



# KEY FACTS FOR BUYERS

**Flat 46, Coates Court, Butts Road, Southwick, Brighton, BN42 4DS**

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

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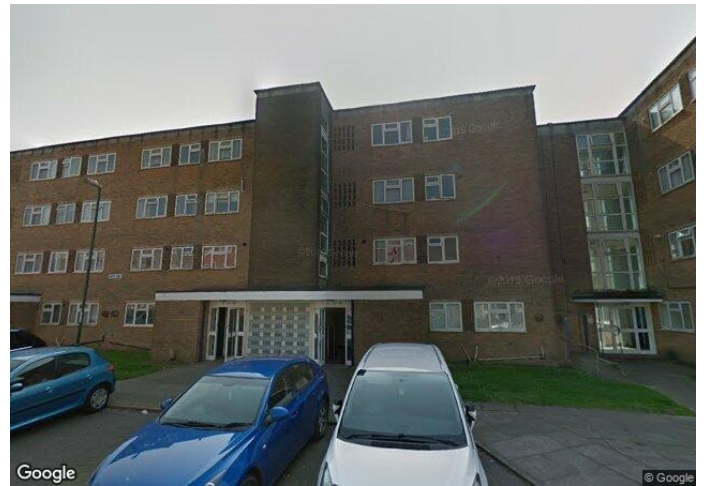


# PROPERTY OVERVIEW

**FLAT 46, COATES COURT, BUTTS ROAD, SOUTHWICK, BRIGHTON, BN42 4DS**



 **Boundary (Land Registry Title Plan)**



## PROPERTY KEY FACTS

Flat / Maisonette  
2 Bedrooms

Floor Area: 775.00 ft<sup>2</sup>  
72.00 m<sup>2</sup>

Plot Size: 0.12 acres

Council Tax Band: B

Annual Cost: £1,647.76

Land Registry  
Title Number: WSX156013

Tenure: Leasehold

Lease Start Date: 17 Oct 1988

Lease End Date: 17 Oct 2113

Lease Term: 125 years from 17  
October 1988

Term Remaining: 91 years

Last Sold On: 8 September 2017

Last Sold Price: £186,000

## AREA KEY FACTS

Local Authority: ADUR

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 19 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

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# PROPERTY OVERVIEW

## EPC

Flat 46 Coates Court, Butts Road,  
Southwick, BN42 4DS

Energy rating  
**D**

Valid until 15.11.2027

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

### Additional EPC Data

Property Type:	Flat	Lighting:	No low energy lighting
Built Form:	Mid-Terrace	Main Heating:	No system present: electric heaters assumed
Transaction Type:	Marketed sale	Main Heating Controls:	None
Total Floor Area:	72 m <sup>2</sup>	Open Fireplaces:	0
Energy Tariff:	Single	Hotwater System:	Electric immersion, standard tariff
Main Fuel:	To be used only when there is no heating/hot-water system	Hotwater Energy Efficiency:	Very Poor
Mains Gas:	No	Floors:	(another dwelling below)
Floor Level:	2nd	Walls:	Cavity wall, filled cavity
Flat Top Storey:	No	Walls Energy:	Good
Top Storey:	0	Roof:	(another dwelling above)
Glazing Type:	Double glazing, unknown install date	Roof Energy:	N/A
Previous Extensions:	0	Ventilation:	Natural

