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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The Property Ombudsman

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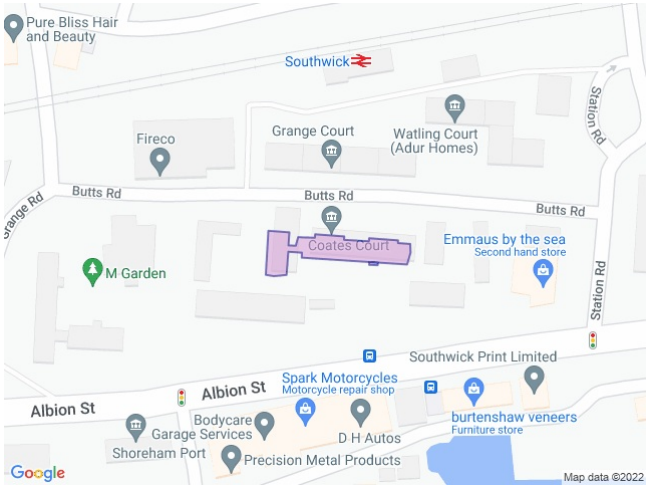
PROPERTY OVERVIEW

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^2 72.00 m^2
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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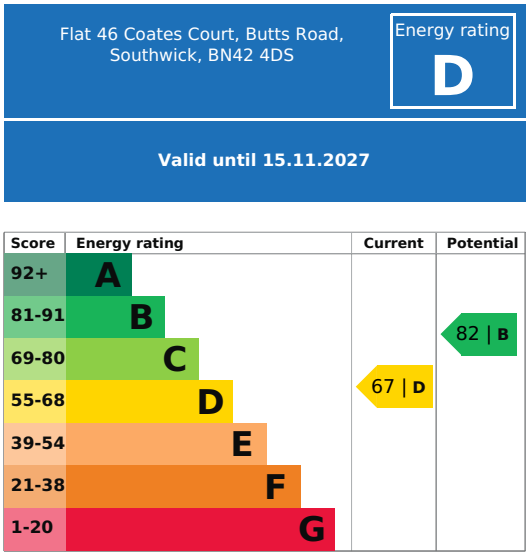
PROPERTY OVERVIEW

EPC



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^2	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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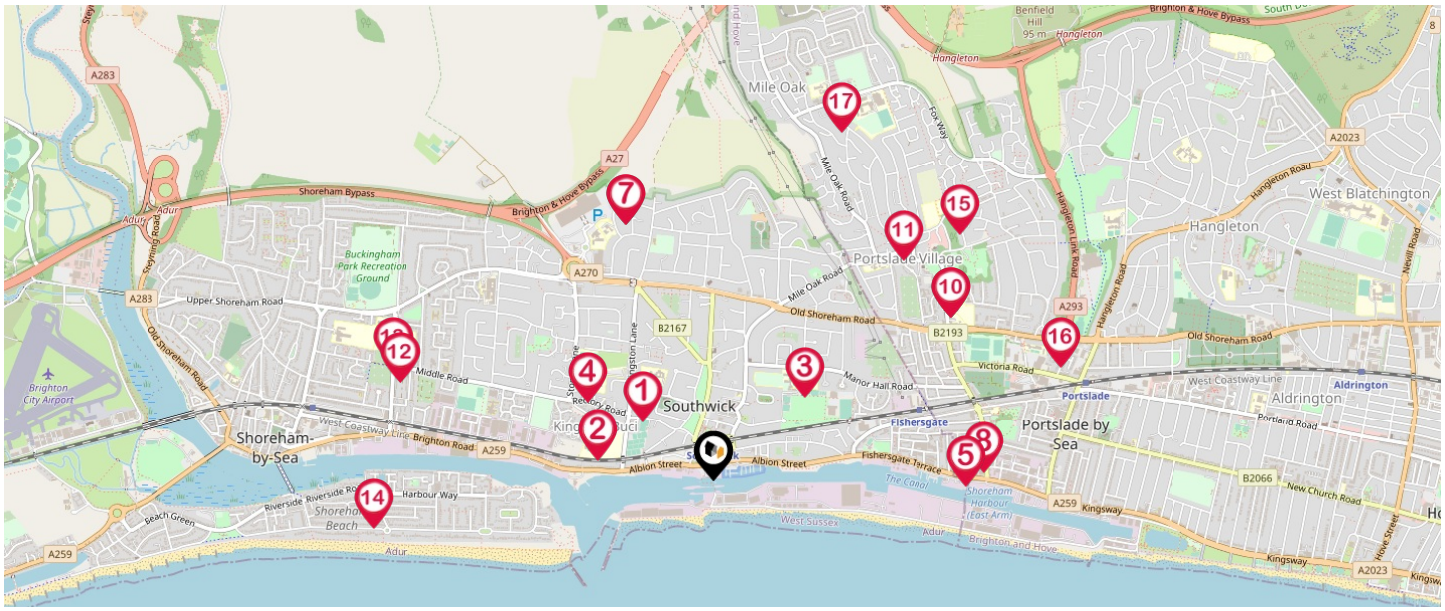
LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Glebe Primary School	Requires improvement	533	0.33 Miles	☐	☑	☐	☐	☐
2	Shoreham College	-	368	0.42 Miles	☑	☑	☑	☐	☑
3	Eastbrook Primary Academy	Outstanding	412	0.48 Miles	☐	☑	☐	☐	☐
4	Shoreham Academy	Outstanding	1773	0.54 Miles	☐	☐	☑	☑	☐
5	St Peter's Community Primary School	Good	215	0.96 Miles	☑	☑	☐	☐	☐
6	Holmbush Primary Academy	Good	211	1.01 Miles	☑	☑	☐	☐	☐
7	Herons Dale School	Good	126	1.01 Miles	☐	☑	☐	☐	☐
8	St Mary's Catholic Primary School	Good	213	1.03 Miles	☐	☑	☐	☐	☐
9	Brackenbury Primary School	Requires improvement	175	1.09 Miles	☐	☑	☐	☐	☐
10	St Nicolas CofE Primary School	Good	421	1.09 Miles	☐	☑	☐	☐	☐
11	Peter Gladwin Primary School	Good	194	1.1 Miles	☐	☑	☐	☐	☐
12	St Peter's Catholic Primary School, Shoreham-by-Sea	Good	205	1.21 Miles	☐	☑	☐	☐	☐
13	St Nicolas & St Mary CofE(Aided) Primary School	Good	418	1.25 Miles	☐	☑	☐	☐	☐
14	Shoreham Beach Primary School	Good	199	1.26 Miles	☐	☑	☐	☐	☐
15	Hill Park School	Outstanding	186	1.31 Miles	☑	☑	☑	☐	☐
16	Benfield Primary School	Good	258	1.38 Miles	☐	☑	☐	☐	☐
17	Portslade Aldridge Community Academy	Good	797	1.39 Miles	☐	☐	☑	☑	☐

