good	126	1.05 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hill Park School	Outstanding	186	1.12 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Benfield Primary School	Good	258	1.15 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Portslade Aldridge Community Academy	Good	797	1.28 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Deepdene School	-	129	1.35 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16	St Peter's Catholic Primary School, Shoreham-by-Sea	Good	205	1.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	St Nicolas & St Mary CofE(Aided) Primary School	Good	418	1.45 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

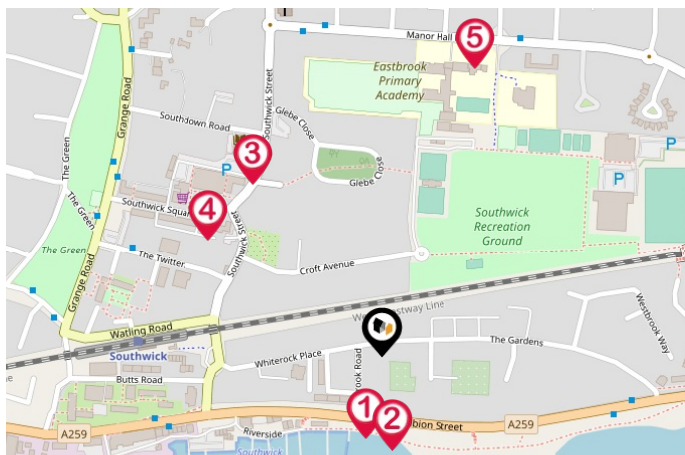
Warwick Baker Estate Agents

10 High Street Shoreham-by-Sea West Sussex BN43 5DA
 01273 461144
info@warwickbaker.co.uk
www.warwickbaker.co.uk

Powered by
aprift
 Know any property instantly

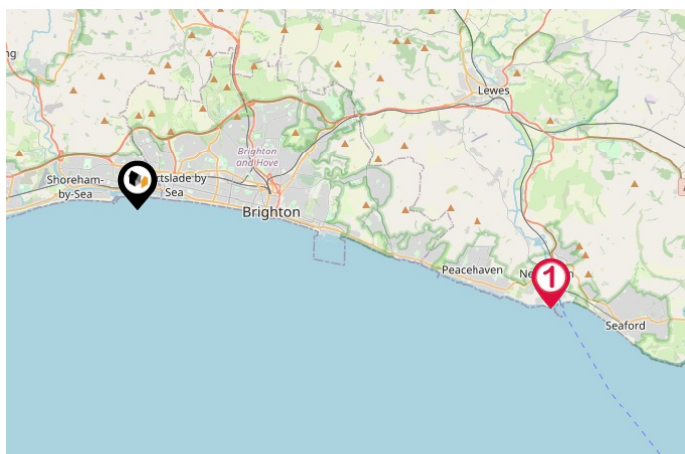
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Colebrook Road | 0.08 miles
- 2 - Colebrook Road | 0.09 miles
- 3 - Community Centre | 0.2 miles
- 4 - Southwick Square | 0.19 miles
- 5 - Eastbrook Primary Academy | 0.29 miles



FERRY TERMINALS

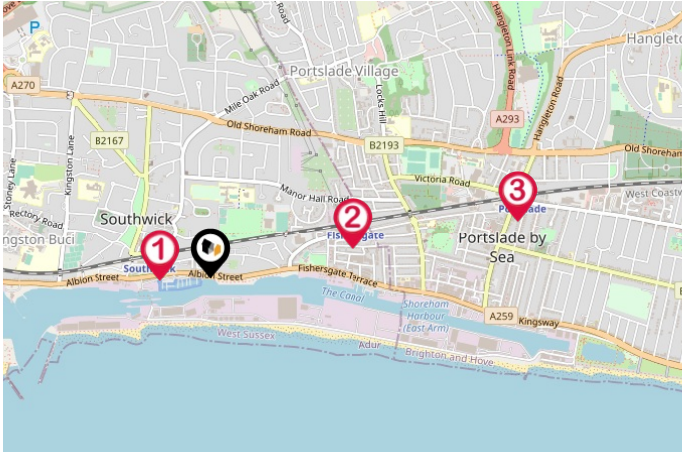
- 1 - Newhaven Harbour Ferry Terminal | 12.86 miles

