



THE MARKET

MONTHLY PROPERTY MARKET UPDATE

OCTOBER 2025

THE MONTHS HEADLINES

- 1345 properties listed for sale in Worthing
- 1118 homes currently shown as under offer in Worthing
- 253 properties reduced or listed in Worthing over the last 14 days
- Highest priced property, £17,500,000 in Haslemere
- Worthing's highest priced home, £2,000,000 in Marine Drive, Goring by Sea
- Arundel Road, Littlehampton, at £25,000 is the lowest priced property in West Sussex
- At £50,000, Union Place in Worthing is the areas lowest priced home

Market Comments

SIGNS OF SLOW RECOVERY

A mixed bag this month, as the market continues to be challenging... however, some areas have improved a little... the important message this month is pricing, pricing, pricing!

Get this right and you will see viewings and interest in your home, and most likely, an early offer!

With the budget in November, and mentions of stamp duty changes, we understand that some buyers will be making the decision to put a pin in their move, and respect this, however, we have seen more enquiries from fresh buyers of late so perhaps many have decided to go with the flow instead!

Let's see what November brings, especially as this traditionally is the month where buyers look to secure their purchases before Christmas looms ever closer.





Property Feature

Green Park, Ferring - £685,000

Coast & Country are delighted to offer for sale this beautifully presented CHAIN FREE Three bedroom detached cottage set in a quiet cul-de-sac just moments from Ferring village with its range of shops, bars & restaurants.

Chain Free Detached Cottage Style House
 Quiet Residential Cul-de-Sac
 Two Reception Rooms
 Modern Fitted Kitchen
 Ground Floor WC
 Three Double Bedrooms
 Modern Family Bathroom
 Landscaped South Facing Rear Garden
 Off Road Parking & Garage
 Near to Local Shops, Restaurants & Bus Routes

Where's hot & where's not!

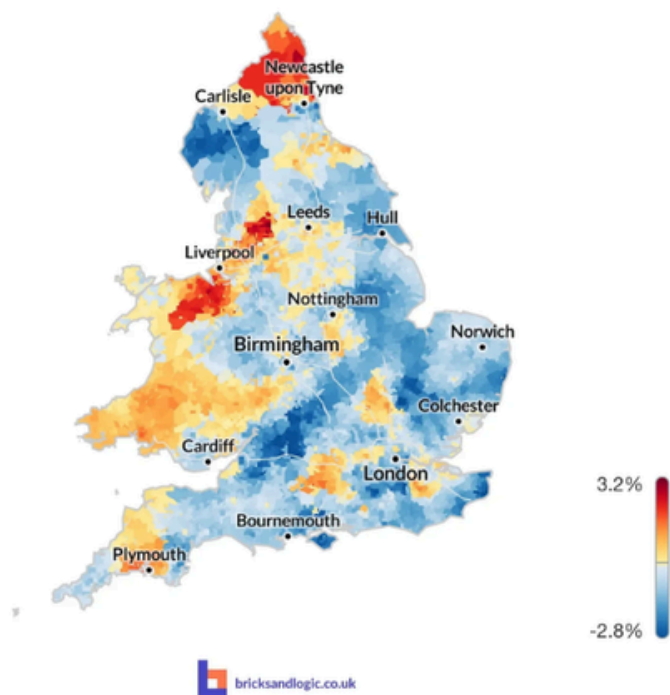
Across England and Wales, the average sale value dropped by 0.5% over the past three months. Depending on your location, the local changes varied between a drop of 2.8% and an increase of 3.2%.

National Sales Market

England & Wales

▼ 0.5%

Jul 2025 — Sep 2025



bricksandlogic.co.uk

Average sale value change between 01 July 2025 and 30 September 2025

Monthly planning stats

9 Planning applications submitted

For 52 new homes

6 Planning applications approved

For 23 new homes

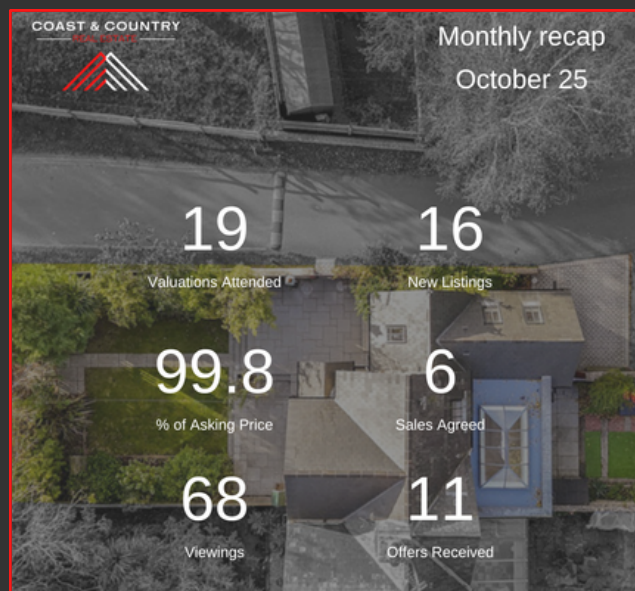
5 Adjoining consultations submitted and 1 decided

Totalling 373 new homes

2 applications withdrawn for 4 homes

2 applications refused for 2 homes

Our month in numbers...



