

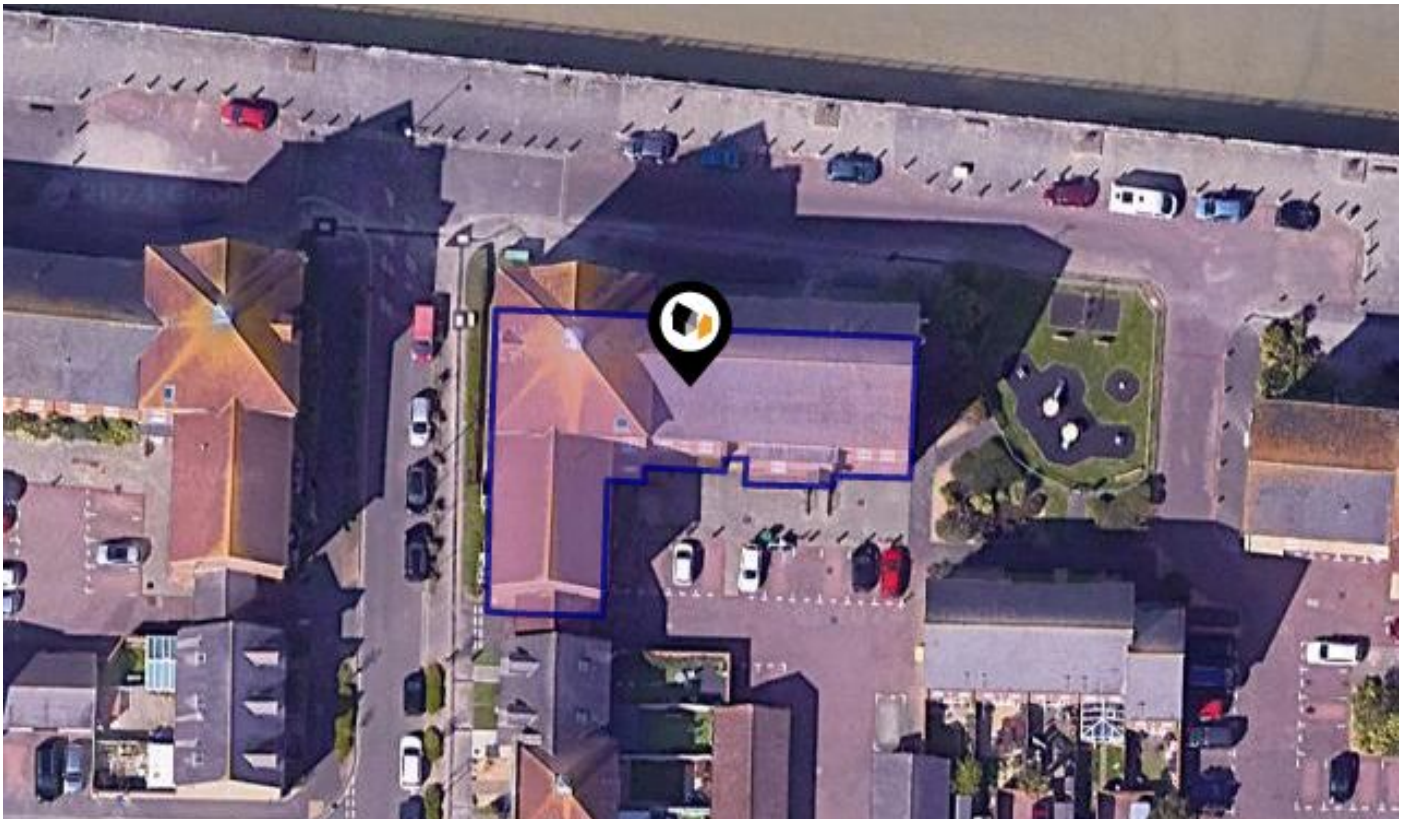


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 25<sup>th</sup> March 2024



**DUNWICH, SUSSEX WHARF, SHOREHAM-BY-SEA, BN43**

## Oakley

380 Brighton Road Shoreham By Sea West Sussex BN43 6RE

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oakleyproperty.com



# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold</b>	£357
<b>Bedrooms:</b>	2	<b>£/ft<sup>2</sup>:</b>	
<b>Floor Area:</b>	775 ft <sup>2</sup> / 72 m <sup>2</sup>	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.15 acres	<b>Start Date:</b>	16/03/2006
<b>Year Built :</b>	2006	<b>End Date:</b>	31/05/2130
<b>Council Tax :</b>	Band C	<b>Lease Term:</b>	125 years from 1 June 2005 until 31 May 2130
<b>Annual Estimate:</b>	£1,883	<b>Term Remaining:</b>	106 years
<b>Title Number:</b>	WSX298195		
<b>UPRN:</b>	60030765		

