



COAST & COUNTRY
— REAL ESTATE —

Always guiding
you home

To provide
real service,
you must
add something
which cannot
be bought
or measured
with money,
and that is
sincerity
and integrity.

Quote attributed to
Douglas Adams, Author



Our Story

Established in 2020 by Chris Trott and Phil Cole, Coast & Country Real Estate is a highly professional, bespoke agency which strives to be different. We tirelessly serve property sellers, buyers, developers, landlords and tenants alike, across Worthing and Littlehampton, and all the areas around and in between.

Our team has over 100 years of combined experience, with a large and loyal customer base, all of which has helped us to become one of the fastest growing and most innovative estate agents in West Sussex.

Our philosophy is simple: we put people at the heart of what we do. Whether it's those we work with or those we work for, we recognise and focus on the individuality of our clients and their properties, and support our agents to effectively utilise their acquired skills and expertise. This unique, people-first approach sets us apart and ensures our service is highly personalised so it can achieve the best possible results.

Striving
to be
different





Selling

Selling homes successfully is a refined process: it's a journey of emotion, timing, stamina and procedure; to do it exceptionally takes experience, knowledge, communication and professionalism.

Whilst there are many different factors that contribute to the sale of a property, our approach has always been the same - keep it simple, keep in touch and keep things moving. This makes the whole journey much more enjoyable for everyone involved and reduces the risk of any problems arising from the outset.

Refining the process





“I would thoroughly recommend Coast and Country. We had a very tricky chain with time pressures and they were always helpful, communicative and kind. There was always a friendly voice to help calm and ease the stress!”

Sylvie-Anne K, Coast & Country Client

Our six simple steps to a successful sale

1 VALUATION

We combine real-time and historic data with our knowledge and expertise to provide an accurate valuation of your home. We get to know and understand your motivations and aspirations for selling and, working together, we will formulate a tailored marketing strategy to get you sold as soon as possible.

2 INSTRUCTION

From taking measurements and photographs to creating floorplans and videos, we'll get to work preparing all the resources we'll need to put your home on the market. At an agreed time, we'll start promoting your property through our online portals and platforms and by engaging with our buyer database and network.

3 VIEWINGS & FEEDBACK

Our agents will ensure they are intimately familiar with your property and conduct all accompanied viewings with knowledge and enthusiasm. Constructive and detailed feedback will be provided promptly through your preferred method of contact, whether by email, phone, text or WhatsApp.

4 OFFERS

All negotiations are handled expertly by our directors to ensure we achieve the best possible price and accomplish your goals. Details regarding purchaser finances and the potential property chain are obtained and supplied to help you make an informed decision about how to proceed.

5 SALE PROGRESSION

We'll check in with and provide regular updates to all involved parties regarding the progress of your sale whilst being available for support and advice at all times. Our people focused approach has proven effective and over time we've seen a reduction in fall throughs and selling times.

6 EXCHANGE & COMPLETION

Our directors will be personally available on moving day to ensure any last minute issues are dealt with as a priority. Our 'keep in touch' policy means we are always with you - through the whole process and beyond.

Letting

Whether you are a company or an individual, and whether you have a one-off property or a large portfolio, our highly personal approach ensures your investments are taken care of as if they were our own.

We pride ourselves on getting to know each of our landlords well enough to tailor an entirely unique service for all your letting needs. We are also meticulous about making sure we get the right tenant for the right property, establishing the best possible relationships to make the whole process as smooth as possible, for all parties.

Our fully customisable lettings service comes in three tiered options, depending on the level of support you require, from simply finding you the perfect tenant to fully managing your assets with regular, complete and transparent reports, for ultimate peace of mind.



