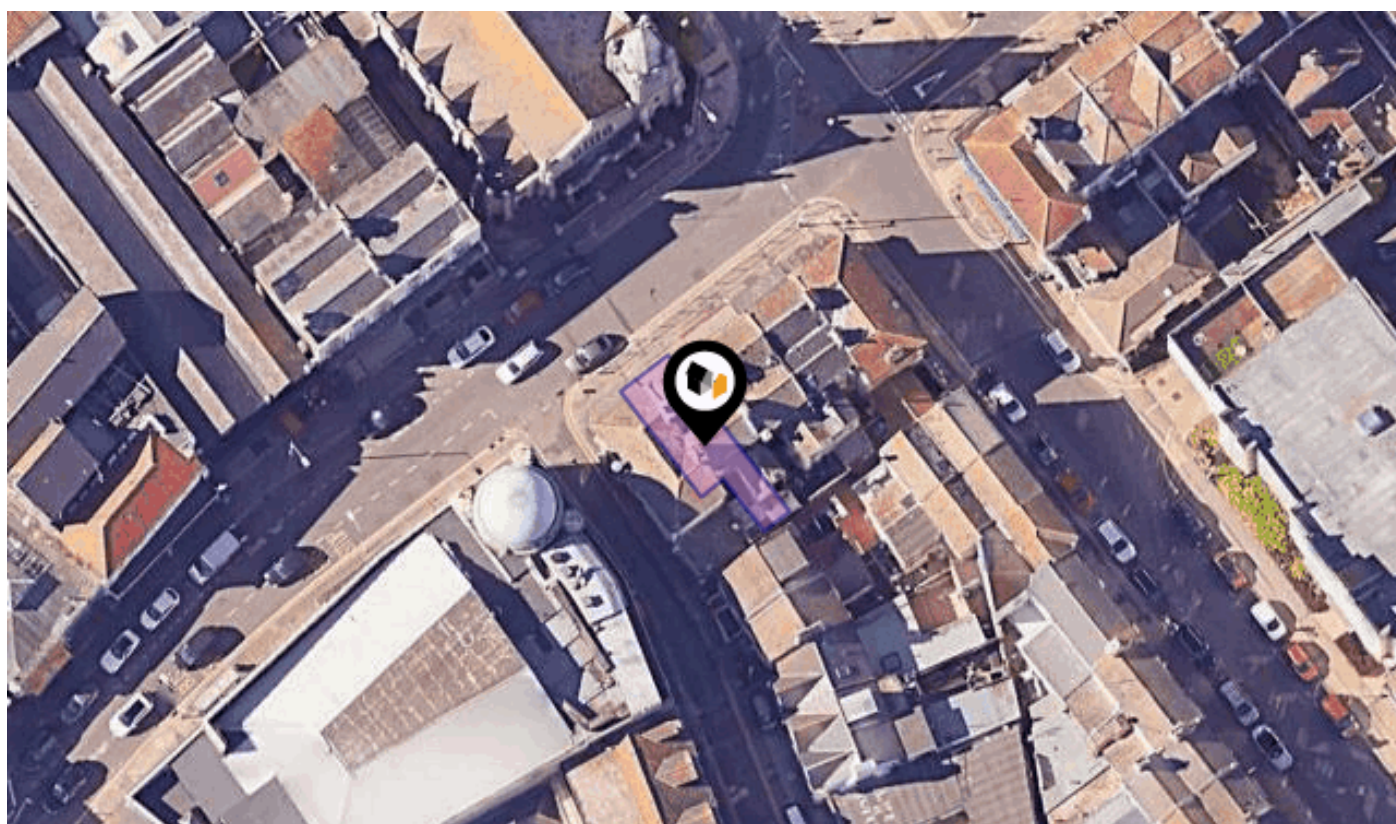# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 27th March 2025

7A, PEVENSEY ROAD, EASTBOURNE, BN21 3HH

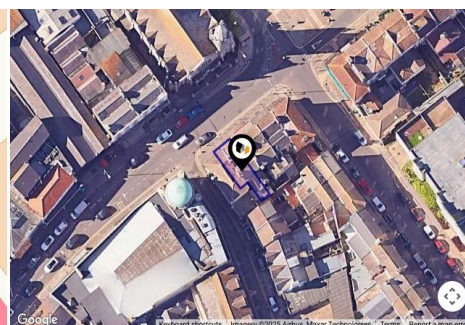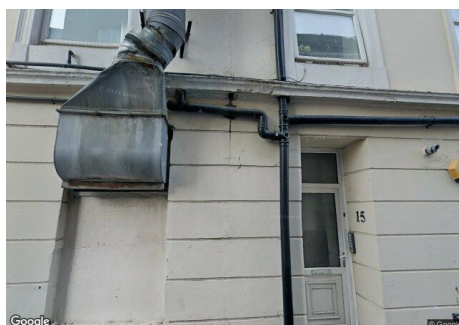**Landwood Group**

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Flat / Maisonette	**Last Sold Date:**	19/12/2003
Bedrooms:	4	**Last Sold Price:**	£72,000
Floor Area:	1,087 ft^2 / 101 m^2	**Last Sold £/ft^2:**	£66
Plot Area:	0.02 acres	**Tenure:**	Leasehold
Council Tax :	Band C	**Start Date:**	08/09/1976
Annual Estimate:	£2,148	**End Date:**	24/06/2075
Title Number:	ESX18106	**Lease Term:**	99 years from 24 June 1976
UPRN:	10010662100	**Term Remaining:**	50 years

Local Area

Local Authority:	East sussex
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	**80** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✗ Virgin media

Freehold Title Plan
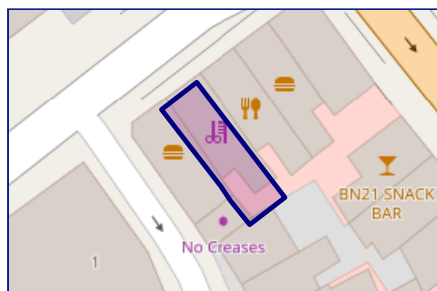
EB8276

Leasehold Title Plan
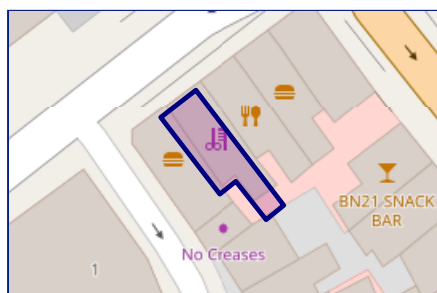
ESX18106

Start Date:	08/09/1976
End Date:	24/06/2075
Lease Term:	99 years from 24 June 1976
Term Remaining:	50 years

7a Pevensey Road, BN21 3HH

Energy rating

G

Valid until 01.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 | C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 | G	

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Additional EPC Data

Property Type:	Maisonette
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	101 m^2

10 Year History of Average House Prices by Property Type in BN21
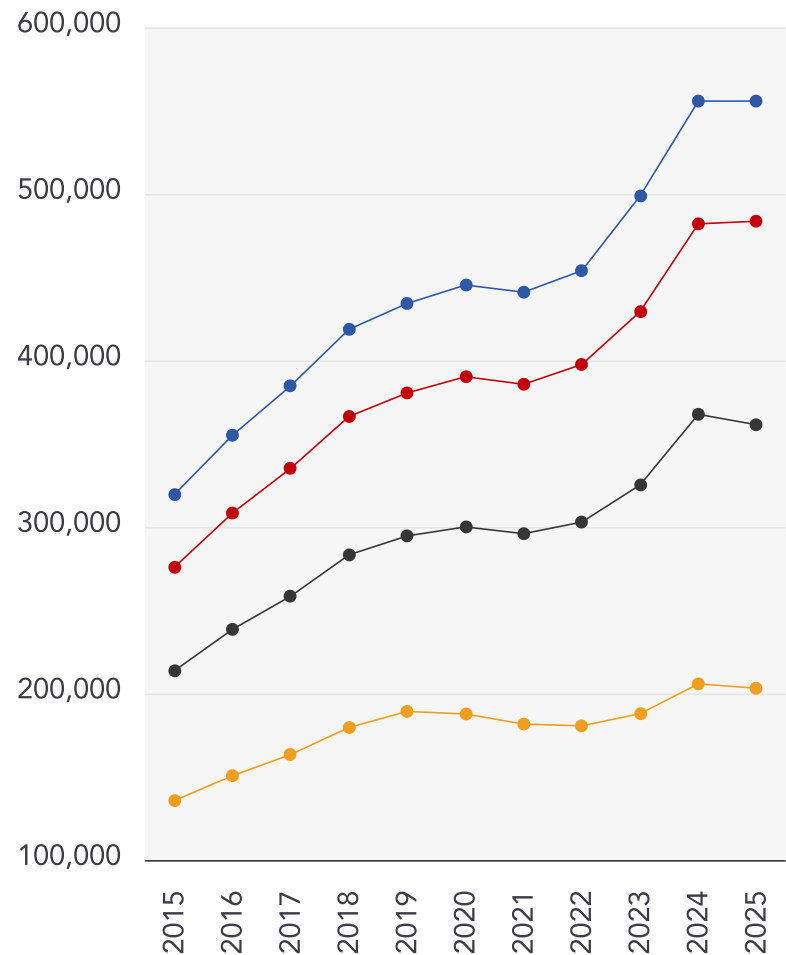
Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

