



THE MARKET

MONTHLY PROPERTY MARKET UPDATE

JANUARY 2026

THE MONTH'S HEADLINES

- 1217 properties listed for sale in Worthing
- 924 homes currently shown as under offer in Worthing
- 252 properties reduced or listed in Worthing over the last 14 days
- Highest priced property, £6,750,000 in Haslemere
- Worthing's highest priced home, £1,700,000 in Brighton Road
- Stockbridge Road, Chichester, at £13,500 is the lowest priced property in West Sussex
- At £50,000, Union Place is Worthing's lowest priced home

Market Comments

2026 STARTS WITH A BANG

After what can only be described as a very slow Christmas period in our humble agency, we have been over the moon to see such a fantastic start to 2026 with a very productive January market from the very get go!

Helped in many ways by some stunning new listings that really got the phones going, we have enjoyed great improvements, with the lower to middle markets proving to be where the business is right now.

As many will know, chains have to build from the start, so seeing activity and sales being agreed on anything from one bedroom flats to two and three bedroom family homes is a real plus and we are very excited about what this will bring to the upper priced homes soon!



Property Feature

Goodwood Road
Asking Price £525,000

A fully renovated two-bedroom detached bungalow, beautifully transformed by the current owners to create a home of distinctive, bold and contemporary design. The property has undergone a comprehensive program of improvement, resulting in a striking and stylish home ready for immediate occupation.

The accommodation is thoughtfully arranged and finished to a high standard throughout, combining modern fittings with a unique aesthetic that sets this property apart.

Viewing is highly advised to appreciate this wonderful home in full!

Where's hot & where's not!

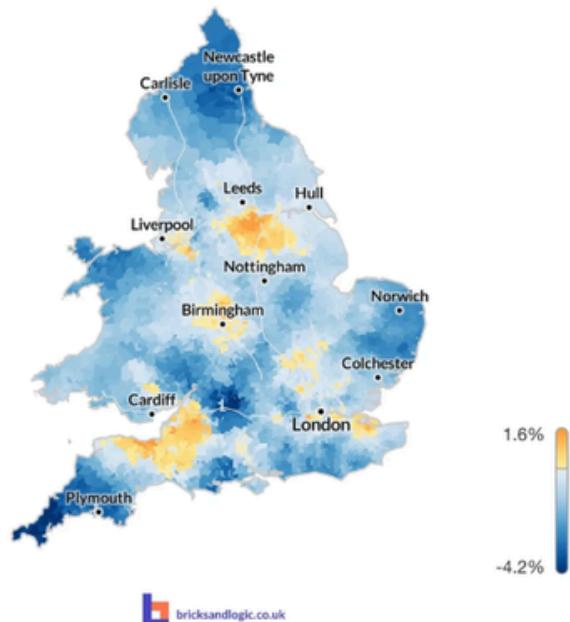
Across England and Wales, the average sale value dropped by 0.8% over the past three months. Depending on your location, the local changes varied between a drop of 4.2% and an increase of 1.6%.

National Sales Market

England & Wales

▼ 0.8%

Oct 2025 — Dec 2025



Average sale value change between 1st October 2025 and 31st December 2025

Monthly planning stats

9 Planning applications submitted

For 21 new homes

3 Planning applications approved

For 72 new homes

6 Adjoining consultations submitted and 5 decided

Totalling 221 new homes

3 applications refused for 3 homes

Key sites include:

Littlehampton - 60 homes

Brighton - 30 homes

Winchester - 180 homes

Our month in numbers...

COAST & COUNTRY
REAL ESTATE

Monthly recap
January 2026

29

Valuations attended

23

New Listings

98.89

% of Asking Price

14

Sales Agreed

151

Viewings

26

Offers Received

THE NEWS

Company news

Last year we welcomed for the first time, work experience students from Durrington High and we are delighted to be welcoming two more placements to us this week to enjoy the many aspects of both the sales and rental departments.

Might these be the next generation of Coast & Country Estate Agents?

We wish them all the best!

GROUND RENT CAPPED AT £250

The draft Leasehold and Commonhold Reform Bill includes plans to cap ground rent at £250, ban the sale of new leasehold flats and give homeowners greater control over how their buildings are managed. But what is the real situation here?

According to a recent article by the BBC, There are around five million leasehold properties in England and Wales, of which 70% are flats. Over the years this has presented some issues with ground rents, the charge that a leaseholder will pay to a freeholder, (The freeholder of a property generally owns the building and the land beneath it, outright and forever and Leaseholders effectively buy the right to live in the property for a fixed period of time), and often we have seen something called escalating ground rents where ground rents increase over a set period of time.

At the end of January, it was announced under government plans to make major changes to home ownership a proposed cap ground rent to £250.00 per annum, before falling to a "peppercorn" rate - effectively zero - after 40 years.

This forms part of a wider scheme to introduce Commonhold, a plan to abolish the sale of leasehold properties as we know them and adopt a new system of ownership more recognised globally, however, it remains unclear as to how the transition will be handled, with the bill now being scrutinised by MPs on the Housing Committee before making its way through Parliament, with the cap potentially coming into force in late 2028.

RENTAL REFORM BILL

May 1st 2026 might seem like a while away, but in reality, with the number of changes coming, it really is a case of getting prepared and not to wait any longer!

Key to know is that Section 21 is set to be scrapped, meaning all tenancies will become periodic from day one. No fixed end dates, rolling monthly tenancies, and tenants able to give two months' notice at any time. On top of this, the scrapping of Section 21 gives way to a number of other processional challenges, including extended periods to gain possession of a property should you wish to sell, or move back in.

This is not all, just scratching the surface gives way to new rules and guidance around procedures to increase rent, rights for tenants to request permission to have a pet, rental discrimination, etc. so it is vital now, more than ever, to get in touch and understand as a landlord what this means for you!

At Coast & Country, our lettings experts have spent a number of hours building a fully comprehensive picture of what the next few months might mean, why not get in touch for the most up to date advice and guidance.

The financials

As you might expect, January is a slow month when it comes to any financial news, mainly as many of us are still recuperating from the expense of the festive period, but, there has been some movements in lending since the drop in the Bank of England base rate, with a few favourable mortgage lending rates hitting the market, and more recently, a main high street lender offering a 85% loan to value deal for first time buyers!

This coincides with our reflections in the market as an overall, lower end properties achieving the best results, suggesting more first time buyers and home movers attracted to making a move by more competitive lending!



COAST & COUNTRY

REAL ESTATE



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

Honestly what a breath of fresh air Chris and the rest of the coast and country team are. After months of dealing with seemingly incompetent or unwilling agents we came across Chris and his team.

From start to finish they have been nothing short of amazing, really dedicated to not only their vendor but to us, the buyer as well. Great communication and a personable approach to what can be a very corporate orientated experience (can't stand that).

They were fully committed to getting our sale through before Christmas and worked really hard in the background liaising between all parties involved. We can't praise them enough and we're extremely grateful for everything they've done.

Thanks Chris and the rest of the coast and country team.