In-house
management



Thorough vetting
and referencing



Rent guarantee
available



Regular property
inspections



Marketing on the
largest property portals



Fully protected
tenant deposits



Full accounting
and rent statements



Check-in & check-outs
managed in-house



Each new tenancy
overseen by a director

An
entirely
unique
service


**COAST &
COUNTRY**
— REAL ESTATE —

**TO
LET**

01903 298980
ccrealestate.co.uk



**“Absolutely brilliant
company, cannot
recommend highly enough.
...they have achieved a
superior customer service
that I’ve not yet seen from
other estate agencies.
Would definitely use
Coast & Country again.”**

Saffron S, Coast & Country Client

Our customisable lettings service

	Tenant Find	Rent Collect	Fully Manage
Free rental valuation and advice meeting	✓	✓	✓
Online marketing	✓	✓	✓
Accompanied viewings	✓	✓	✓
Tenant referencing	✓	✓	✓
Right to rent checks	✓	✓	✓
Tenancy agreement	✓	✓	✓
Deposit protection facility	+	✓	✓
Monthly landlord statements	+	✓	✓
Annual income and expenditure reports	+	✓	✓
Rent arrears and recovery	+	✓	✓
Serve legal notices	+	✓	✓
Tenant check out and service report	+	✓	✓
Deposit reconciliation	+	✓	✓
Property inspections and reporting	+	+	✓
Arranging wear and tear / damage / remedial works and repairs	+	+	✓
Annual meeting / review with directors	+	+	✓
Energy Performance Certificate (EPC)	+	+	+
Gas Safety Certificate	+	+	+
Electrical Installation Condition Report (EICR)	+	+	+
Inventory	+	+	+
Rent and legal protection cover	+	+	+
Rent review and renewals	+	+	+
✓ Included as standard + Available at extra cost			

Land & New Homes

We've been involved in many developments over the years and have a large network of both large and small developers for who we've become the go-to agent.

Our vast experience in this sector not only allows us to provide vital advice prior to the start of the build, it also means we can create a clearly structured and reliable plan to bring the development to the open market at any and all stages of construction.



Consultation with directors & Head of Land & New Homes



Pre-planning advice and site analysis



Plot to plot pricing and analysis with regular market reviews



Structured pre-launch and open market planning



CGI / virtual renovation and staging options



Development marketing collateral arrangement

Buy land,
they're
not making
any more

Mark Twain, Writer

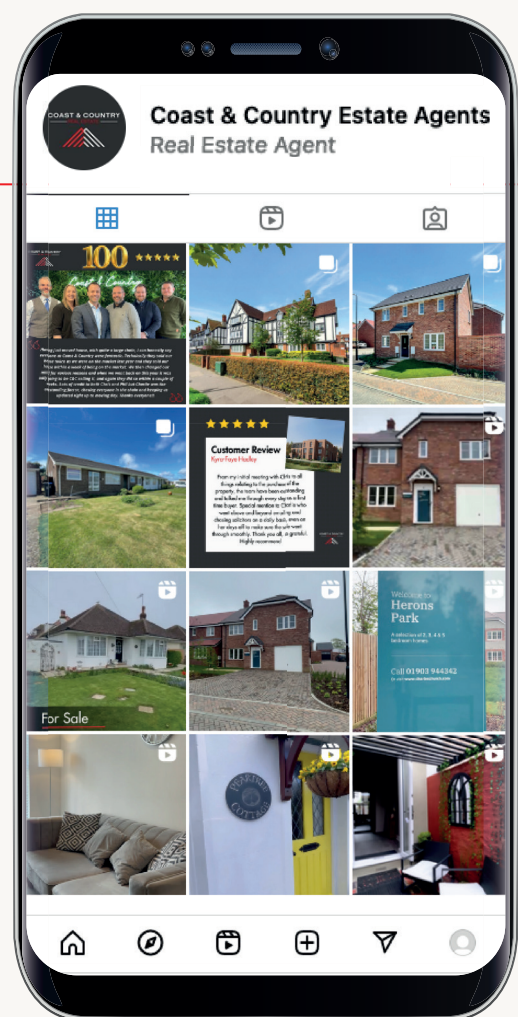


Marketing

In a world where we are bombarded with photos, videos and advertisements every second of the day, it is more important than ever to make sure your property not only stands out to the largest audience possible, but to the most targeted audience possible.

From the outset, we design a bespoke programme and marketing mix, generating and allocating the right resources to carry out that plan. Crucially, we then utilise a carefully curated selection of channels and sales strategies, to gain maximum exposure and ensure we reach the ideal buyer or tenant for your property.

A *bespoke* programme



“We wanted to find an estate agent that would sit down with us and really listen to our needs. (*Coast & Country were*) extremely knowledgeable of the property market locally and nationwide and how to proceed in the current economic climate.”