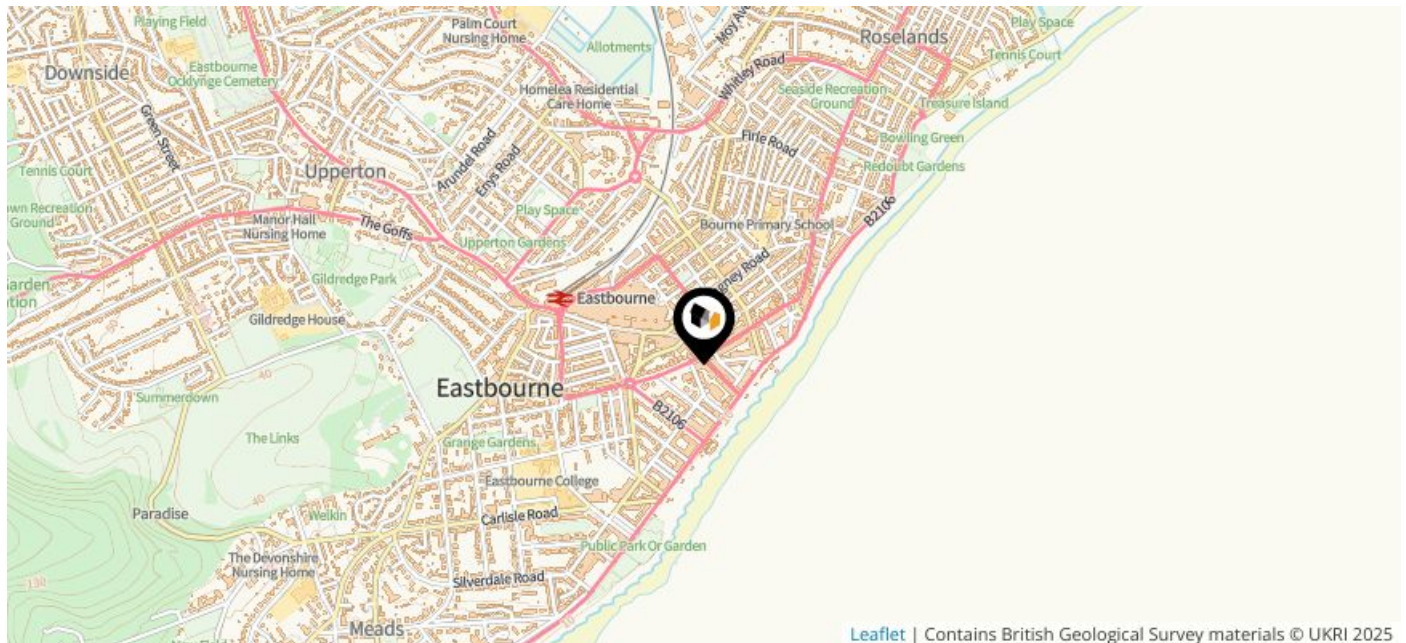**+49.74%**

Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
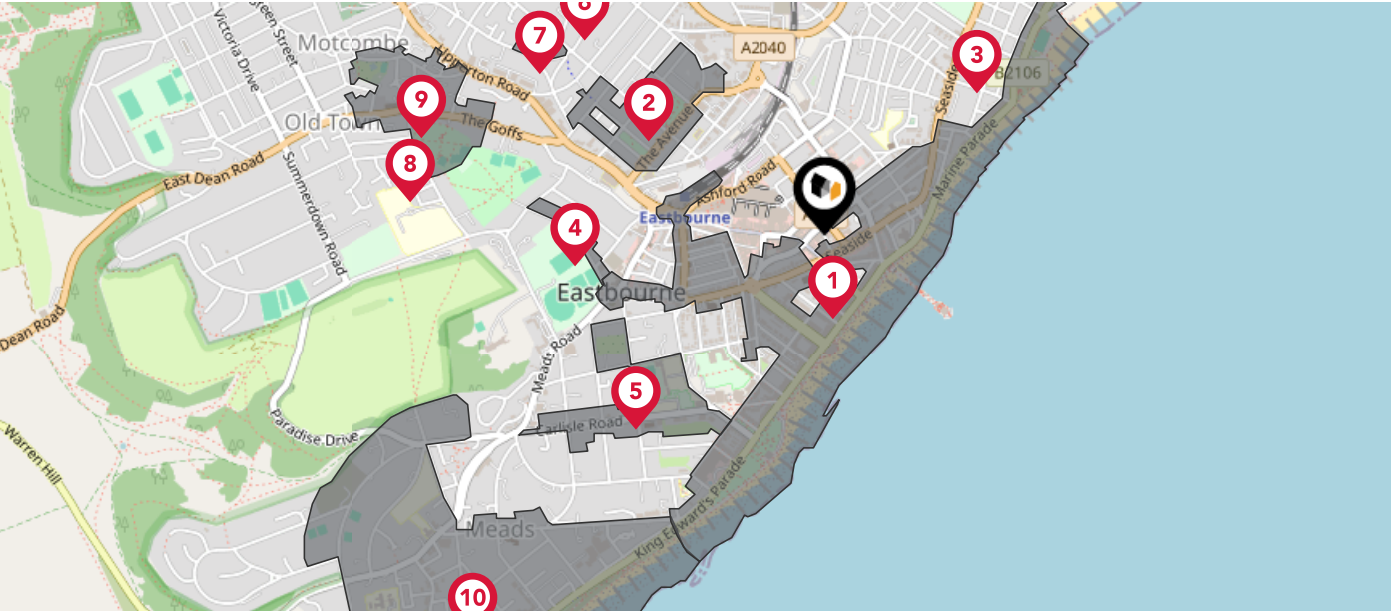

Nearby Conservation Areas	
1	Town Centre and Seafront
2	Upperton
3	Warrior Square
4	Saffrons
5	College
6	South Lynn Drive
7	Torfield
8	Park Close
9	Old Town
10	Meads

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500
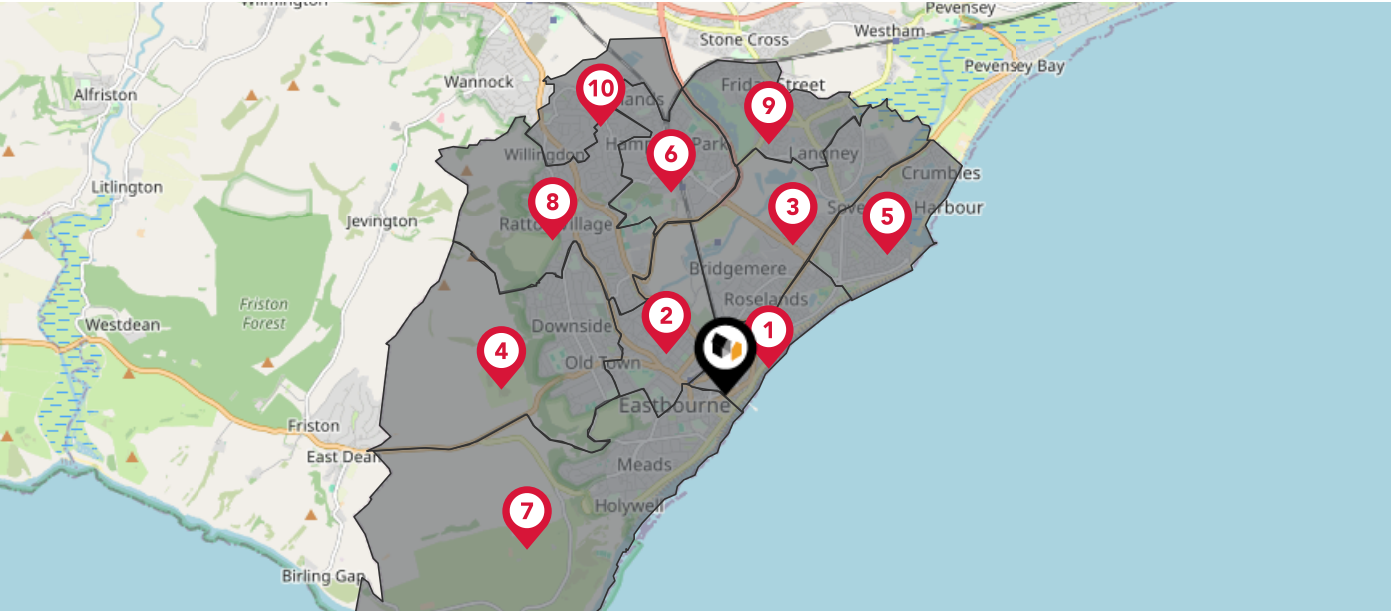
Nearby Council Wards	
1	Devonshire Ward
2	Upperton Ward
3	St. Anthony's Ward
4	Old Town Ward
5	Sovereign Ward
6	Hampden Park Ward
7	Meads Ward
8	Ratton Ward
9	Langney Ward
10	Upper Willingdon Ward

