



THE MARKET

MONTHLY PROPERTY MARKET UPDATE

FEBRUARY 2026

THE MONTHS HEADLINES

- 1270 properties listed for sale in Worthing
- 964 homes currently shown as under offer in Worthing
- 284 properties reduced or listed in Worthing over the last 14 days
- Highest priced property, £6,750,000 in Haslemere
- Worthing's highest priced home, £1,895,000 in Letchworth Close
- Golf Links Lane, Selsey, at £20,000 is the lowest priced property in West Sussex
- At £55,000, Penrith Court is Worthing's lowest priced home

Market Comments

THE SHORTEST MONTH

January may have been an extremely positive month, but those with experience of the market will know that February, with the shorter number of days and the first half term week of the year, can be a bit more challenging.

It was good to see some increases in business throughout the month, although things tapered off at the end, creating some drops in certain areas, however, the market still appears to have motion and we are very much looking towards March 'The month when it all starts to happen'

One again, we have some fantastic new listings lined up so watch so keep an eye on our website and social media feeds.





Property Feature

Marine Crescent
Asking Price £850,000

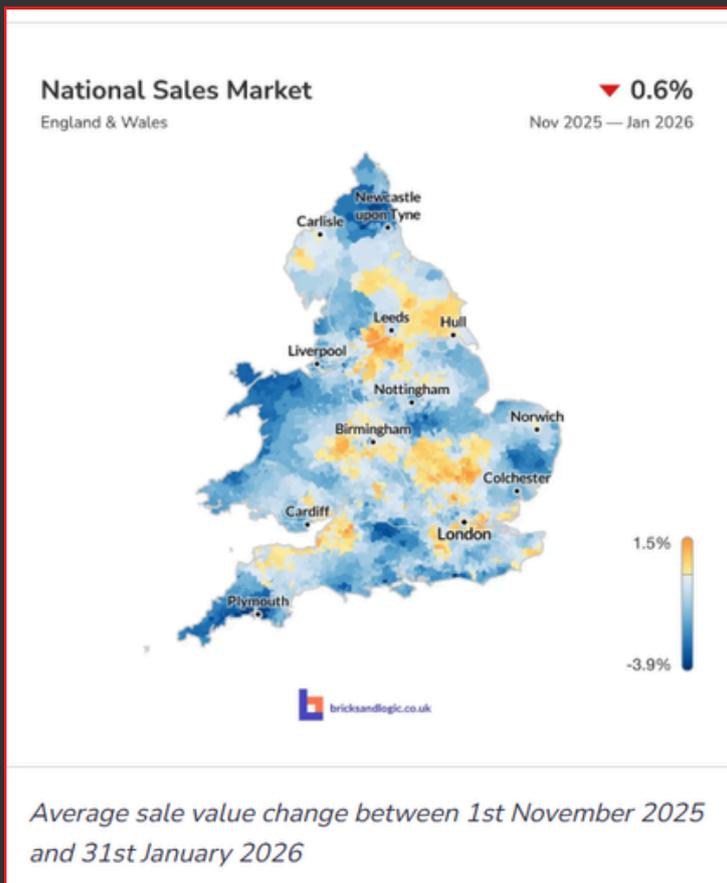
Substantial family home in prime seafront position on Marine Crescent, directly opposite Goring beach and moments from the popular Sea Lane Café.

Rarely available in this highly sought-after stretch of Marine Crescent, the property presents a fantastic opportunity for improvement, allowing incoming buyers to enhance and personalise a home in one of Goring-by-Sea's most desirable beachfront locations.

With four bedrooms, multiple reception rooms, garage and driveway, this home is a must see!

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 3.9% and an increase of 1.5%.



Monthly planning stats

9 Planning applications submitted
For 25 new homes

16 Planning applications approved
For 746 new homes

4 Adjoining consultations submitted and 4 decided
Totalling 1558 new homes

13 applications refused for 205 homes
1 withdrawn applications 6 homes

Key sites include:

- Littlehampton - 170
- Petersfield - 10
- Aldingbourne - 14
- Ford Airfield - (Reserved Matters) - 698
- Southbourne - 110
- Lavant - 98
- Portslade - 29
- Billingshursts - 1110

Our month in numbers...

COAST & COUNTRY REAL ESTATE

Monthly recap
February 2026

26 Valuations attended

18 New Listings

98.12 % of Asking Price

15 Sales Agreed

181 Viewings

29 Offers Received



THE NEWS

Company news

Is it time to try Twilight?

Twilight imagery has never been more readily available, with numerous professional firms offering stunning night time and dusk photography.

We too have offered the same service but now, with the help of CGI, we are able to compliment our professional images with alternative visions with ease

Check out some of our listings to see how this looks!

MORE MORE MORE!

Although February seemed a little slower than the previous month, a point brought up by many of the agents we know in the local area. Rightmove actually painted a brighter picture.

Across the wider Worthing area, we noted a rise in Properties available on the market, and also, an increase in homes showing as sold subject to contract, likewise in the last 14 days, there was also a notable increase in new and reduced listings.

As we said before, it will certainly be interesting to see what March brings!

LOOKING AHEAD....WHY MARCH IS A SMART MONTH TO SELL YOUR HOME?

As spring begins to bloom across the UK, the property market traditionally follows suit. March is widely regarded as one of the most advantageous months to list a home, offering sellers a unique combination of motivated buyers, improved presentation opportunities, and strategic timing.

Spring Surge in Buyer Demand

With longer daylight hours and improving weather, March often brings a noticeable increase in property viewings. Families looking to move before the new school year in September typically begin their search in early spring, creating strong competition for well-presented homes. This seasonal uptick frequently translates into quicker sales and, in some cases, stronger offers.

Homes Look Their Best

Curb appeal plays a critical role in attracting buyers, and March provides the perfect backdrop. Gardens begin to show signs of life, natural light enhances interior spaces, and properties generally appear more inviting than during the darker winter months. Even small touches—such as early spring flowers or a freshly tidied outdoor space—can significantly enhance first impressions.

Market Momentum Builds

Property platforms such as Rightmove consistently report a rise in new listings and buyer enquiries in early spring, making March a key launch point for the year's housing market. Increased online traffic during this period means sellers benefit from maximum exposure just as demand intensifies.

Strategic Timing Before Summer Slowdown

Listing in March allows sellers to capitalise on peak spring activity while avoiding the traditional summer lull, when holidays can distract buyers. A March sale can also position homeowners to complete their move by early summer, aligning well with onward purchases and personal timelines.

Competitive Yet Balanced Conditions

While more properties do enter the market in March, serious buyers tend to be highly motivated. This creates balanced conditions where realistically priced homes can stand out and achieve strong results without the stagnation that sometimes characterises quieter months.

For homeowners considering a move, March represents a window of opportunity—combining seasonal optimism, practical timing, and heightened buyer engagement. As spring takes hold, so too does one of the year's most promising periods for selling property in the UK.



COAST & COUNTRY
— REAL ESTATE —



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

I had a really positive experience purchasing my flat through Coast & country estate agents. Phil conducted the viewing and was friendly, knowledgeable, and happy to answer all my questions without any pressure.

Charlie & Phil kept me updated throughout the purchase frequently , it was an excellent communication process from start to finish I must say.

Charlie & Phil always responding quickly to calls or emails , and keeping me in the loop at every stage which was excellent.

I appreciate the work you both put in to see this over the finish line.

Thank you !