## Local Area

<b>Local Authority:</b>	Adur
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Low
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

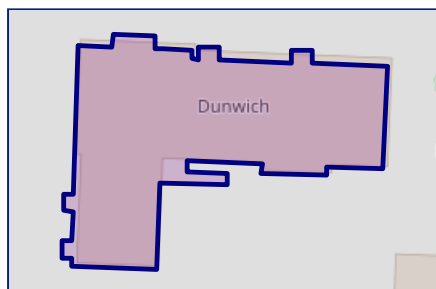


### Satellite/Fibre TV Availability:



## Freehold Title Plan

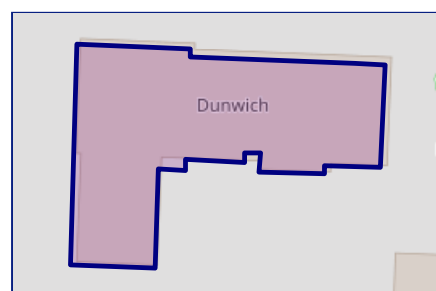
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**WSX325703**

## Leasehold Title Plan

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**WSX298195**

Start Date: 16/03/2006  
End Date: 31/05/2130  
Lease Term: 125 years from 1 June 2005 until 31 May 2130  
Term Remaining: 106 years



