

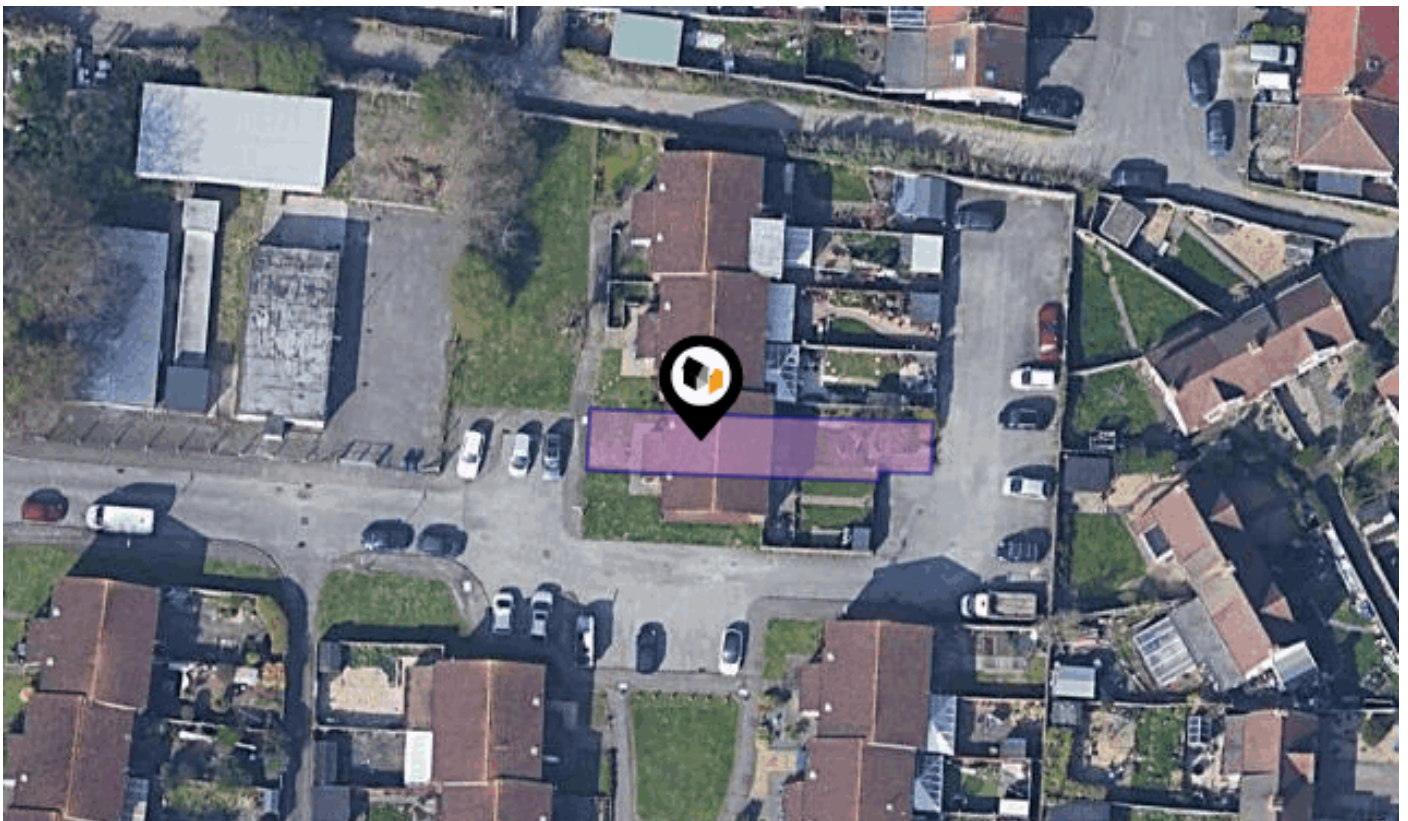


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd February 2023



EASTERN CLOSE, SHOREHAM-BY-SEA, BN43

Warwick Baker Estate Agents

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Property

Type:	Terraced	Last Sold £/ft²:	£193
Floor Area:	828 ft ² / 77 m ²	Tenure:	Freehold
Plot Area:	0.04 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£1,883		
Title Number:	WSX165425		
UPRN:	60011397		