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
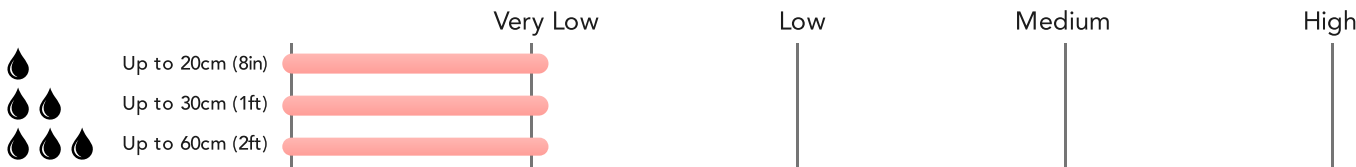

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

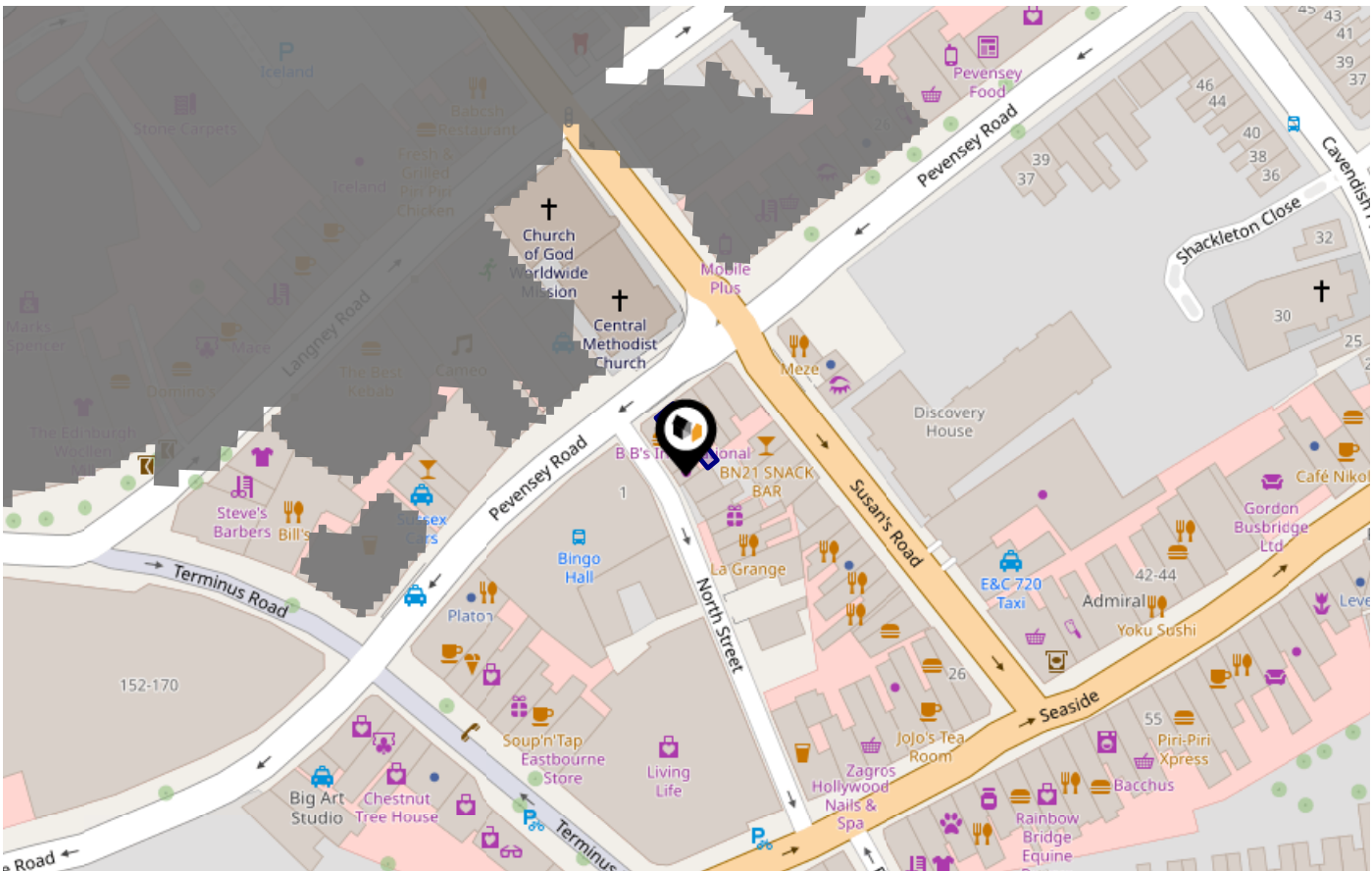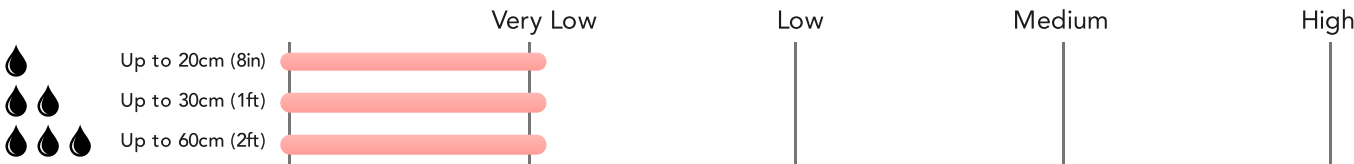|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
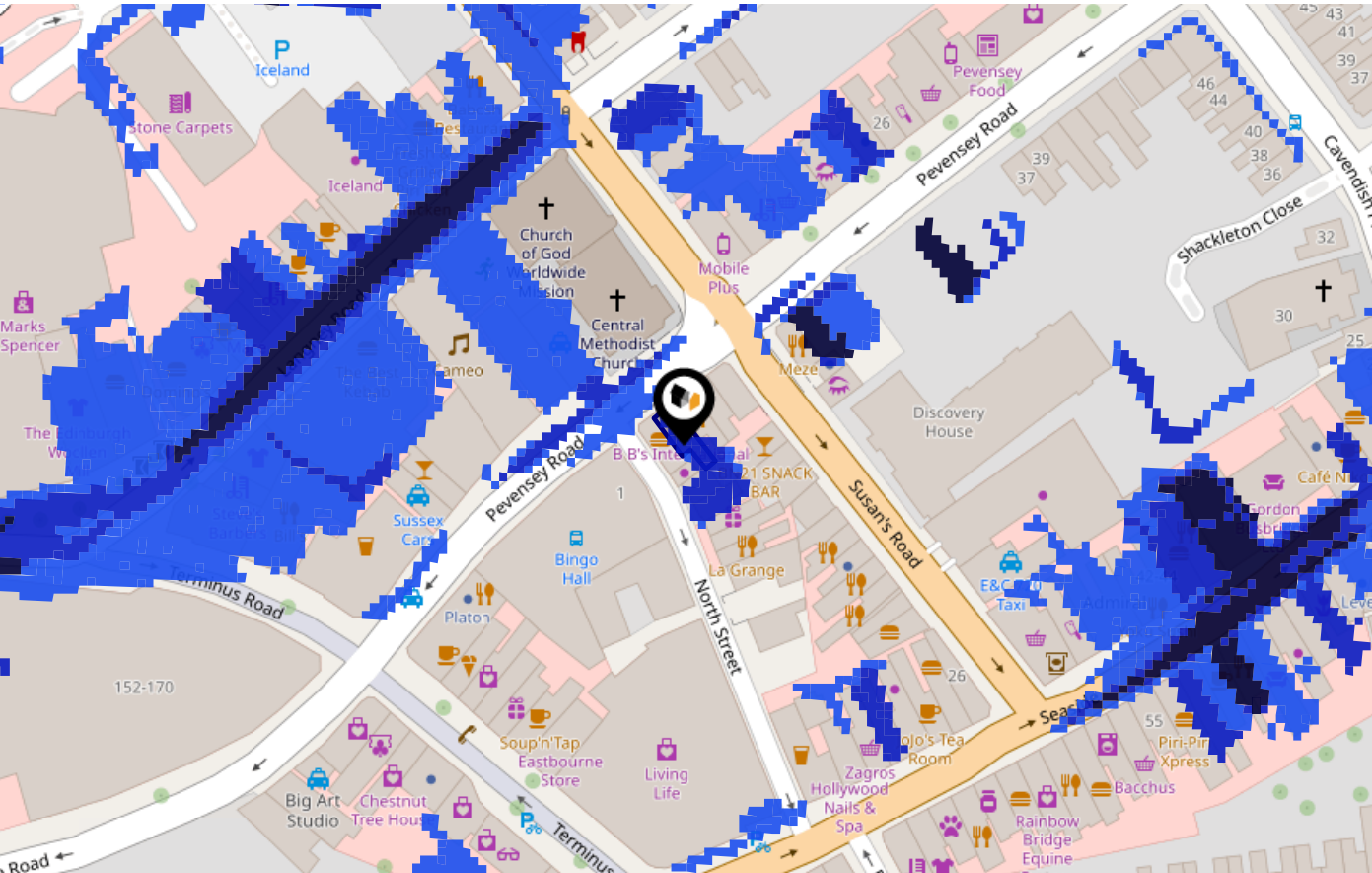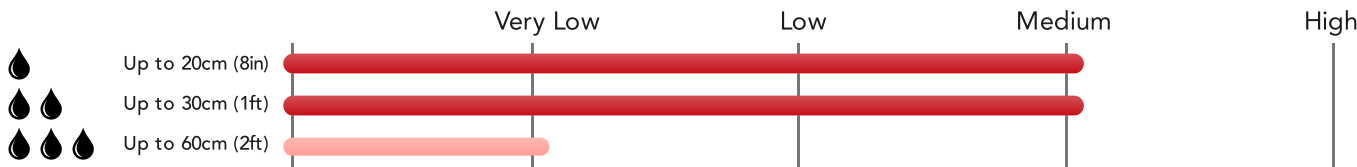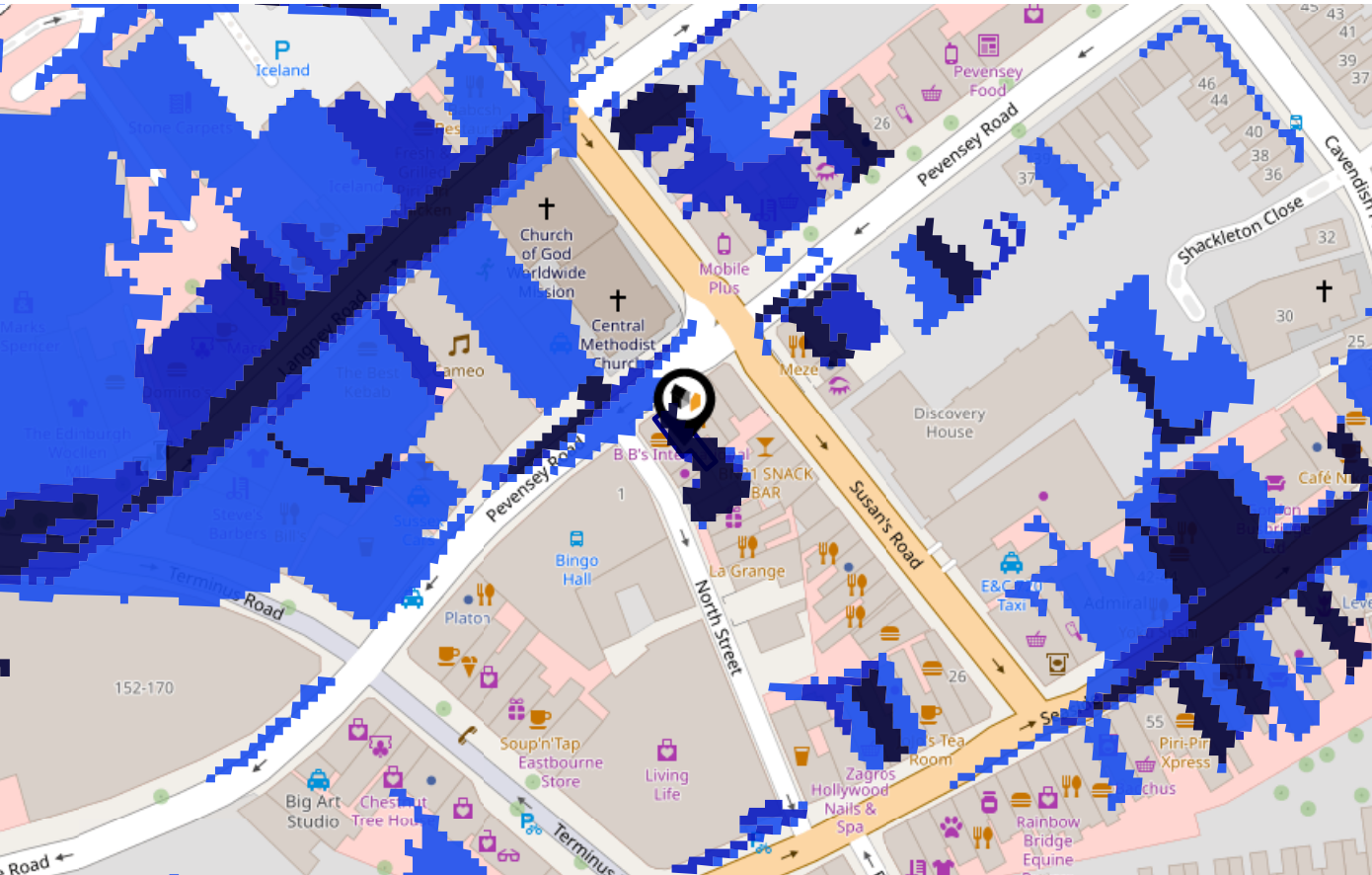