Warwick Baker Estate Agents

10 High Street Shoreham-by-Sea West Sussex BN43 5DA
01273 461144
info@warwickbaker.co.uk
www.warwickbaker.co.uk

LOCAL AREA

NEAREST TRANSPORT LINKS



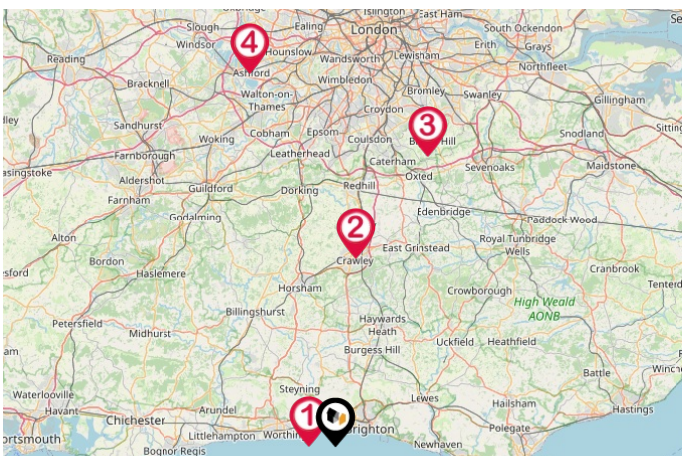
NATIONAL RAIL STATIONS

- 1 - Southwick Rail Station | 0.17 miles
- 2 - Fishergate Rail Station | 0.56 miles
- 3 - Portslade Rail Station | 1.18 miles



TRUNK ROADS/MOTORWAYS

- 1 - M25 J11 | 17.65 miles
- 2 - M23 J10A | 19.22 miles
- 3 - M23 J10 | 21.16 miles
- 4 - M23 J9A | 22.88 miles
- 5 - M23 J9 | 22.94 miles
- 6 - M25 J8 | 29.49 miles
- 7 - M23 J8 | 30.14 miles
- 8 - M25 J7 | 30.18 miles
- 9 - M23 J7 | 31.33 miles
- 10 - M25 J6 | 30.37 miles



AIRPORTS/HELIPADS

- 1 - Shoreham Brighton City Airport | 2.56 miles
- 2 - London Gatwick Airport | 22.62 miles
- 3 - Biggin Hill Airport | 36.46 miles
- 4 - London Heathrow Airport | 45.42 miles

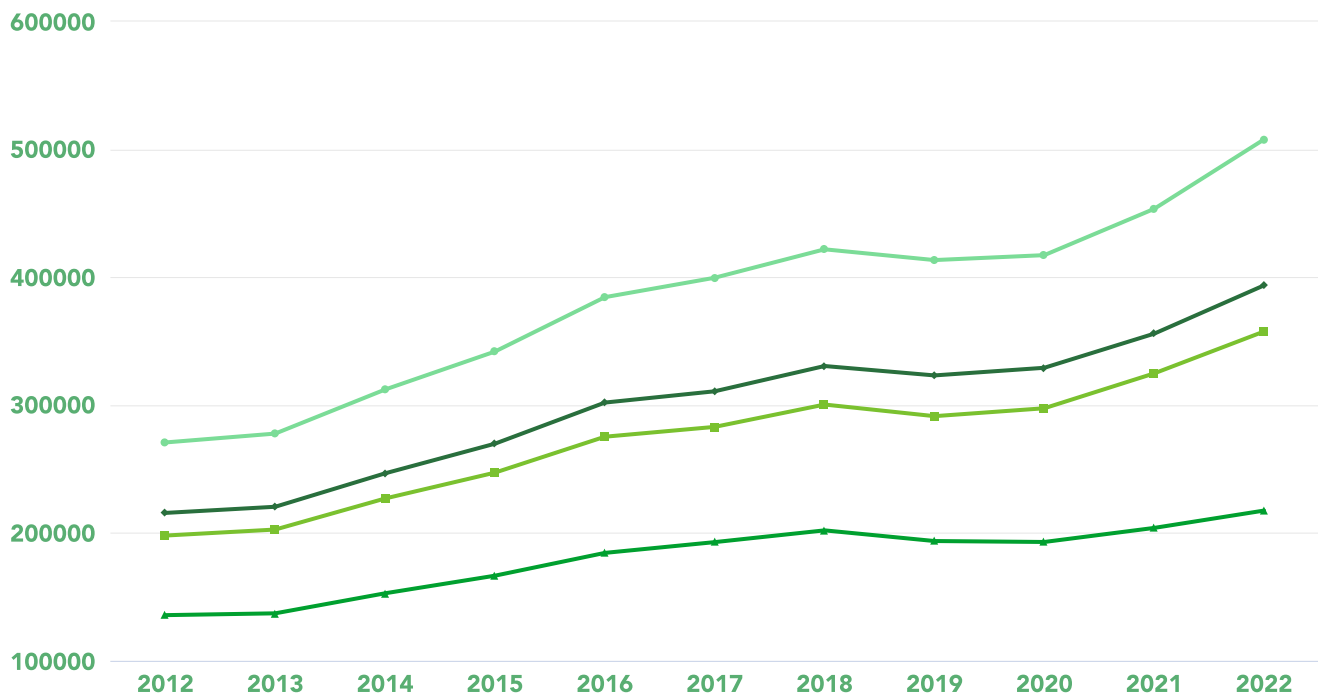
Warwick Baker Estate Agents

10 High Street Shoreham-by-Sea West Sussex BN43 5DA
 01273 461144
info@warwickbaker.co.uk
www.warwickbaker.co.uk

LOCAL MARKET

HOUSE PRICE STATISTICS FOR BN42

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 60.23%



TERRACED
+ 80.6%



SEMI-DETACHED
+ 82.49%



DETACHED
+ 87.51%

Warwick Baker Estate Agents

10 High Street Shoreham-by-Sea West Sussex BN43 5DA
01273 461144
info@warwickbaker.co.uk
www.warwickbaker.co.uk

WARWICK BAKER ESTATE AGENTS

About Us

Warwick Baker Estate Agents Ltd is an independent, family-run firm of Estate Agents with over 100 years of experience, based within Shoreham and its surrounding areas, headed by Warwick Baker who has been practicing in the Shoreham area for over 40 years and set up his own company in 1993.

Based in Shoreham, we also cover the surrounding areas taking in Brighton, Hove, Worthing, Lancing, Southwick and northwards into Steyning.

Warwick Baker Estate Agents

10 High Street Shoreham-by-Sea West Sussex BN43 5DA
01273 461144
info@warwickbaker.co.uk
www.warwickbaker.co.uk

Powered by
aprift
Know any property instantly

TESTIMONIALS

WHAT OUR CLIENTS THINK

Testimonial 1



I would like to thank you for all your help in the sale of my property in Shoreham. Throughout the process i have found you all to be very professional, reliable and responsive to my needs and, perhaps most importantly, i have appreciated your warmth and friendly personalities. I wish you all the best for the future. Take care.

Testimonial 2



To all at Warwick Baker, Thank you for all your support and help with my flat sales.

Testimonial 3



George, thank you for all your efforts in helping us to purchase Pendennis – we are really loving the experience of living here and will certainly be recommending your services to everyone when the opportunity arises!



/WarwickBakerLtd



/WarwickBakerLtd

Warwick Baker Estate Agents

10 High Street Shoreham-by-Sea West Sussex BN43 5DA
01273 461144
info@warwickbaker.co.uk
www.warwickbaker.co.uk

Powered by
aprift
Know any property instantly

DATA QUALITY

Warwick Baker Estate Agents is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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

The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

Sprift Technologies Limited 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 in 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.

Information produced by HM Land Registry. Crown copyright and database rights 2022