Jason & Laura, Coast & Country Clients

**Good
marketing
will get
you a
good
price...
great
marketing
will get
you the
BEST price!**

Our comprehensive marketing suite



Professional photography



Floorplans



Video tours & virtual staging



Open houses



Drone imagery



All the major property portals & our real-time interactive company website



Social Media marketing



Email mail-outs to our databases



SMS and WhatsApp messaging



Tapping into our local network



Advertising boards & window cards



Printed brochures with well written and engaging property descriptions

rightmove 

zoopla

 **PrimeLocation**

naea | propertymark



Meet the Team

Chris Trott MNAEA
Director



Chris is one of the area's best recognised estate agents, known not only for his work in real estate but for his active participation with various local community associations and initiatives. Chris has true passion for the property world, reinforced by his membership of Propertymark and his NAEA (National Association of Estate Agents) Level 3 qualification. He also takes pride in assisting with training for young people hoping to make a career in estate agency.

Phil Cole
Director



Phil has worked for some of the most well known and respected estate agents which has afforded him extensive knowledge of the local area and a vast following of returning clients. He has been involved in the sales of some of the area's most prestigious homes, as well as many luxury developments along the Sussex coast. No matter where he has worked, Phil has often been the most productive agent year on year, making him an admired and renowned personality with his peers.

Sean Smyth MNAEA
Director



Sean joined Coast & Country in early 2022 after spending over 20 years working for one of the area's most established agents. He is skilled in both sales and lettings and brings a true wealth of experience and knowledge to the company. His loyalty to his clients is rewarded by their loyalty towards him and over the years he has developed a truly remarkable network, having been recommended to friends and family time and time again.

Chris Stephens
MNAEA
Head of Land &
New Homes



Chris began his agency career in 1996 with the largest property company in the UK and has since held many positions across the property sector, most recently in land and new homes. His meticulous attention to detail and structured approach has made him well known among not just local but national house builders and developers and he has been a vital part of several major developments across the region.

Connor Hendrie
Consultant



Connor is one of the area's most up-and-coming estate agents and is already creating a name for himself, having previously worked for two of the town's most renowned independent agencies. He is forging his way through his exceptional delivery of both sales and lettings services, demonstrating an ingrained ability to adapt to market conditions whilst maintaining strong and trusting relationships with his clients. He is a vital member of the Coast & Country team and is already taking his career, and our agency, to new heights.

Phil Smith
Mortgage & Protection
Advisor of the Finance
Planning Group



Phil has worked in the mortgage industry for many years and has a network of over 100 lenders. He has always understood the importance of working around his clients' busy schedules, and often provides support at evenings and weekends. This, along with having access to thousands of mortgage products, enables Phil to not only give the very best financial advice but also offer an unrivalled service. Phil works closely with Coast & Country, which allows us to utilise his extensive knowledge of the ever changing mortgage market.

Charlie Cole
Operations & Admin



Charlie has quickly become the backbone of Coast & Country, bringing many years of experience and a multitude of skills. She has previously worked for some of the area's largest estate agents, in every aspect of property, including management, sales, lettings and sales progression. Charlie handles an enormous daily workload with ease and determination while supporting our agents so diaries and calendars run smoothly. Her attention to detail is crucial to ensuring the highest level of service is provided at all times, at a speed clients expect.

Catherine McCabe
Lettings Coordinator



Catherine brings vast talent to Coast & Country, having worked her way up the ladder in a previous role gaining property management experience while running a team within a diverse environment. We have seen exceptional growth in our lettings division and Catherine plays a vital part in underpinning the systems and processes needed to ensure our landlords' properties and tenants are looked after to the highest standards. Catherine's ambition, work ethic and drive will undoubtedly provide continued successes, both for herself and the business.

"Professional,
hard working
and kind"

"They went
above and
beyond"

"Communication was fast
and absolutely spot on"

"Brilliant
from start
to finish"

"They helped us
all the way with
great advice"

"Extremely knowledgeable
of the property market
locally and nationwide"



COAST & COUNTRY
— REAL ESTATE —

305 Goring Road, Worthing West Sussex BN12 4NX
01903 298980 | info@ccreasestate.co.uk
www.ccreasestate.co.uk