Risk Rating: Medium

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

■ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KPF - Key Property Facts

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This map displays nearby areas that have been designated as Green Belt...
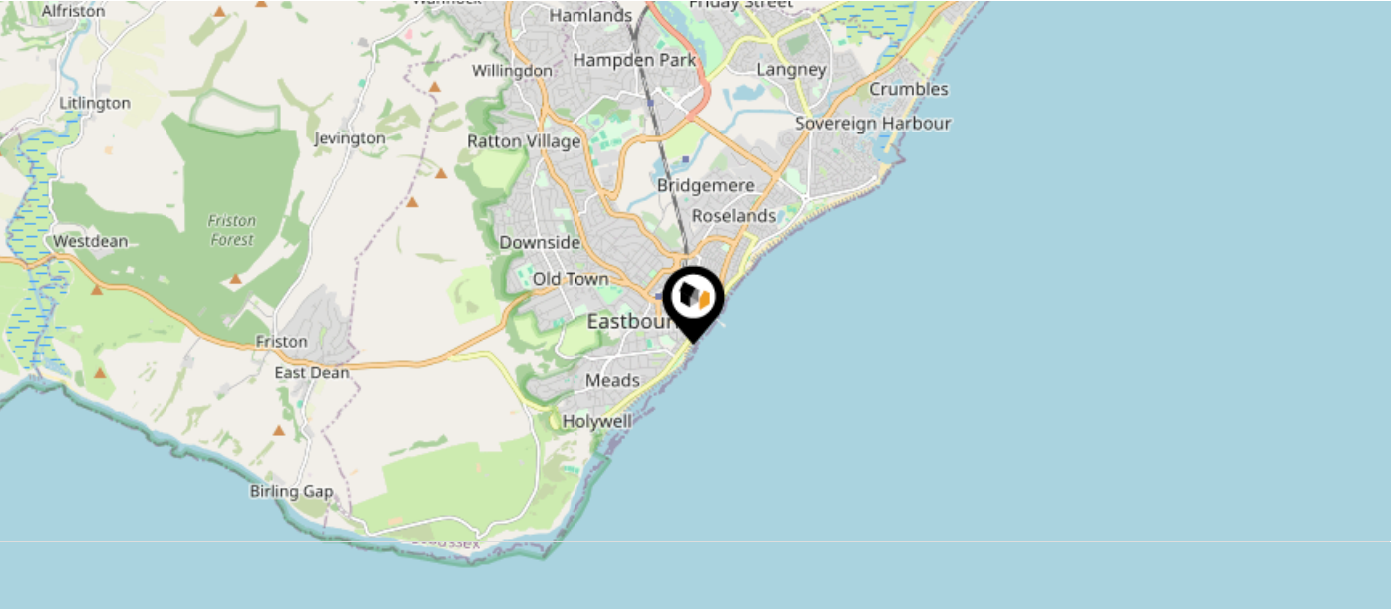
Nearby Green Belt Land

No data available.