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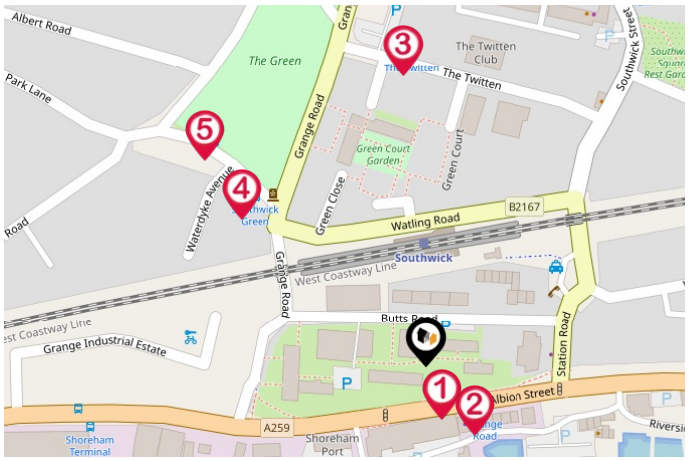
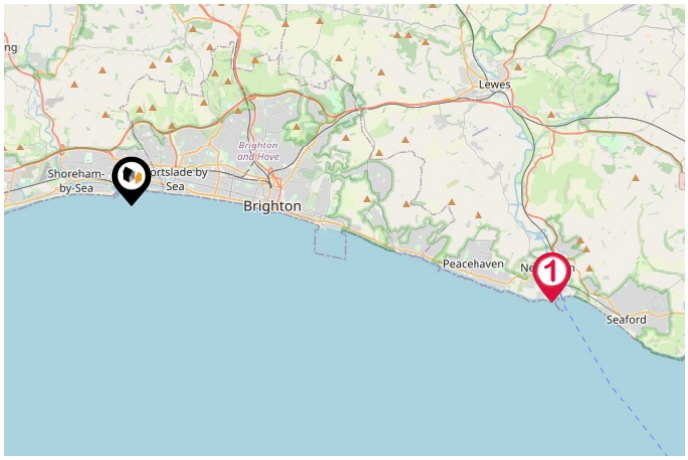
LOCAL AREA