DUNWICH, SUSSEX WHARF, SHOREHAM-BY-SEA,  
 BN43

Energy rating  
**C**

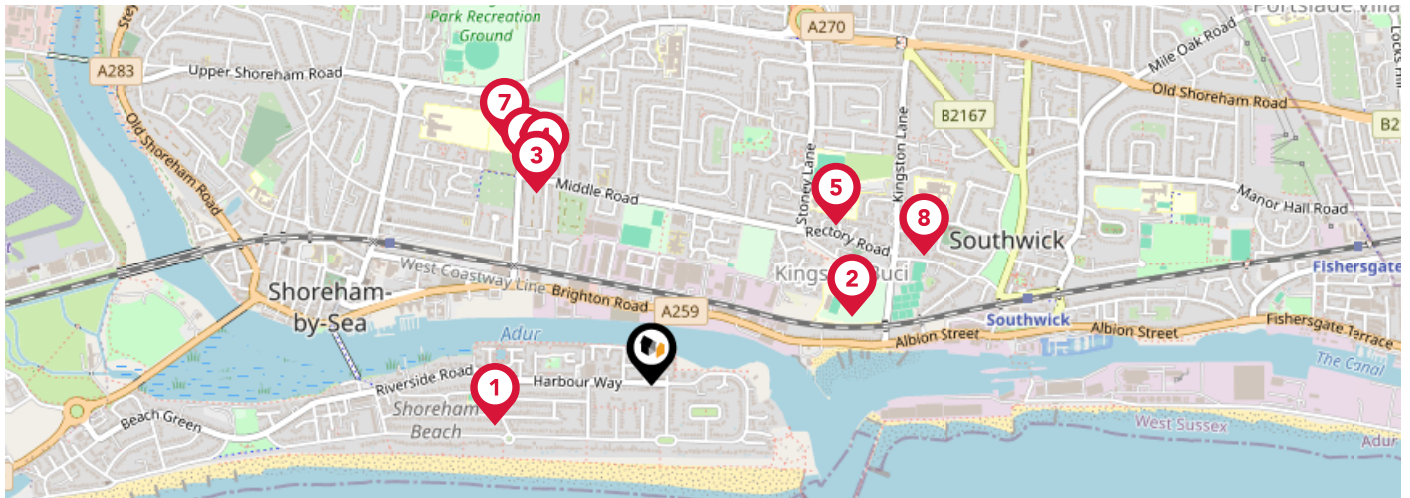
Valid until 19.03.2034

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

## Additional EPC Data

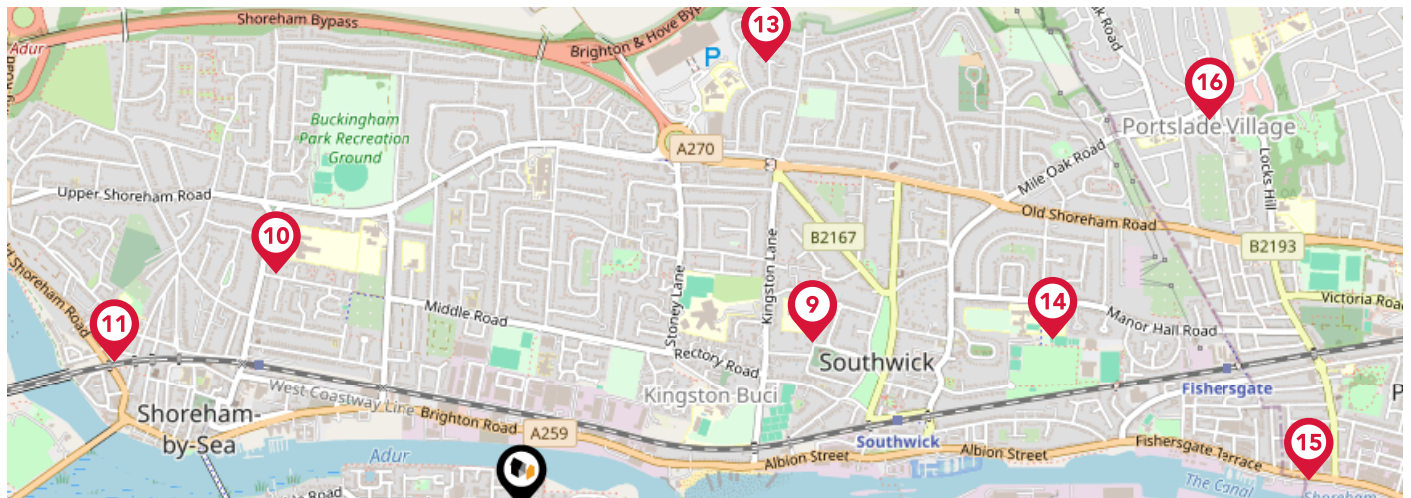
<b>Property Type:</b>	Mid-floor flat
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	(another dwelling below)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	72 m <sup>2</sup>

# Area Schools



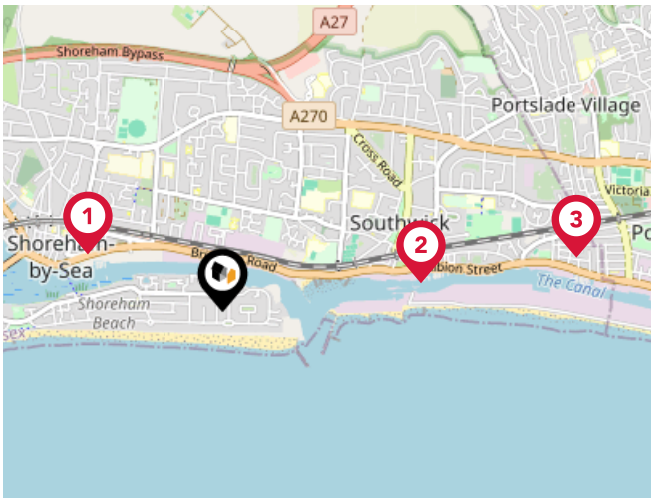
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Shoreham Beach Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Shoreham College</b> Ofsted Rating: Not Rated   Pupils: 368   Distance:0.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St Peter's Catholic Primary School, Shoreham-by-Sea</b> Ofsted Rating: Good   Pupils: 205   Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>St Peter's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Shoreham Academy</b> Ofsted Rating: Outstanding   Pupils: 1773   Distance:0.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>St Nicolas &amp; St Mary CofE(Aided) Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Nicolas &amp; St Mary CofE Primary School</b> Ofsted Rating: Good   Pupils: 388   Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Glebe Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 533   Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



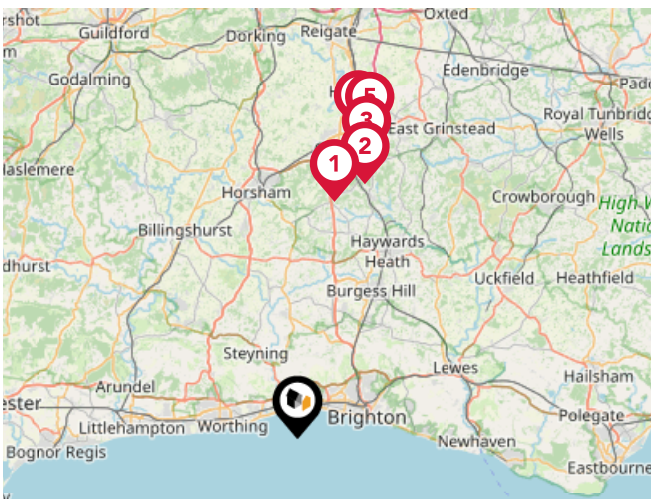
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Glebe Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Buckingham Park Primary School</b> Ofsted Rating: Good   Pupils: 539   Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Swiss Gardens Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Hérons Dale School</b> Ofsted Rating: Good   Pupils: 126   Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Holmbush Primary Academy</b> Ofsted Rating: Good   Pupils: 211   Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Eastbrook Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 412   Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>St Peter's Community Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 215   Distance:1.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Peter Gladwin Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:1.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



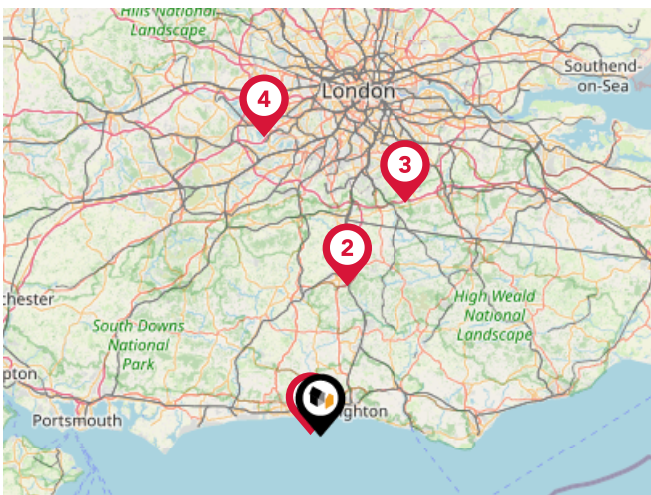
## National Rail Stations

Pin	Name	Distance
1	Shoreham-by-Sea (Sussex) Rail Station	0.68 miles
2	Southwick Rail Station	0.95 miles
3	Fishergate Rail Station	1.68 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	17.91 miles
2	M23 J10A	19.6 miles
3	M23 J10	21.53 miles
4	M23 J9A	23.21 miles
5	M23 J9	23.3 miles

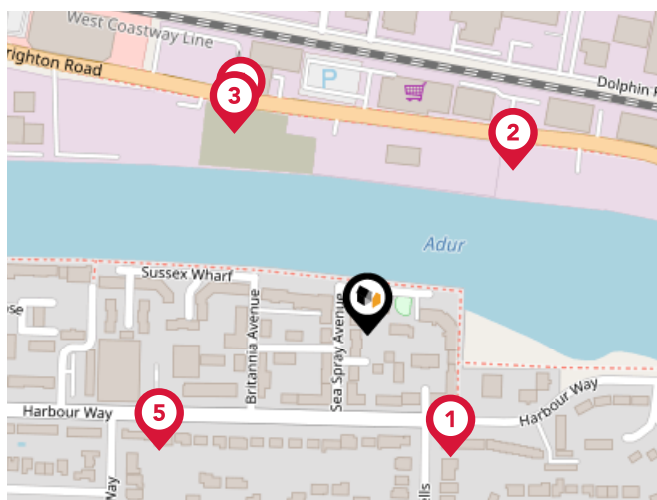


## Airports/Helipads

Pin	Name	Distance
1	Shoreham Brighton City Airport	1.46 miles
2	London Gatwick Airport	22.93 miles
3	Biggin Hill Airport	36.96 miles
4	London Heathrow Airport	45.34 miles