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Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
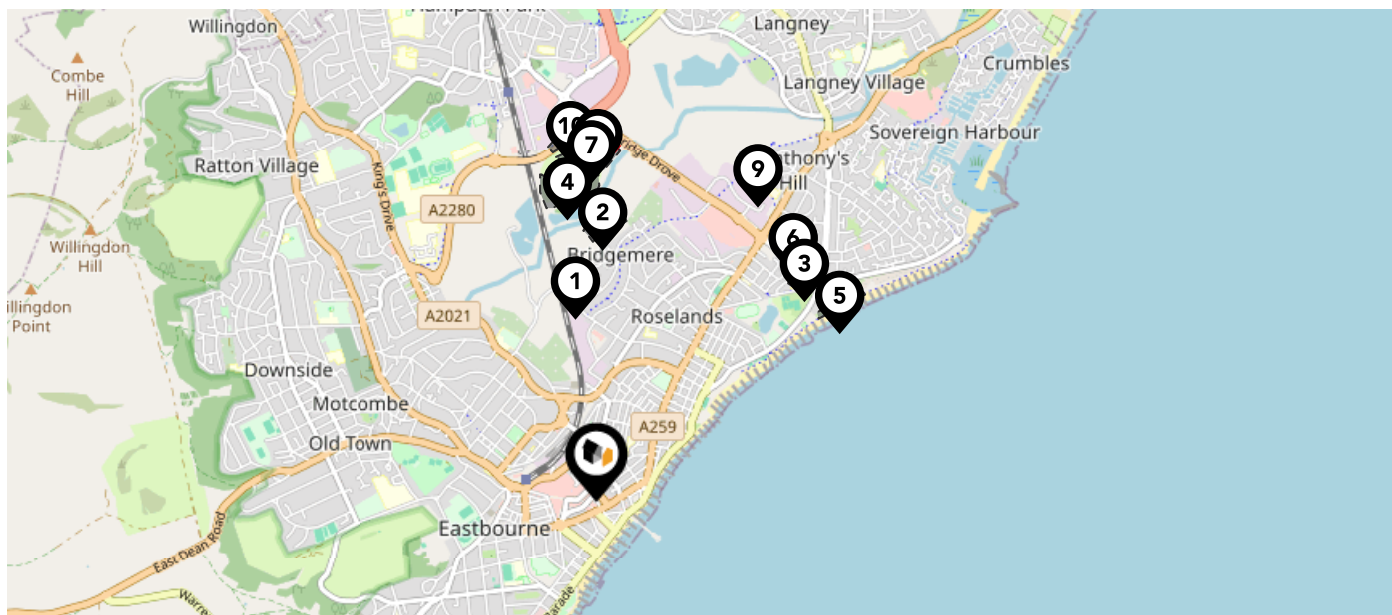
	Nearby Landfill Sites	
1	Stafford School Playing Field-Eastbourne, Sussex	Historic Landfill ▫
2	Astaire Avenue-Eastbourne, Sussex	Historic Landfill ▫
3	Wartling Road Coach Park-Eastbourne, Sussex	Historic Landfill ▫
4	Lottbridge Drove Phase 3-Eastbourne, Sussex	Historic Landfill ▫
5	Tramways, Sovereign Centre-Eastbourne, Sussex	Historic Landfill ▫
6	Queen's Crescent-Eastbourne, Sussex	Historic Landfill ▫
7	Lottbridge Drove Phase 1 and 2-Eastbourne, Sussex	Historic Landfill ▫
8	EA/EPR/XP3494HC/A001	Active Landfill ▮
9	Leeds Avenue, Toll Gate Primary School-Eastbourne, Sussex	Historic Landfill ▫
10	Hampden Park Relief Road-Eastbourne, Sussex	Historic Landfill ▫

