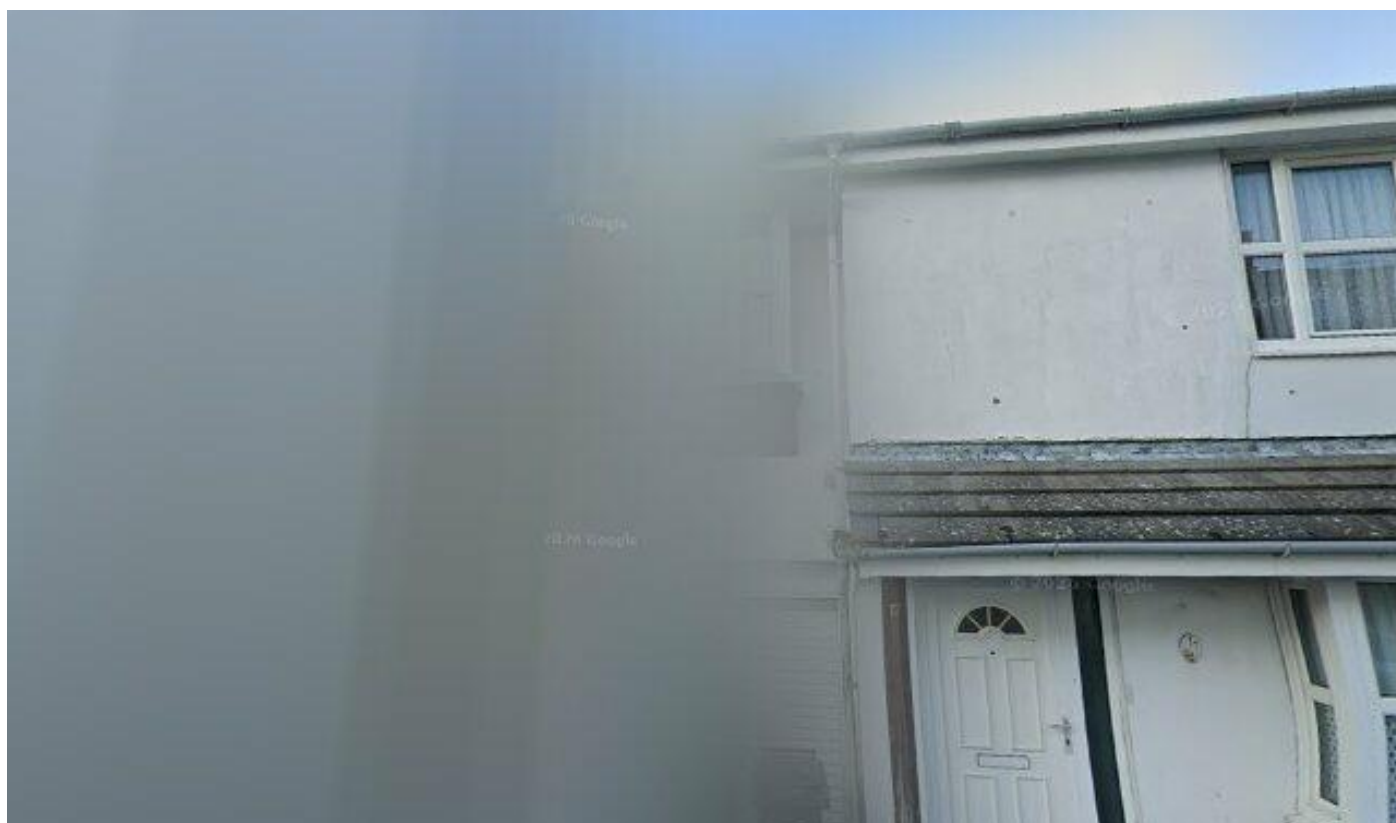




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 01st September 2026



17, LESLIE STREET, EASTBOURNE, BN22 8JB

Landwood Group

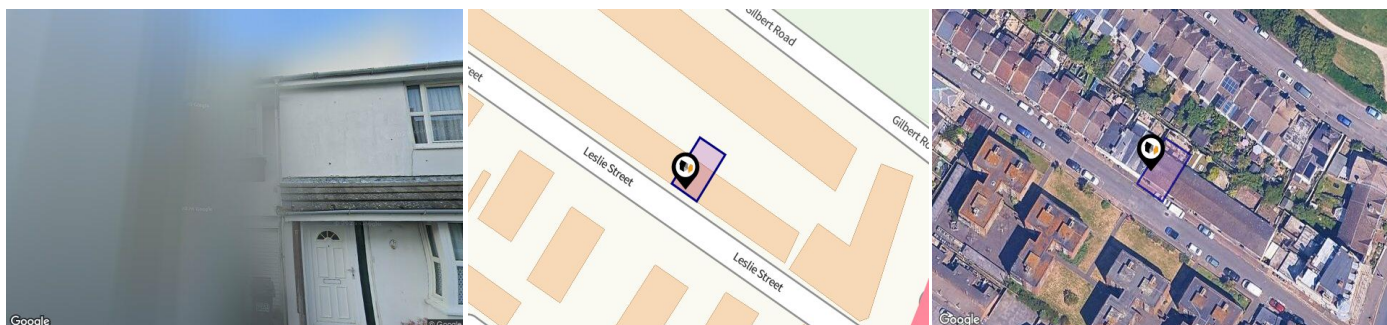
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.03 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£2,064
Title Number:	ESX74188
UPRN:	100060012413
Restrictive Covenants:	Yes