Local Area

Local Authority:	Adur
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Energy rating

D

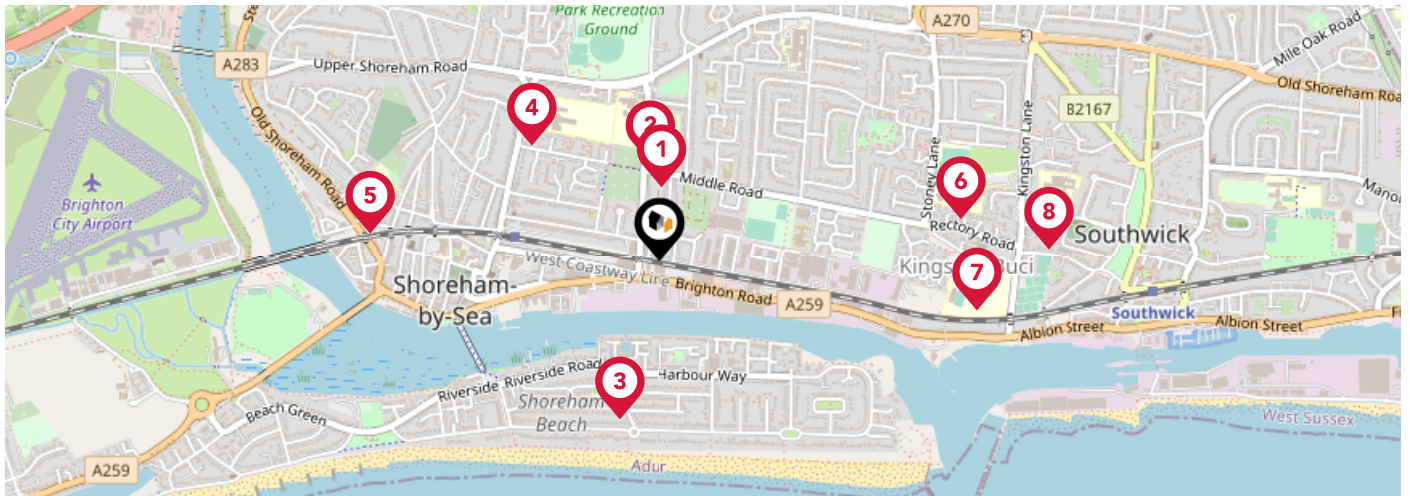
Valid until 29.07.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