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
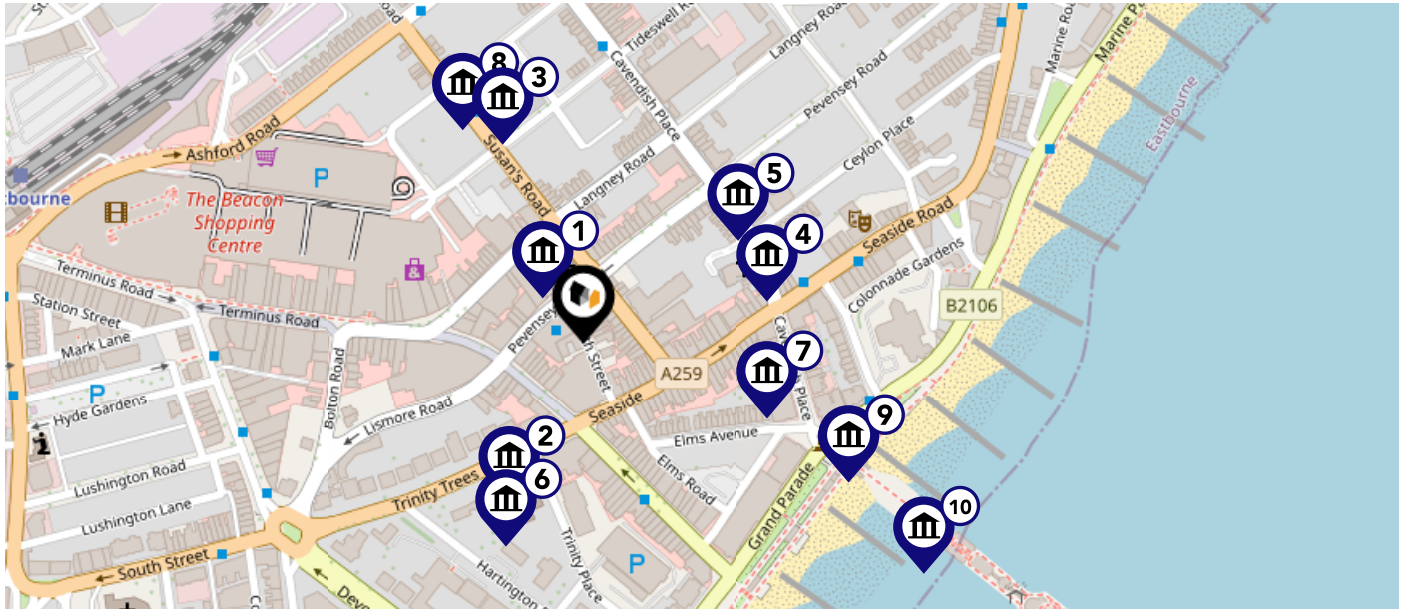
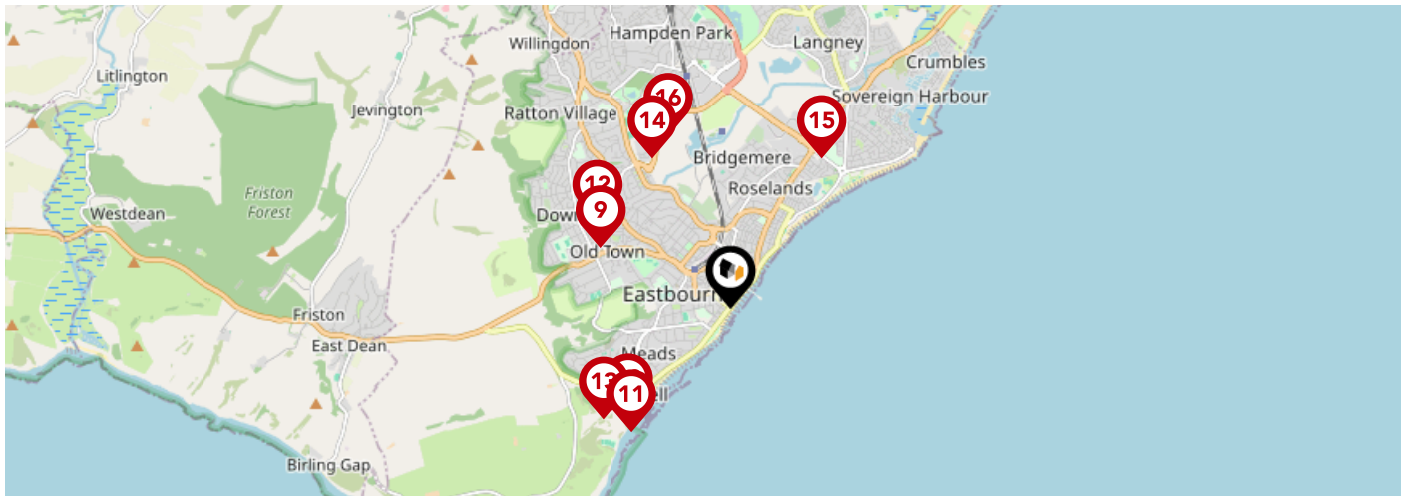| Listed Buildings in the local district	Grade	Distance
1 1268358 - Central Methodist Church, Former Hall And School And Attached Walls	Grade II	0.0 miles
2 1043620 - Group Of 3 K6 Telephone Kiosks Outside Holy Trinity Church	Grade II	0.1 miles
3 1353105 - Church Of All Souls	Grade II	0.1 miles
4 1043669 - 25-33, Cavendish Place	Grade II	0.1 miles
5 1190230 - 35-49, Cavendish Place	Grade II	0.1 miles
6 1043652 - Church Of Holy Trinity	Grade II	0.1 miles
7 1190211 - 1-24, Cavendish Place	Grade II	0.1 miles
8 1043656 - All Souls' Vicarage	Grade II	0.1 miles
9 1393867 - K6 Telephone Kiosk	Grade II	0.2 miles
10 1353116 - Eastbourne Pier	Grade II	0.2 miles
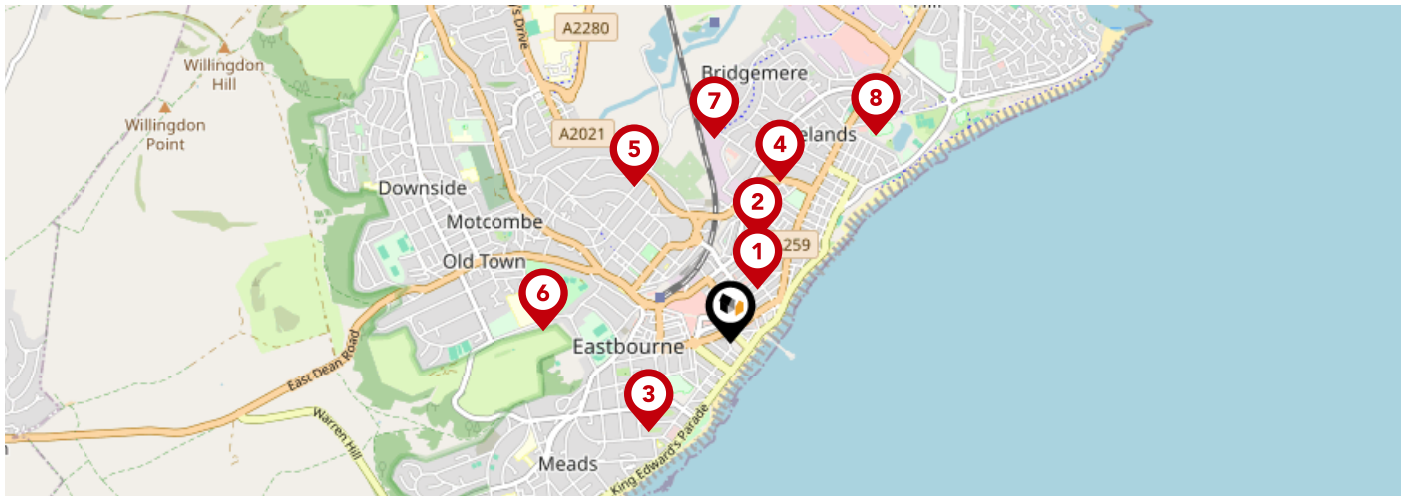
		Nursery	Primary	Secondary	College	Private
1	**Bourne Primary School** Ofsted Rating: Requires improvement | Pupils: 434 | Distance:0.29	☐	☑	☐	☐	☐
2	**Anderida Learning Centre** Ofsted Rating: Good | Pupils: 10 | Distance:0.51	☐	☐	☑	☐	☐
3	**Eastbourne College** Ofsted Rating: Not Rated | Pupils: 652 | Distance:0.56	☐	☐	☑	☐	☐
4	**Roselands Infants' School** Ofsted Rating: Good | Pupils: 262 | Distance:0.79	☐	☑	☐	☐	☐
5	**St Thomas A Becket Catholic Primary School** Ofsted Rating: Good | Pupils: 442 | Distance:0.86	☐	☑	☐	☐	☐
6	**Gildredge House** Ofsted Rating: Good | Pupils: 1182 | Distance:0.88	☐	☑	☑	☐	☐
7	**Stafford Junior School** Ofsted Rating: Not Rated | Pupils: 350 | Distance:0.97	☐	☑	☐	☐	☐
8	**St Andrew's Church of England Infants School** Ofsted Rating: Good | Pupils: 245 | Distance:1.19	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Motcombe Infants' School** Ofsted Rating: Good	Pupils: 230	Distance:1.34	☐	☑	☐	☐	☐
10	**St Andrew's Prep** Ofsted Rating: Not Rated	Pupils: 339	Distance:1.39	☐	☐	☑	☐	☐
11	**Bede's Prep School** Ofsted Rating: Not Rated	Pupils: 318	Distance:1.48	☐	☐	☑	☐	☐
12	**The Cavendish School** Ofsted Rating: Good	Pupils: 1375	Distance:1.49	☐	☑	☑	☐	☐
13	**St John's Meads Church of England Primary School** Ofsted Rating: Requires improvement	Pupils: 201	Distance:1.58	☐	☑	☐	☐	☐
14	**East Sussex College Group** Ofsted Rating: Good	Pupils:0	Distance:1.59	☐	☐	☑	☐	☐
15	**Tollgate Community Junior School** Ofsted Rating: Good	Pupils: 393	Distance:1.65	☐	☑	☐	☐	☐
16	**Summerdown School** Ofsted Rating: Not Rated	Pupils: 132	Distance:1.73	☐	☐	☑	☐	☐

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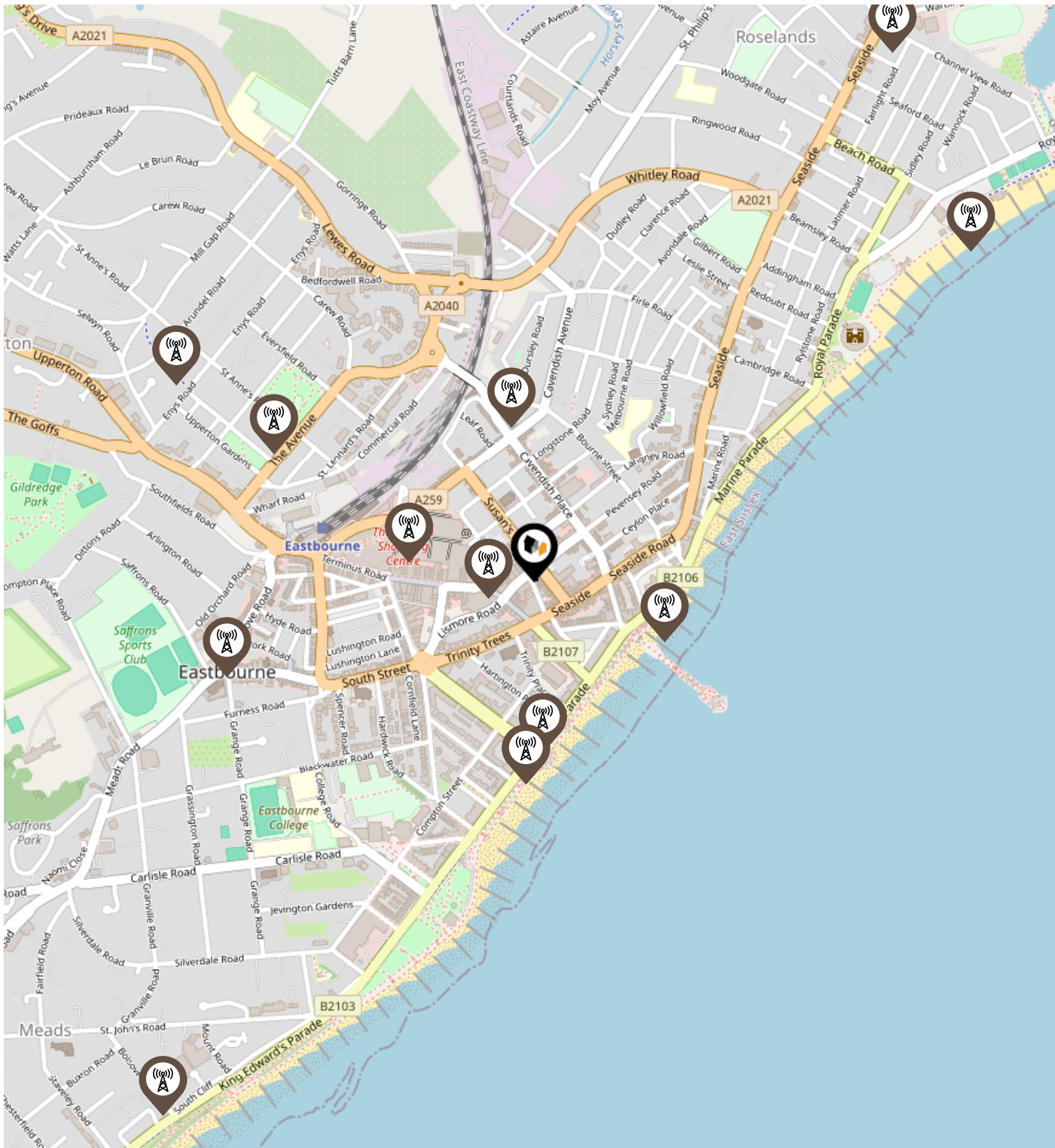
Key:

