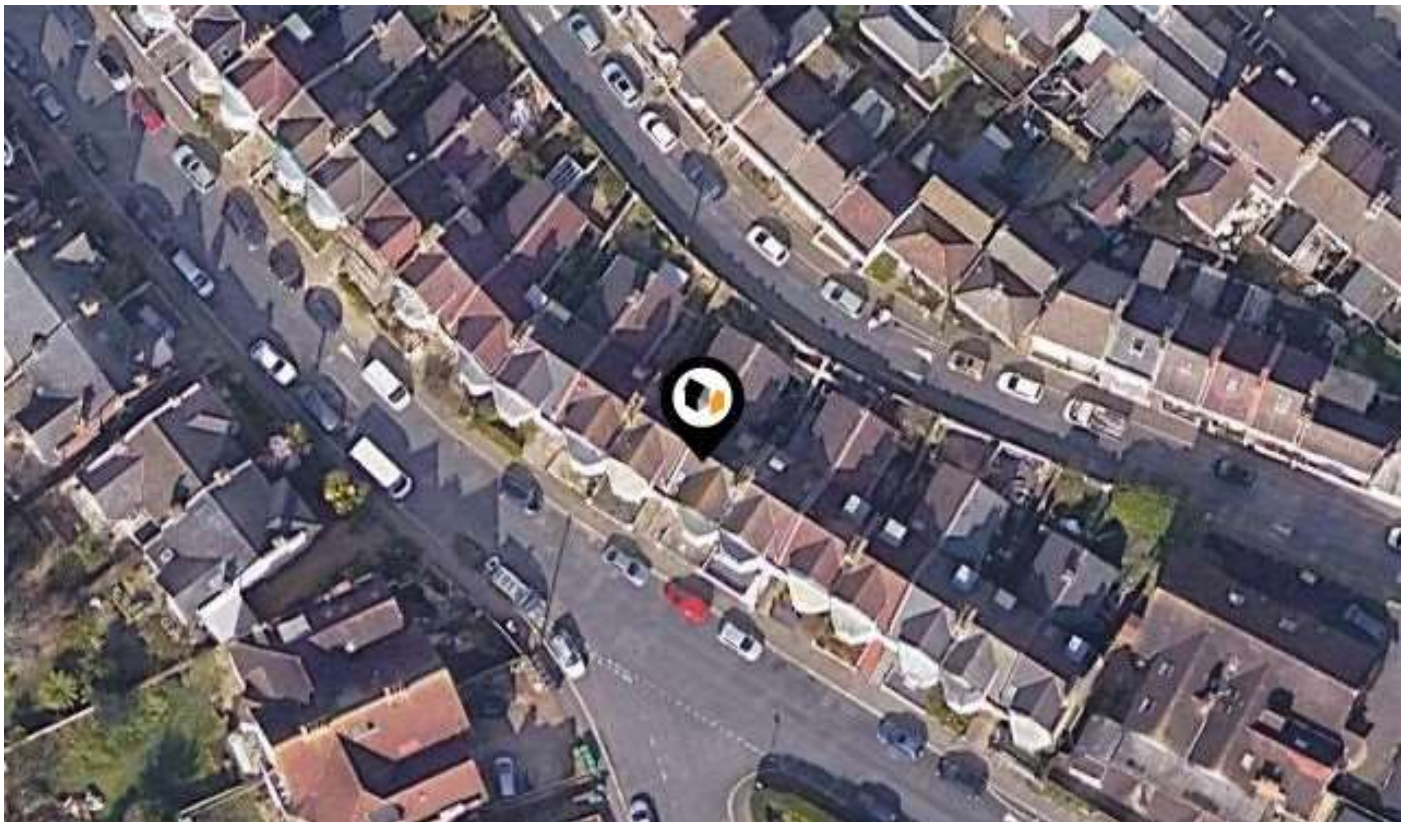




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 22nd January 2025



**FLAT 2, 7, ST PETERS ROAD, ST LEONARDS-ON-SEA, TN37
6JG**

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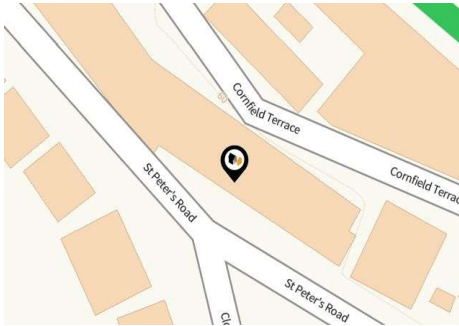
77 Deansgate Manchester M3 2BW

0161 710 2010

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Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 365 ft² / 34 m²
Year Built : Before 1900
Council Tax : Band A
Annual Estimate: £1,625
UPRN: 200001844301

Last Sold Date: 14/09/2007
Last Sold Price: £59,950
Last Sold £/ft²: £141

Local Area

Local Authority: East sussex
Conservation Area: No
Flood Risk:
 ● Rivers & Seas No Risk
 ● Surface Water High

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

14 mb/s
80 mb/s
1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Flat 2, 7 St Peters Road, TN37 6JG

Energy rating

E

Valid until 01.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

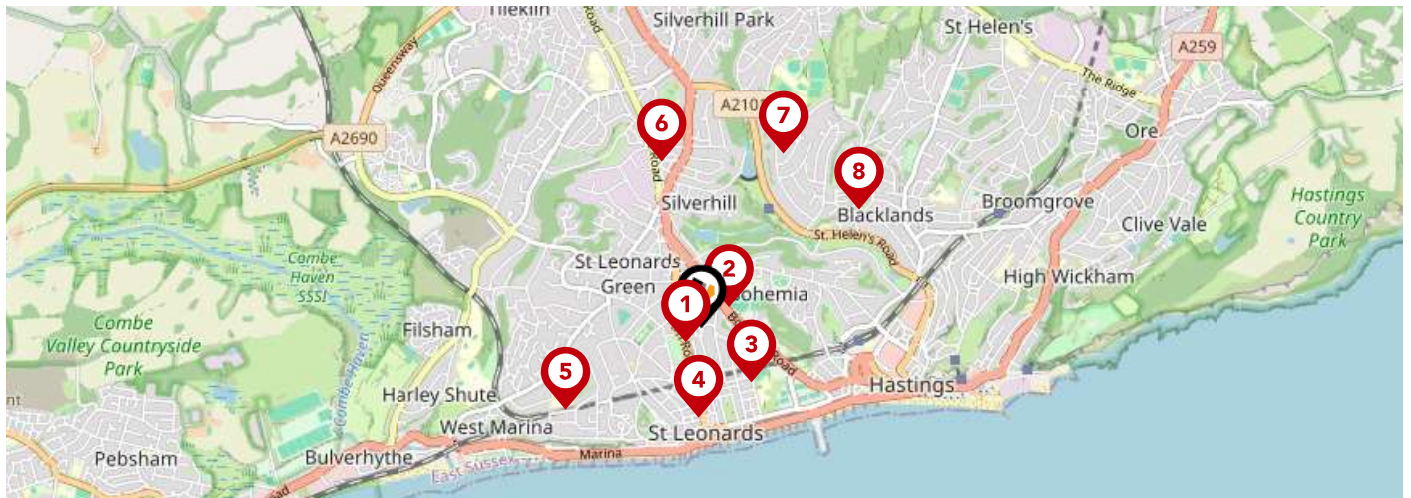
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Additional EPC Data

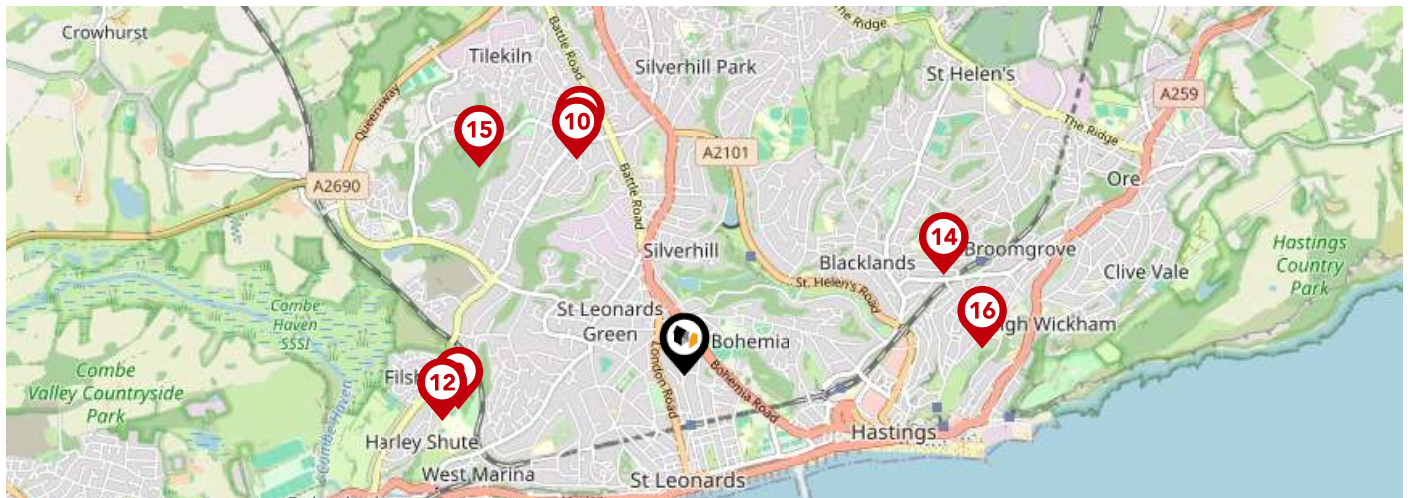
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	To be used only when there is no heating/hot-water system or data is from a community network
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	No system present: electric heaters assumed
Main Heating Controls:	None
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	34 m ²