Last Sold Date:	17/08/2007
Last Sold Price:	£191,500
Last Sold £/ft ² :	£231
Tenure:	Freehold

Local Area

Local Authority:	East sussex
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Very low

Estimated Broadband Speeds

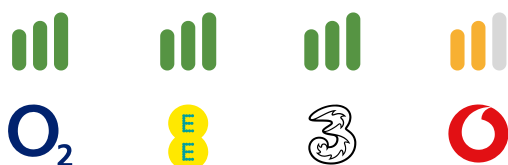
(Standard - Superfast - Ultrafast)

9 **79** **10000**
mb/s mb/s mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





Property EPC - Certificate

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17, Leslie Street, BN22 8JB

Energy rating

D

Valid until 16.12.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Mid-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²

Market Sold in Street

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38 - 40, Leslie Street, Eastbourne, BN22 8JB						other House	
Last Sold Date:		07/07/2025		02/07/2024			
Last Sold Price:		£340,000		£270,000			
19, Leslie Street, Eastbourne, BN22 8JB						Terraced House	
Last Sold Date:		15/11/2024					
Last Sold Price:		£210,000					
67, Leslie Street, Eastbourne, BN22 8JB						Terraced House	
Last Sold Date:		09/08/2024					
Last Sold Price:		£265,000					
42, Leslie Street, Eastbourne, BN22 8JB						Terraced House	
Last Sold Date:		30/05/2024		23/03/2007		07/05/1999	
Last Sold Price:		£251,950		£150,000		£58,750	
45, Leslie Street, Eastbourne, BN22 8JB						Terraced House	
Last Sold Date:		28/07/2023		20/12/2016		05/08/2005	
Last Sold Price:		£244,000		£210,000		£139,950	
						30/04/1999	
						14/10/1998	
						£36,250	
57, Leslie Street, Eastbourne, BN22 8JB						Terraced House	
Last Sold Date:		20/01/2023		02/12/2003		12/11/2002	
Last Sold Price:		£275,000		£129,000		£87,000	
44, Leslie Street, Eastbourne, BN22 8JB						Semi-detached House	
Last Sold Date:		22/07/2022		22/07/1997			
Last Sold Price:		£315,000		£50,500			
21, Leslie Street, Eastbourne, BN22 8JB						Terraced House	
Last Sold Date:		29/03/2022		14/08/2015		23/02/2015	
Last Sold Price:		£248,000		£182,000		£144,000	
						07/04/2006	
						10/09/1999	
						12/07/1996	
						£39,500	
27, Leslie Street, Eastbourne, BN22 8JB						Terraced House	
Last Sold Date:		10/02/2022		22/10/1999			
Last Sold Price:		£228,500		£60,000			
51, Leslie Street, Eastbourne, BN22 8JB						Terraced House	
Last Sold Date:		15/10/2019		02/11/2018		25/05/2007	
Last Sold Price:		£202,500		£170,000		£175,000	
						22/01/2004	
						17/12/1999	
						£51,000	
7, Leslie Street, Eastbourne, BN22 8JB						Terraced House	
Last Sold Date:		30/09/2019					
Last Sold Price:		£209,000					
15, Leslie Street, Eastbourne, BN22 8JB						Terraced House	
Last Sold Date:		13/06/2019					
Last Sold Price:		£208,000					