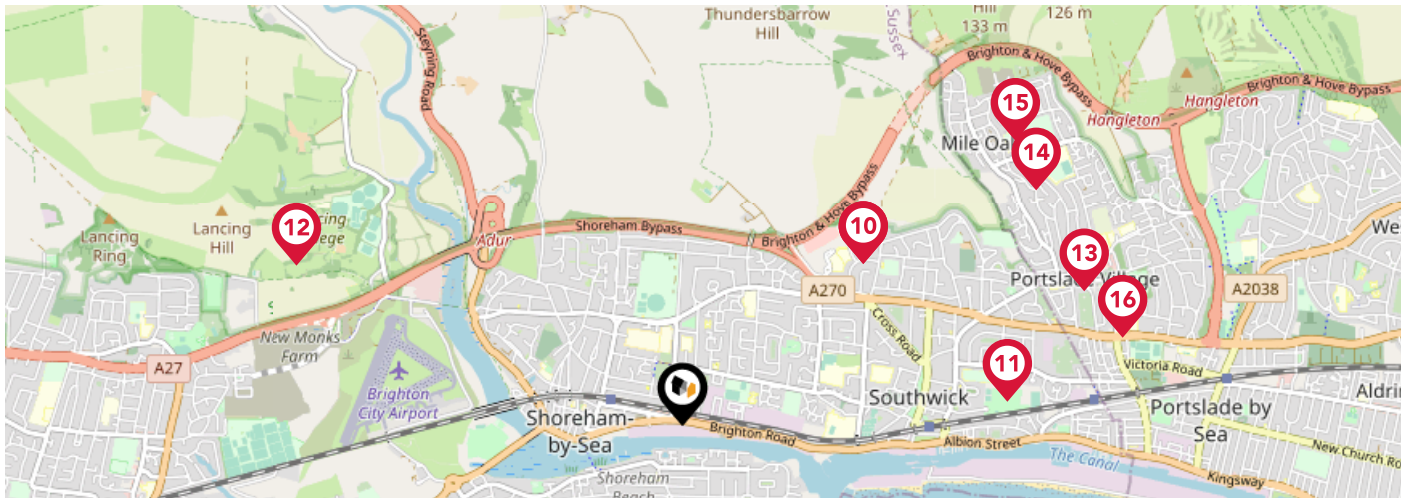
Additional EPC Data









Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Gas multipoint
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 44% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	77 m ²

Area Schools



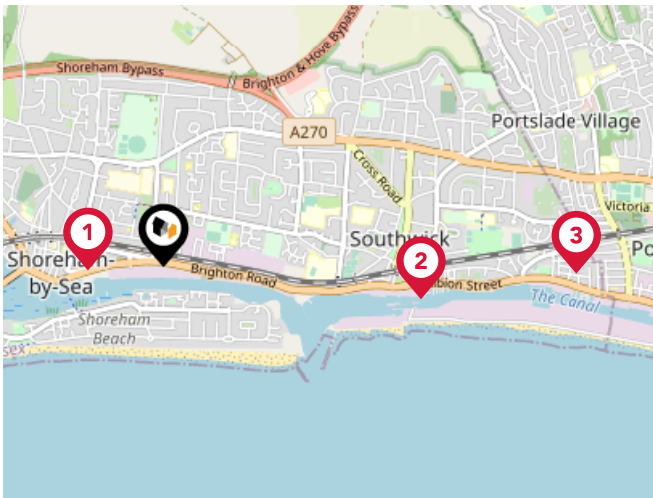
	Nursery	Primary	Secondary	College	Private
1 St Peter's Catholic Primary School, Shoreham-by-Sea Ofsted Rating: Good Pupils: 205 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Nicolas & St Mary CofE(Aided) Primary School Ofsted Rating: Good Pupils: 418 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Shoreham Beach Primary School Ofsted Rating: Good Pupils: 199 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Buckingham Park Primary School Ofsted Rating: Good Pupils: 539 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Swiss Gardens Primary School Ofsted Rating: Good Pupils: 428 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Shoreham Academy Ofsted Rating: Outstanding Pupils: 1773 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Shoreham College Ofsted Rating: Not Rated Pupils: 368 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Glebe Primary School Ofsted Rating: Requires Improvement Pupils: 533 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Holmbush Primary Academy Ofsted Rating: Good Pupils: 211 Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hérons Dale School Ofsted Rating: Good Pupils: 126 Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Eastbrook Primary Academy Ofsted Rating: Outstanding Pupils: 412 Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lancing College Ofsted Rating: Not Rated Pupils: 611 Distance: 1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Peter Gladwin Primary School Ofsted Rating: Good Pupils: 194 Distance: 1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Portslade Aldridge Community Academy Ofsted Rating: Good Pupils: 797 Distance: 1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mile Oak Primary School Ofsted Rating: Good Pupils: 507 Distance: 2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Brackenbury Primary School Ofsted Rating: Good Pupils: 175 Distance: 2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