Power Pylons

Communication Masts

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Environment
Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
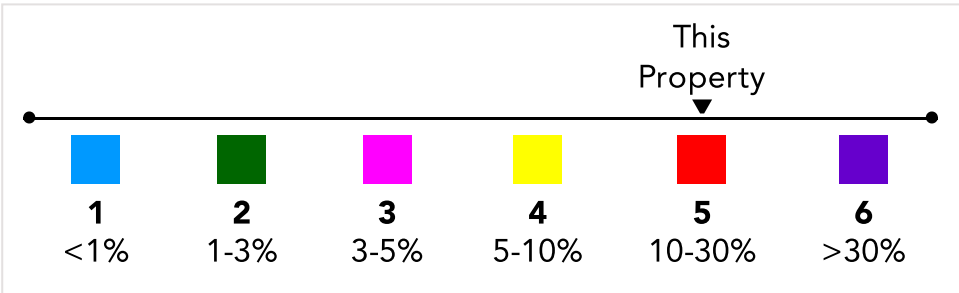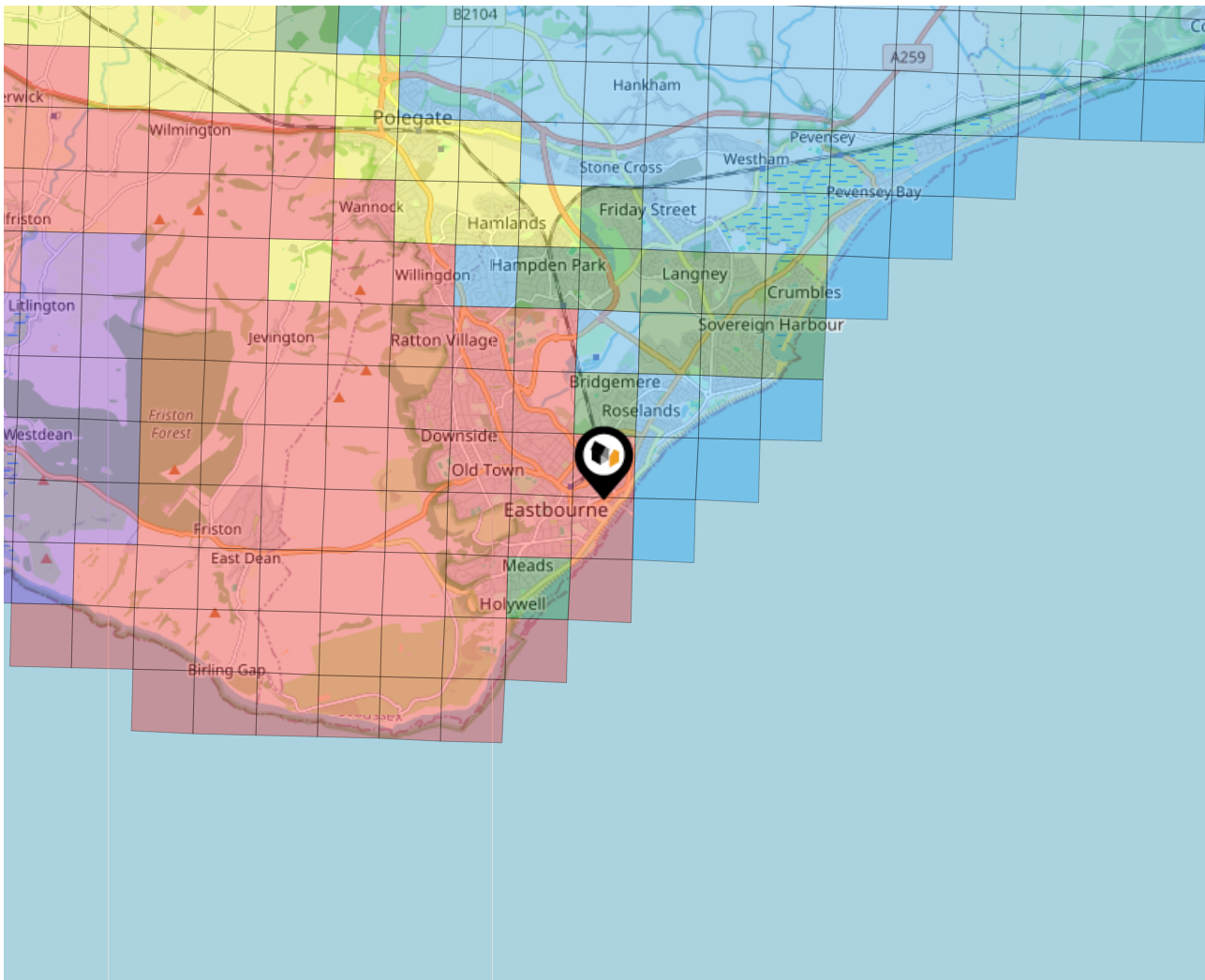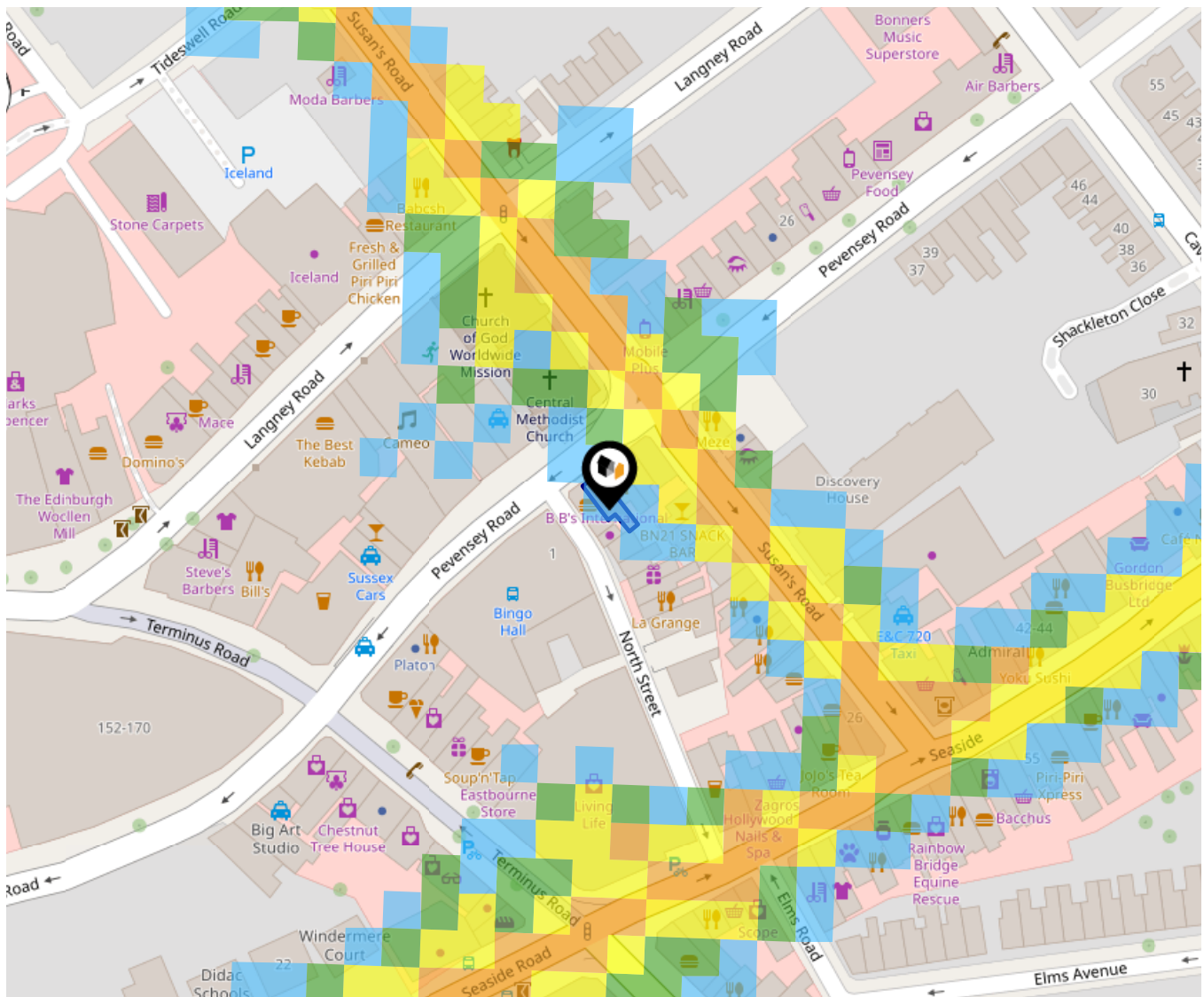
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