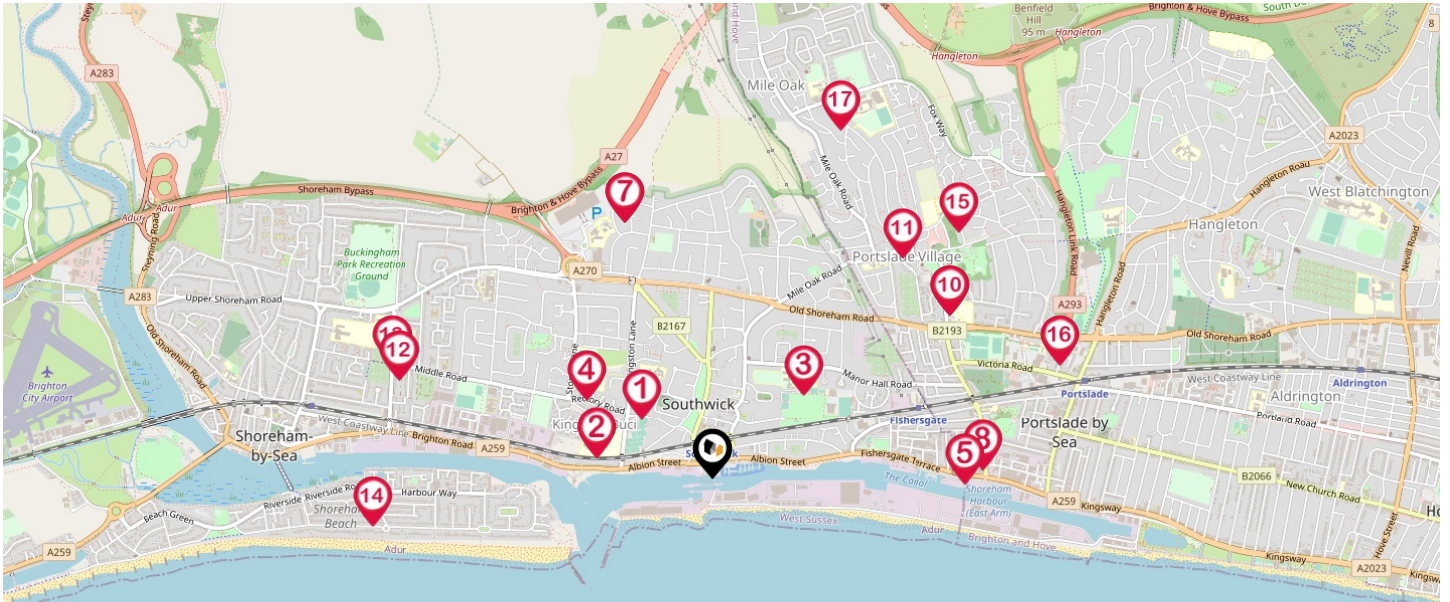
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Glebe Primary School	Requires improvement	533	0.33 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shoreham College	-	368	0.42 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Eastbrook Primary Academy	Outstanding	412	0.48 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Shoreham Academy	Outstanding	1773	0.54 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	0.96 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holmbush Primary Academy	Good	211	1.01 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hérons Dale School	Good	126	1.01 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Catholic Primary School	Good	213	1.03 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Brackenbury Primary School	Requires improvement	175	1.09 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Nicolas CofE Primary School	Good	421	1.09 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Peter Gladwin Primary School	Good	194	1.1 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Peter's Catholic Primary School, Shoreham-by-Sea	Good	205	1.21 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Nicolas & St Mary CofE(Aided) Primary School	Good	418	1.25 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Shoreham Beach Primary School	Good	199	1.26 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hill Park School	Outstanding	186	1.31 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Benfield Primary School	Good	258	1.38 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Portslade Aldridge Community Academy	Good	797	1.39 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