THE NEWS

Company news

During October we celebrated a major milestone as a company, with our 5 year anniversary!

We would like to thank everyone, friends, families, existing, future and previous clients for the amazing support you have shown us in becoming one of the areas fastest growing estate agents!!

We also celebrated the happy wedding of Catherine to her new husband Barney, many happy returns!!

BIOMETRIC ID CHECKS

As a company, we take great pride in being at the forefront of legislative changes and the introduction of Biometric ID checks for buyers and sellers at Coast & Country, well in advance of the expected roll out in 2026, is a perfect example of how we strive to keep ahead of the game.

All agents are expected to confirm the identity of buyers, sellers, landlords and tenants, by law, for the purposes of anti money laundering, and over the years, we have adopted a variety of methods to do so, from the basic copying of identification, to title checks and more!

The advent of the biometric checks looks to make the process more efficient and our experience so far has been extremely positive, meaning we have been able to list our homes much faster!

The financials

October saw another hold in the base rate by the Bank of England, remaining at 4%, given the current property market conditions it was hoped that a further reduction would be made to stimulate buyer activity, however, despite mounting pressure to do so, the Bank of England held firm.

More subtle information has been leaked on the details of the forthcoming budget in November with changes to stamp duty clearly running at the forefront of the Governments plans. What, however, these changes will be, remain somewhat of a mystery, but some sectors have indicated the complete removal of Stamp Duty, which is somewhat unlikely, or a return to a more staggered charge approach.

Local events

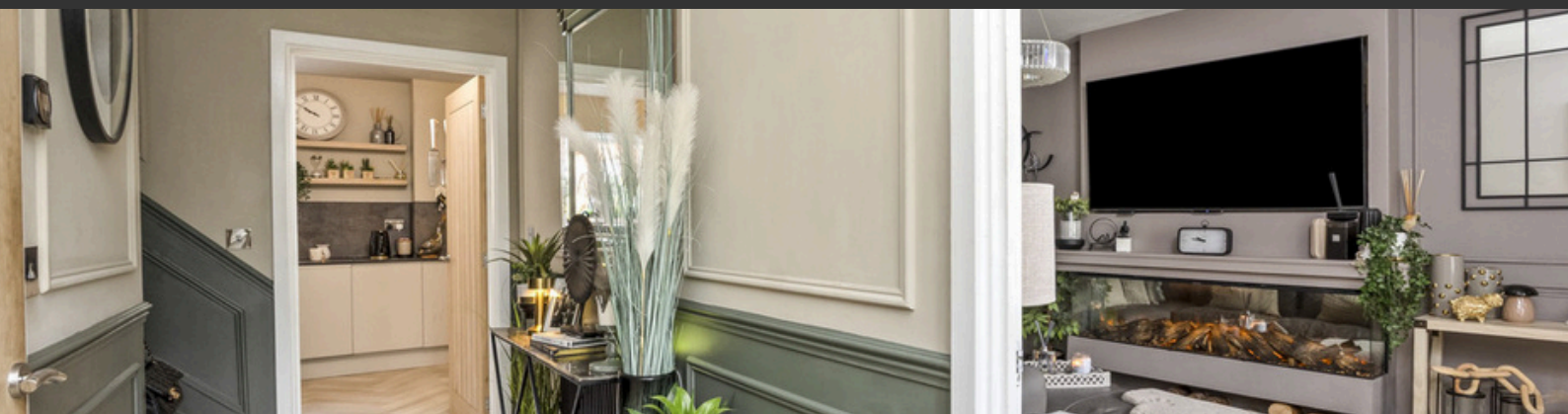
November is always a busy time of year for events in Worthing and the surrounding area, with Bonfire Night on the 5th, and the start to the Christmas run up... here are some local events that you might want to consider:

[Worthing Fireworks Display](#)

[Christmas Wonderland Market](#)

[Remembrance Service events in Worthing](#)

[Time for Worthing - Events](#)



COAST & COUNTRY
— REAL ESTATE —



Residential Sales
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Sources: Rightmove, South Downs National Park, Arun, Adur and Worthing, Bricks & Logic

Absolutely outstanding services from a dedicated and personable team. Coast and country guided my parents (and ultimately me) through a difficult sale during which one of my parents passed away. The team went above and beyond to help during this difficult period, ensuring that the sale proceeded. In a market flooded with Internet companies, chains, and other impersonal options, Coast and country are a true harp bark to old fashioned personal service. The entire team are generous with both time and advice, which ultimately results in successful outcomes.