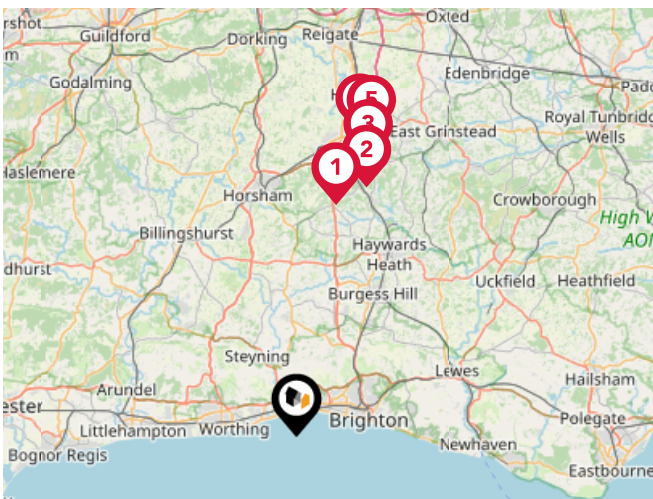
Area

Transport (National)



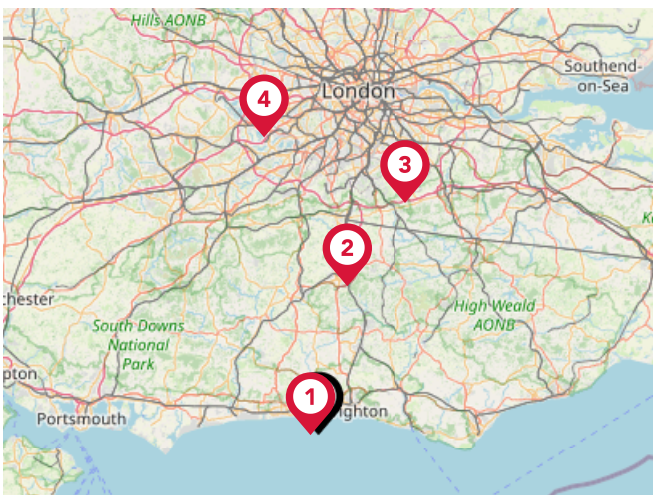
National Rail Stations

Pin	Name	Distance
1	Shoreham-by-Sea (Sussex) Rail Station	0.35 miles
2	Southwick Rail Station	1.22 miles
3	Fishersgate Rail Station	1.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	17.68 miles
2	M23 J10A	19.41 miles
3	M23 J10	21.32 miles
4	M23 J9A	22.99 miles
5	M23 J9	23.1 miles

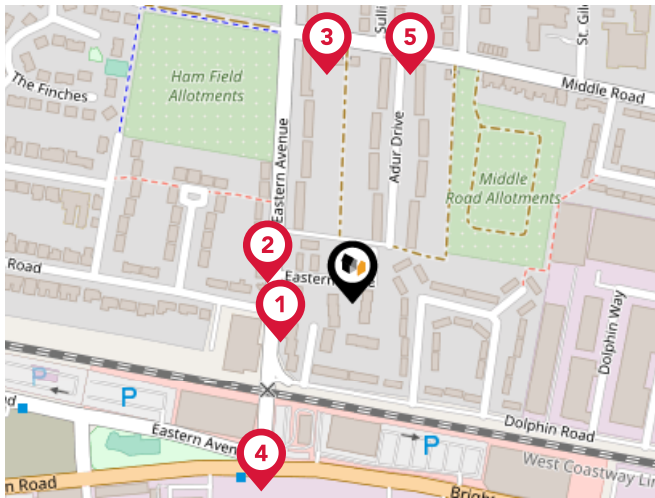


Airports/Helipads

Pin	Name	Distance
1	Shoreham Brighton City Airport	1.18 miles
2	London Gatwick Airport	22.71 miles
3	Biggin Hill Airport	36.79 miles
4	London Heathrow Airport	45.01 miles