Area Schools

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	Nursery	Primary	Secondary	College	Private
<p>1 Christ Church CofE Primary and Nursery Academy Ofsted Rating: Good Pupils: 439 Distance:0.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Paul's Church of England Academy Ofsted Rating: Good Pupils: 655 Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Mary Star of the Sea Catholic Primary School Ofsted Rating: Good Pupils: 205 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Lansdowne Children's Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Leonards Church of England Primary Academy Ofsted Rating: Good Pupils: 409 Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Silverdale Primary Academy Ofsted Rating: Good Pupils: 627 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ark Alexandra Academy Ofsted Rating: Requires improvement Pupils: 1552 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Ark Blacklands Primary Academy Ofsted Rating: Outstanding Pupils: 616 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

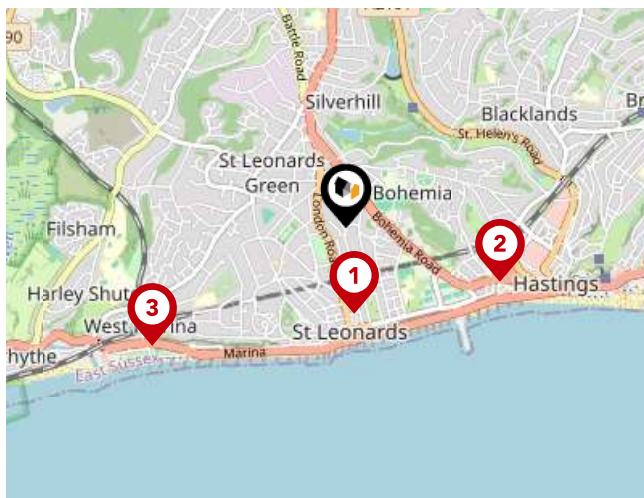


	Nursery	Primary	Secondary	College	Private
<p>9 West St Leonards Primary Academy Ofsted Rating: Good Pupils: 387 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 New Horizons School (Part of the Sabden Multi Academy Trust) Ofsted Rating: Outstanding Pupils: 85 Distance:1.13</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The St Leonards Academy Ofsted Rating: Requires improvement Pupils: 1345 Distance:1.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Saxon Mount School Ofsted Rating: Good Pupils: 160 Distance:1.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Hollington Primary School Ofsted Rating: Not Rated Pupils: 321 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Baird Primary Academy Ofsted Rating: Good Pupils: 331 Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Churchwood Primary Academy Ofsted Rating: Good Pupils: 262 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Ark Castledown Primary Academy Ofsted Rating: Good Pupils: 415 Distance:1.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

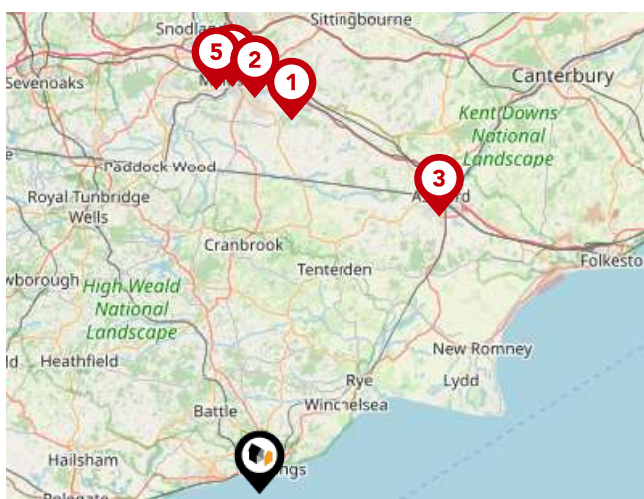
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	St Leonards Warrior Square Rail Station	0.41 miles
2	Hastings Rail Station	0.77 miles
3	West St Leonards Rail Station	1.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J8	27.94 miles
2	M20 J7	29.52 miles
3	M20 J9	24.68 miles
4	M20 J6	30.34 miles
5	M20 J5	30.25 miles



Airports/Helipads

Pin	Name	Distance
1	Leaves Green	39.84 miles
2	Gatwick Airport	38.15 miles
3	Shoreham-by-Sea	37.19 miles
4	Manston	48.29 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Peter's Church	0.04 miles
2	St Peter's Church	0.09 miles
3	Bohemia Road Top	0.16 miles
4	Bohemia Road Top	0.17 miles
5	Tower Road	0.12 miles



Local Connections

Pin	Name	Distance
1	Bodiam (Kent & East Sussex Railway)	9.42 miles
2	Northiam (Kent & East Sussex Railway)	10.52 miles

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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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