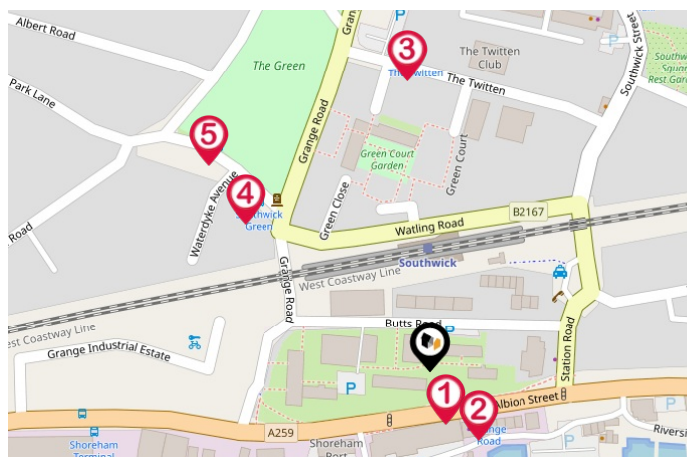
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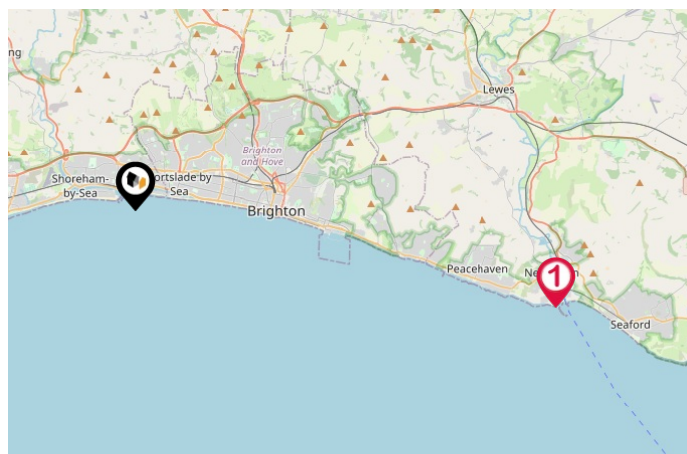
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - Grange Road | 0.03 miles
- 2 - Grange Road | 0.04 miles
- 3 - The Twitten | 0.14 miles
- 4 - Southwick Green | 0.11 miles
- 5 - Southwick Green | 0.14 miles



### FERRY TERMINALS

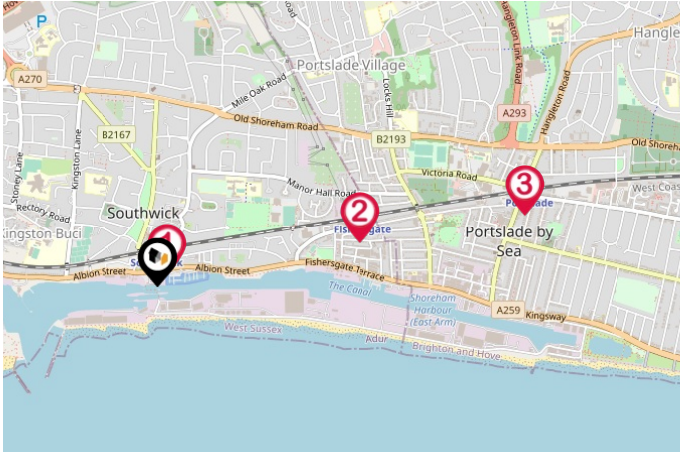
- 1 - Newhaven Harbour Ferry Terminal | 13.07 miles

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## NEAREST TRANSPORT LINKS



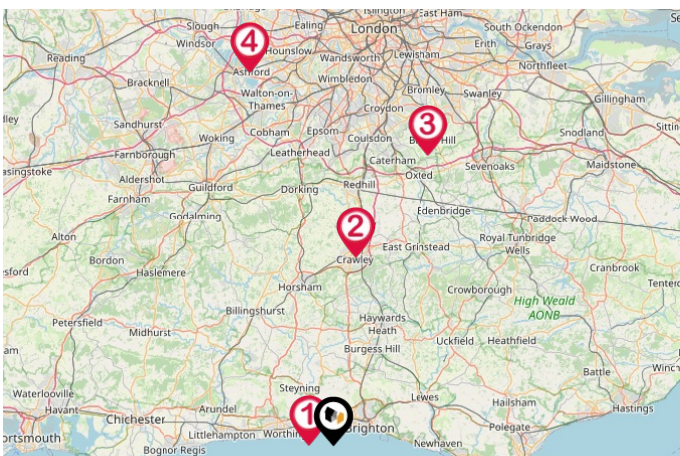
### NATIONAL RAIL STATIONS

- 1 - Southwick Rail Station | 0.07 miles
- 2 - Fishergate Rail Station | 0.79 miles
- 3 - Portslade Rail Station | 1.42 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M23 J11 | 17.72 miles
- 2 - M23 J10A | 19.32 miles
- 3 - M23 J10 | 21.26 miles
- 4 - M23 J9A | 22.97 miles
- 5 - M23 J9 | 23.03 miles
- 6 - M25 J8 | 29.55 miles
- 7 - M23 J8 | 30.23 miles
- 8 - M25 J7 | 30.27 miles
- 9 - M23 J7 | 31.41 miles
- 10 - M25 J6 | 30.47 miles



### AIRPORTS/HELIPADS

- 1 - Shoreham Brighton City Airport | 2.33 miles
- 2 - London Gatwick Airport | 22.7 miles
- 3 - Biggin Hill Airport | 36.58 miles
- 4 - London Heathrow Airport | 45.43 miles

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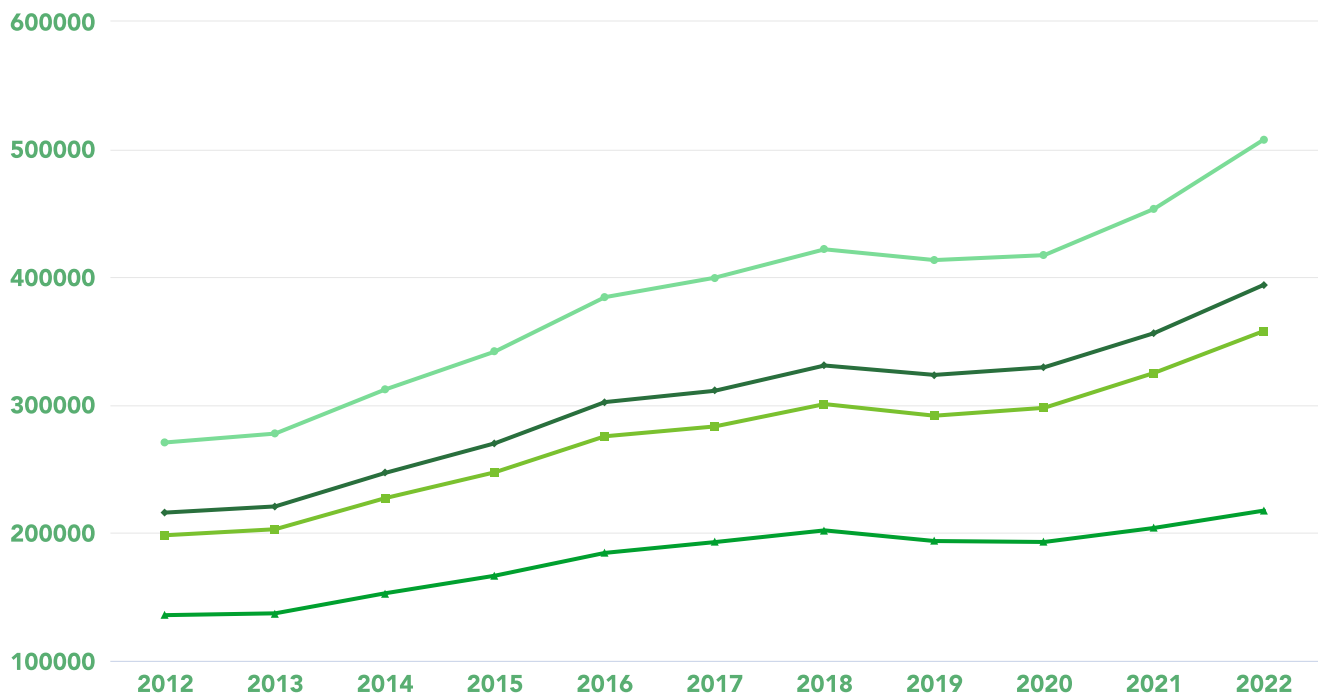
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# LOCAL MARKET

## 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%

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# 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.

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# 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!



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## Data Partners:



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