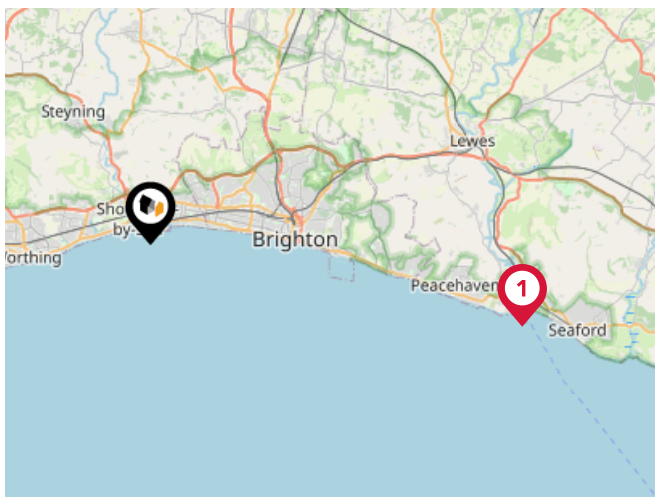
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gordon Road	0.05 miles
2	Gordon Road	0.05 miles
3	Sullington Way	0.13 miles
4	Eastern Avenue	0.12 miles
5	Sullington Way	0.14 miles



Ferry Terminals

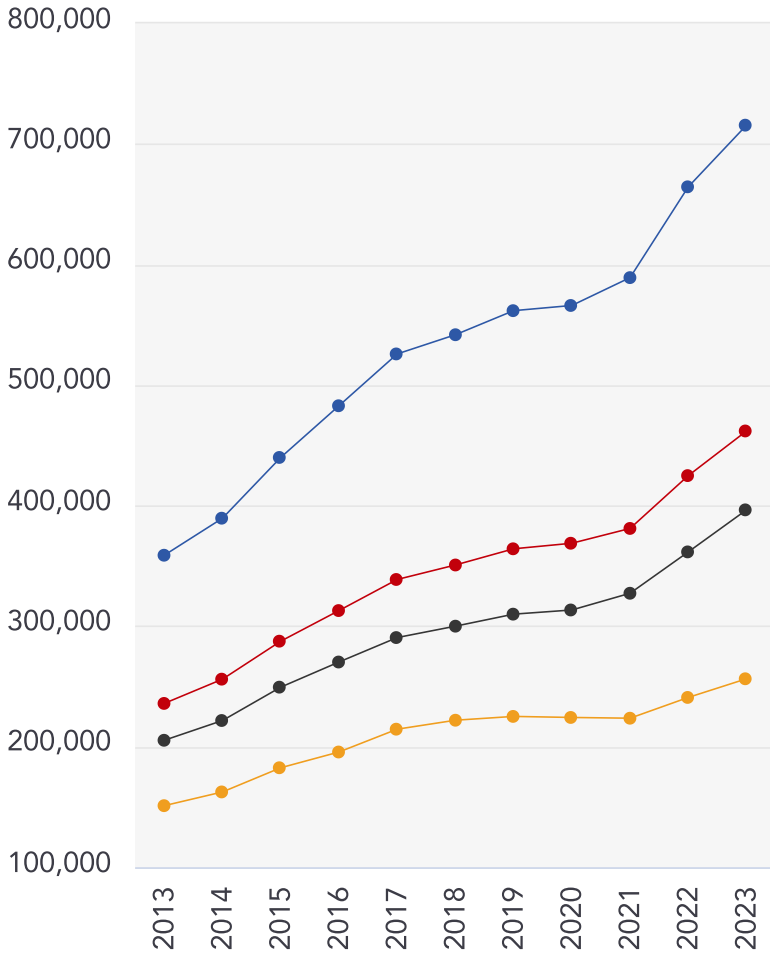
Pin	Name	Distance
1	Newhaven Harbour Ferry Terminal	14.24 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BN43



Detached

+99.41%

Semi-Detached

+95.79%

Terraced

+93.08%

Flat

+69.66%

Warwick Baker Estate Agents

About Us



Warwick Baker Estate Agents

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.



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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Warwick Baker Estate Agents

Data Quality

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