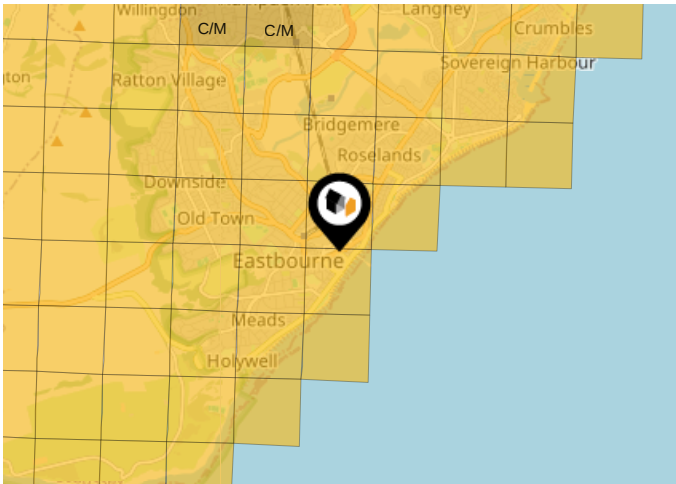|			
Carbon Content:	HIGH	**Soil Texture:**	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY)		

Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess
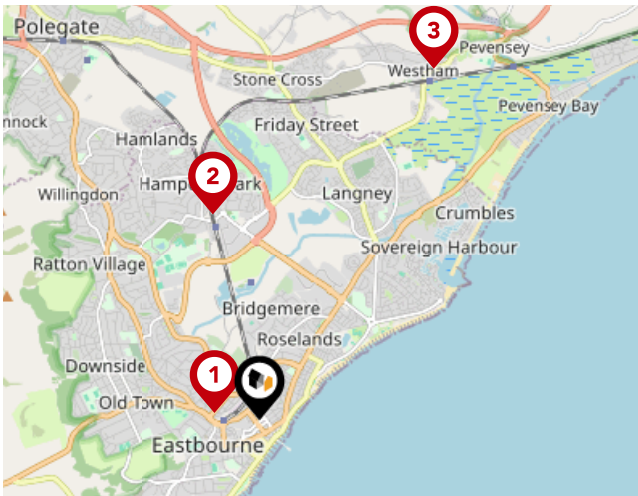
National Rail Stations

Pin	Name	Distance
1	Eastbourne Rail Station	0.42 miles
2	Hampden Park (Sussex) Rail Station	1.97 miles
3	Pevensey & Westham Rail Station	3.68 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	36.96 miles
2	M25 J5	36.71 miles
3	M23 J10A	29.95 miles
4	M20 J5	37.48 miles
5	M23 J10	31.43 miles
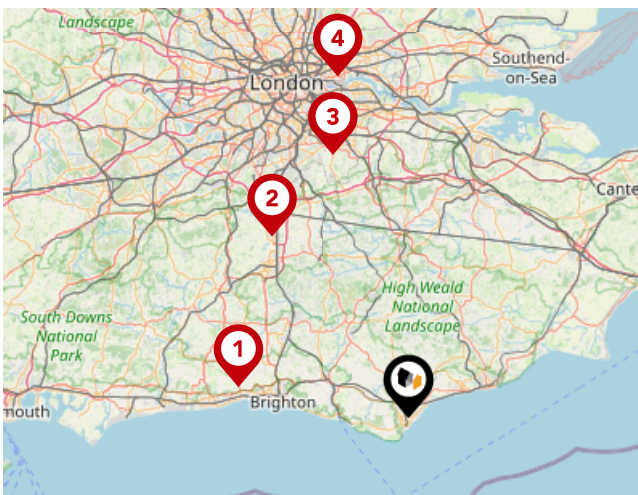
Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	25.73 miles
2	Gatwick Airport	33.85 miles
3	Leaves Green	40.58 miles
4	Silvertown	51.88 miles

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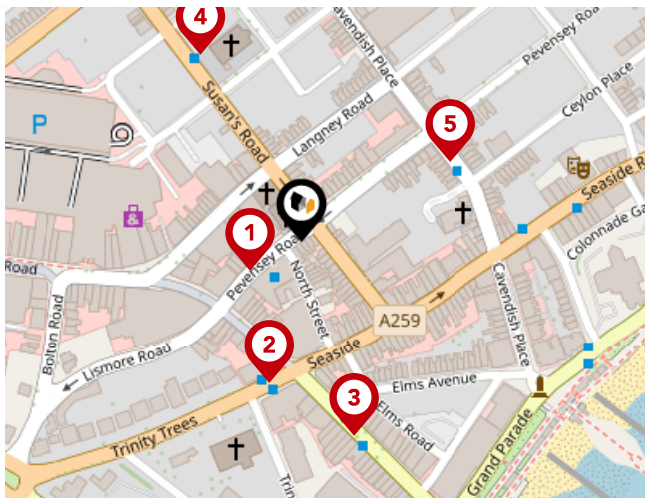
Bus Stops/Stations

Pin	Name	Distance
1	Bingo Hall	0.03 miles
2	Trinity Place	0.08 miles
3	Burlington Road	0.12 miles
4	All Souls Church	0.12 miles
5	Ceylon Place	0.1 miles
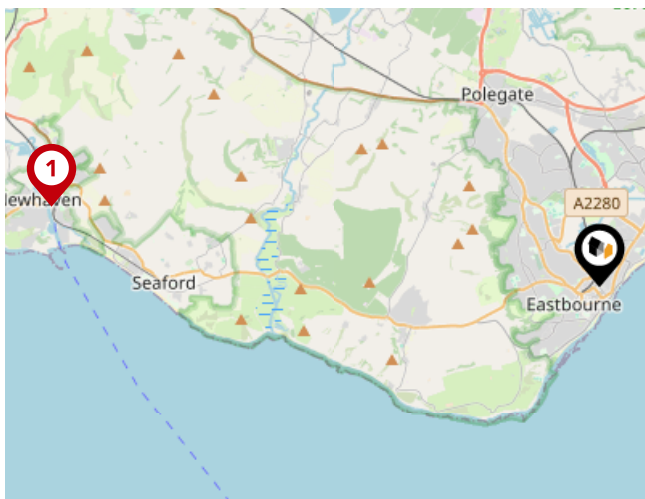
Ferry Terminals

Pin	Name	Distance
1	Newhaven Harbour Ferry Terminal	10.37 miles

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Landwood Group
About Us

LANDWOOD GROUP

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group
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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

KPF - Key Property Facts

Landwood Group

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0161 710 2010
Heather.twiss@landwoodgroup.com
https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail