



# THE MARKET

MONTHLY PROPERTY MARKET UPDATE

DECEMBER 2025

## THE MONTHS HEADLINES

- 1252 properties listed for sale in Worthing
- 1040 homes currently shown as under offer in Worthing
- 222 properties reduced or listed in Worthing over the last 14 days
- Highest priced property, £6,750,000 in Haslemere
- Worthing's highest priced home, £1,750,000 in Selden Road
- Stockbridge Road, Chichester, at £13,500 is the lowest priced property in West Sussex
- At £55,000, Seamill Park Crescent is Worthing's lowest priced home

## Market Comments

### SO THAT WAS CHRISTMAS

Well, it was December after all and with the uneventful budget, it was expected to be a slow one!

Never the less, there were small gains as we line up for 2026, and with the drop in interest rates and a whopping 20 new homes to launch during January, we can't wait to get the new year started!!

There is certainly a positive vibe as we leave 2025 and come into the new year, with a lot of fresh enquiries from potential home sellers and buyers, and perhaps a renewed feeling of excitement from movers for the coming year!







# Property Feature

Findon Road, Findon Valley  
Guide Price £575,000

A beautifully presented three double bedroom home situated in the desirable Findon Valley. This spacious and well-maintained property offers bright accommodation throughout, a modern interior finish, and the added benefit of an extra section of rear garden.

Perfect for families being in the sought after Vale School catchment area, keen gardeners, or anyone seeking additional outdoor space, this wonderful three double bedroom detached home is found on a small slip road away from Findon Road itself, and benefits from a stunning outlook both of Cissbury Ring and High Salvington, backing onto Bost Hill and affords a peaceful and private rear garden, extended to the south.

## Where's hot & where's not!

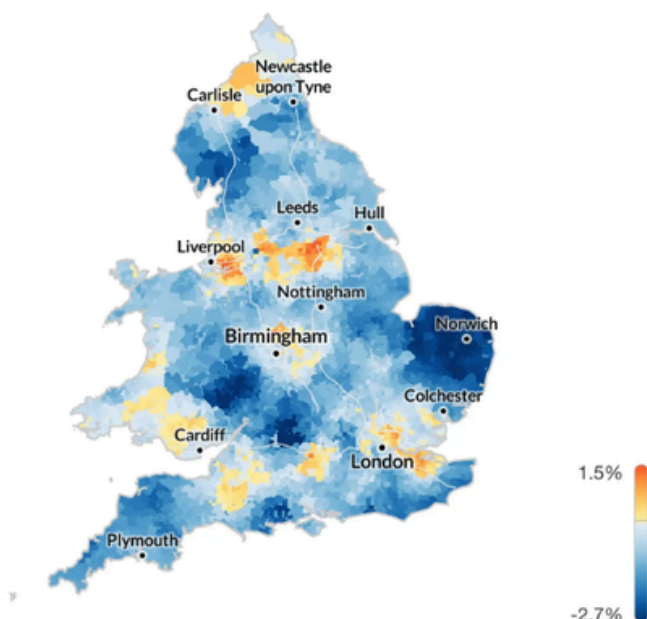
Across England and Wales, the average sale value dropped by 0.6% over the past three months. Depending on your location, the local changes varied between a drop of 2.7% and an increase of 1.5%.

### National Sales Market

England & Wales

▼ 0.6%

Sep 2025 — Nov 2025



## Monthly planning stats

### 19 Planning applications submitted

For 246 new homes

### 12 Planning applications approved

For 181 new homes

### 6 Adjoining consultations submitted and 5 decided

Totalling 5880 new homes

### 7 applications refused for 35 homes

### 6 applications withdrawn for 66 homes

Key sites include:

Windfield (180 homes)

Kirdford (30 homes)

Fontwell (56 Homes)

Findon (16 Homes)

Shoreham by Sea (57 Homes)

Worthing (80 Homes)

Hove & Brighton - 1092 Homes

Clanfield - 305 Homes

Alton - 1100

Eastleigh - 3400

## Our month in numbers...

COAST & COUNTRY  
REAL ESTATE

Monthly recap

December 25

11

Valuations attended

4

New Listings

98.7

% of Asking Price

3

Sales Agreed

63

Viewings

4

Offers Received



# THE NEWS

## Company news

The Christmas period always brings about a slow market so not a great deal to report, other than a wonderful Christmas meal with the team!

We were, however, delighted to hear that Connor and his wonderful partner Lucy, are expecting their first child!

Our many, many congrats!



## 20 HOMES LAUNCHING NOW!

We have an eclectic selection of homes to bring to the market in January!

Rather than launching on Boxing day, at Coast & Country, we've bucked the trend once again and have opted to launch 20 amazing new homes to the market in January.

From two bedroom cottages, to retirement apartments, bungalows to exclusive detached residences, we have the lot and cannot wait to start booking viewings and getting these sold!

Check out our website or social media for more details for the addresses below:

Bloom Close, Sea Lane, Bayside, Valley Gardens, Birch Tree Court, Wenban Road, Church Way, Goodwood Road, Littlehampton Road, South Farm Road, Pebble Lane, Windermere Crescent, Sunny Close, Muirfield Road, Market Place, Latimer Road, Oaksheath Gardens, Queen Street, Seaview Court.

## The financials

As predicted, The Bank of England made the latest decision to lower interest rates from 4% to 3.75%, the lowest it has been since February 2023!

Although the vote was closer than thought, it was widely expected that rates would fall, amid concerns over weak economic growth, which could, come the next decision on the 5th February, spell out a further cut in rates!

But what does this mean for the market?

There has been no hiding the fact that the property market has slowed, certainly along the South Coast towards the latter part of 2025, not helped by unfulfilled expectations around the budget, but, with lower rates, comes lower lending and we expect a good start to the property market in January.

If you've been thinking about a move and would like to arrange a free market valuation of your home, or simply register your details with us for regular property updates, why not get in touch, we would love to hear from you!



COAST & COUNTRY  
— REAL ESTATE —



Residential Sales  
Lettings

Land & New Homes

Mortgage & Financial Advice

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

We've just sold our house through Coast and Country EA. Throughout we were looked after by Chris. He was attentive, clear, supportive and very professional. We would highly recommend them!!