# Area Transport (Local)



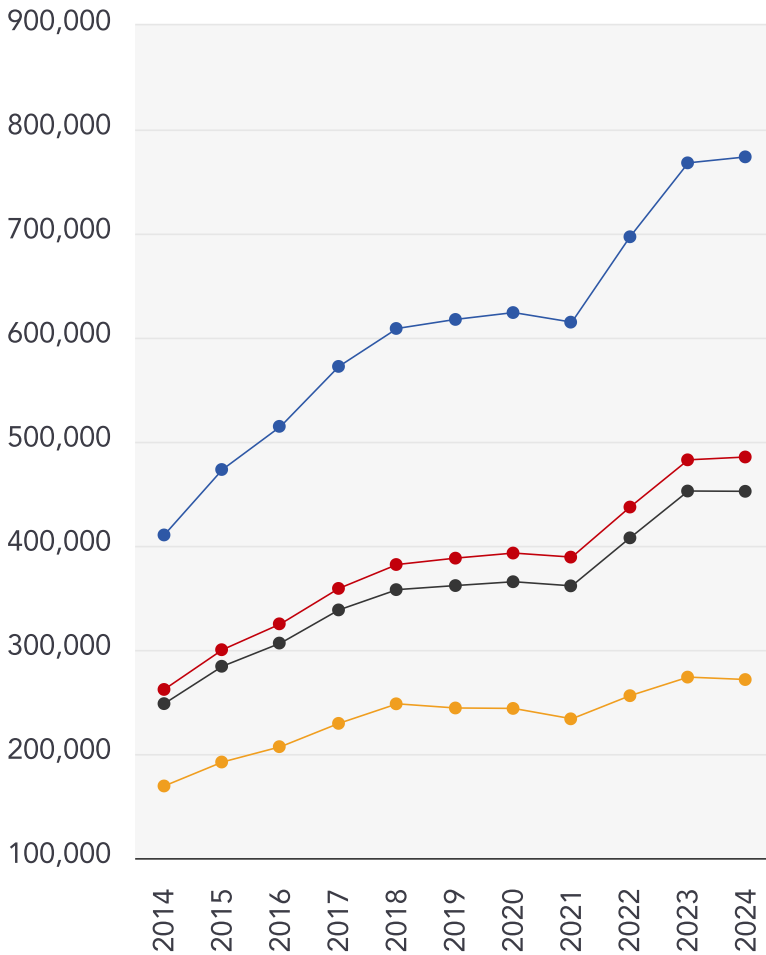
## Bus Stops/Stations

Pin	Name	Distance
1	Harbour Club	0.09 miles
2	Travis Perkins	0.13 miles
3	Amenity Tip	0.14 miles
4	Amenity Tip	0.15 miles
5	Winterton Way	0.14 miles

# Market House Price Statistics



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



Detached

**+88.51%**

Semi-Detached

**+85.24%**

Terraced

**+82.14%**

Flat

**+60.41%**



## Oakley

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We specialise in selling and letting a diverse range of homes across Sussex.

We know the Sussex coast and countryside intimately, with all its diverse charms and characteristics. Success in estate agency is about client trust and we are proud to have built a thriving business through repeat custom and recommendations.

We believe property is about people and how we all live, work and play. So, while many businesses are still working out how to adapt to this rapidly changing world, we decided to invest in both our team and premises, so that we can offer our clients an even better property marketing service. Success in the property business is about getting people communicating and our innovative way of working is now reflected in our state of the art offices in Shoreham, Brighton and Lewes.

So whether you are looking to buy, sell or rent, if you are loo



## Testimonial 1



We had a property on with another agent in the area which wasn't selling and the agent advised us to lower the price once again. We decided to move to Oakley and after one weekend of them listing it - with fantastic new photos and an updated brochure - it sold for more than the first agency were willing to put it on for! 5\*

## Testimonial 2



Thank you OAKLEY PROPERTY. Now we have achieved one of our bucket-lists goals - our DREAM HOME. With the all-out invaluable expertise & professionalism of your team, it made us feel less stressful 5\*

## Testimonial 3

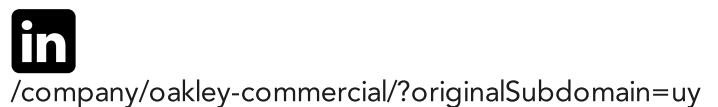
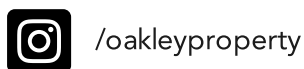


Sara and Emily have provided a seamless professional letting experience. They have kept me fully informed and updated, and worked amazingly swiftly to find suitable tenants. I would highly recommend. 5\*

## Testimonial 4



I went to Shoreham to pop into Oakley and spoke to Nick initially. The experience was genuine, open and honest. Instantly I knew I was in the right place. Good luck to anyone selling... at least with Oakley you'll have the best chance and alleviate the stress a little. 5\*



# Oakley Data Quality

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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