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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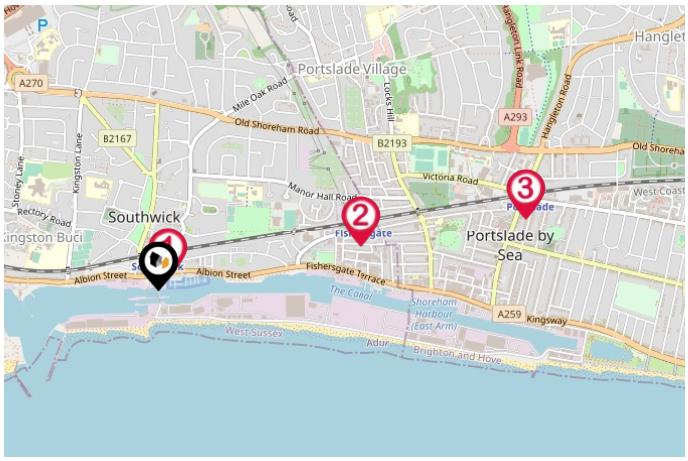
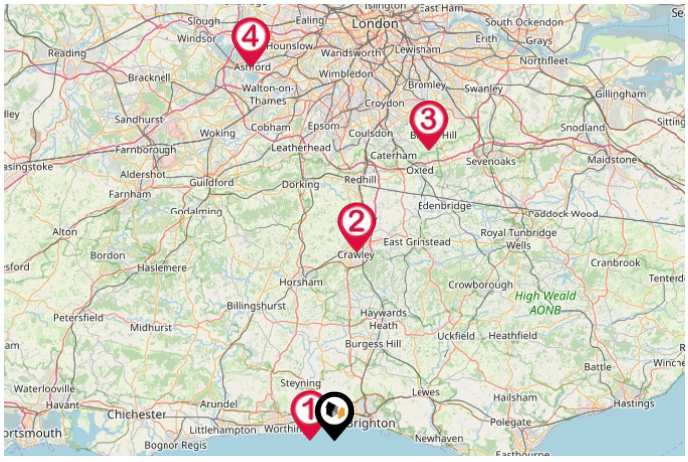


NATIONAL RAIL STATIONS

1 - Southwick Rail Station | 0.07 miles
2 - Fishersgate 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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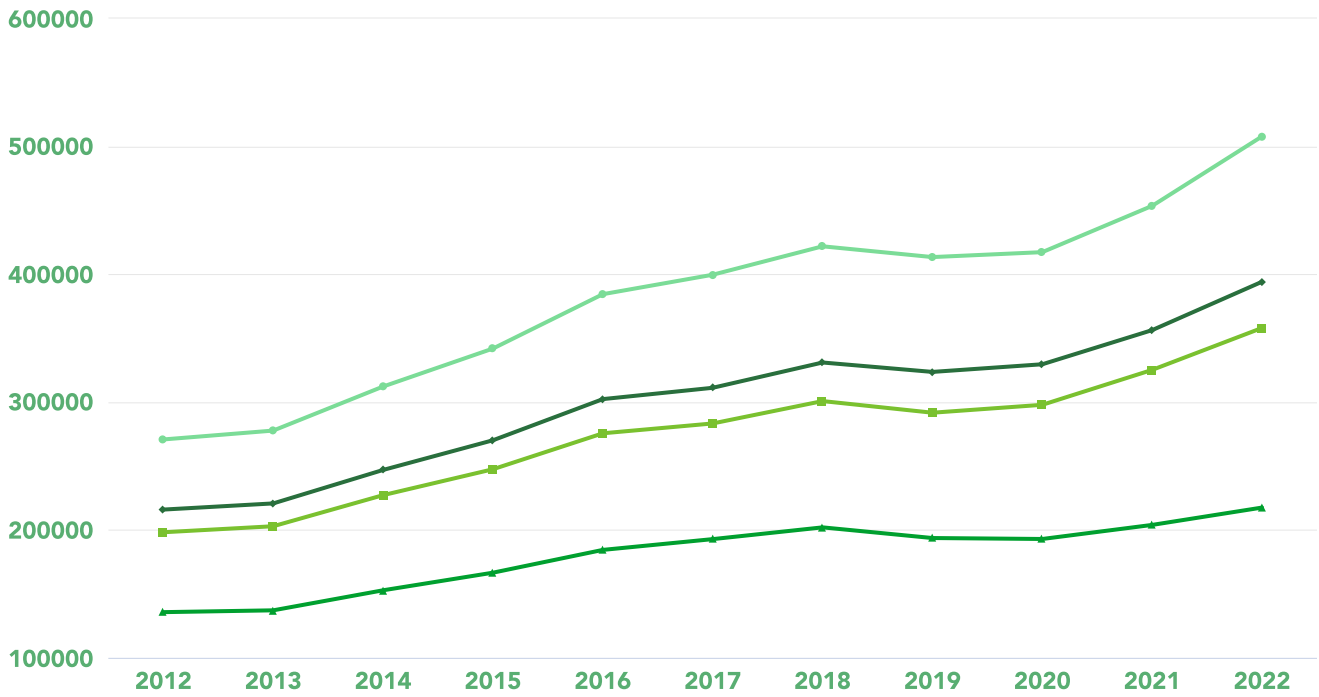
LOCAL MARKET

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 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:

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