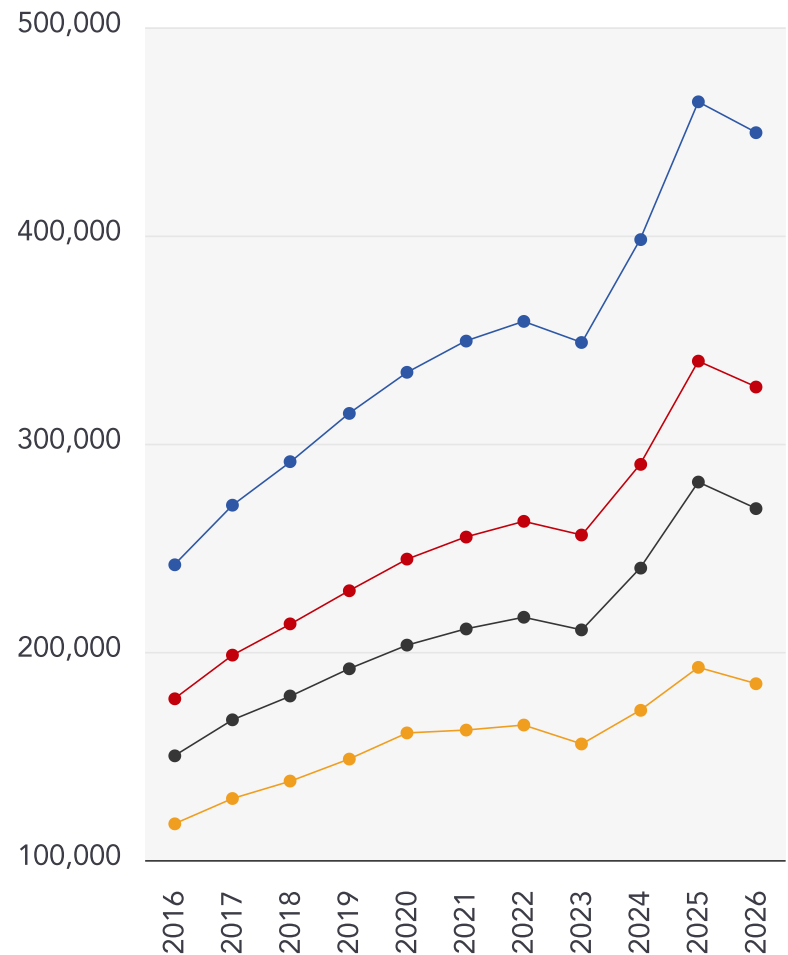
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in BN22



Detached

+85.83%

Semi-Detached

+84.39%

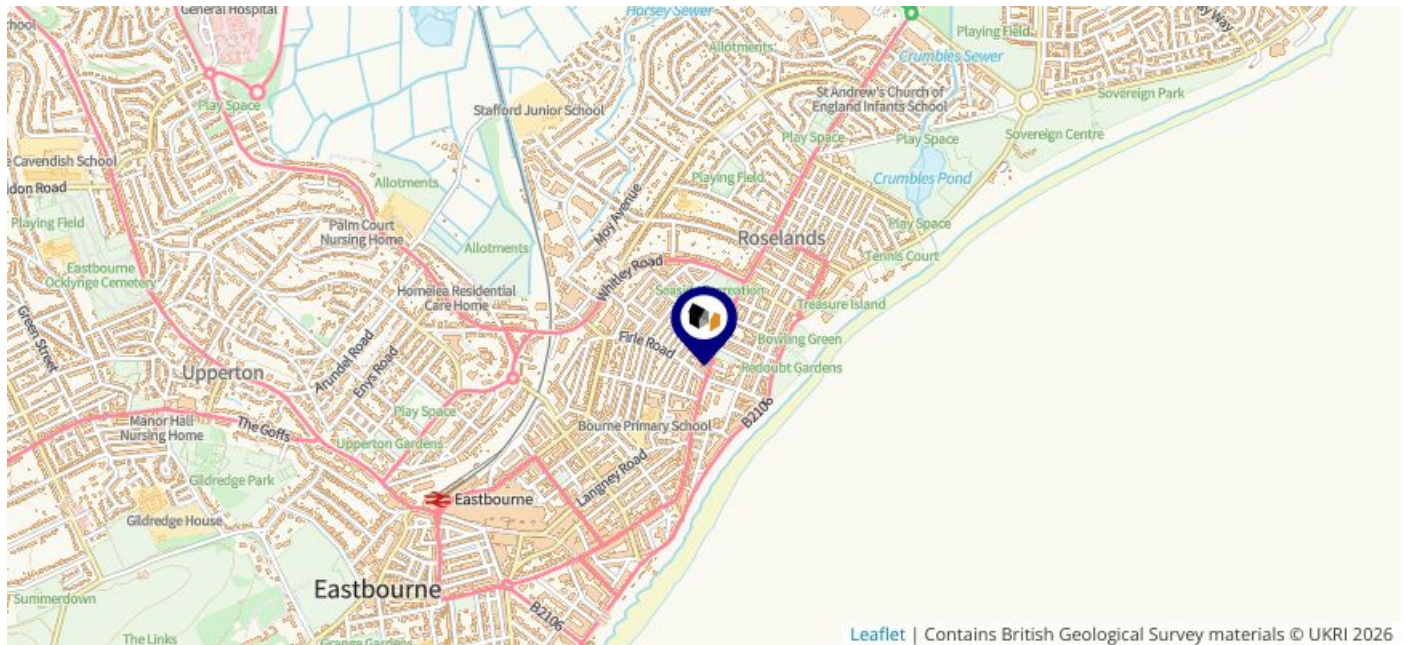
Terraced

+79.13%

Flat

+57.33%

This map displays nearby coal mine entrances and their classifications.



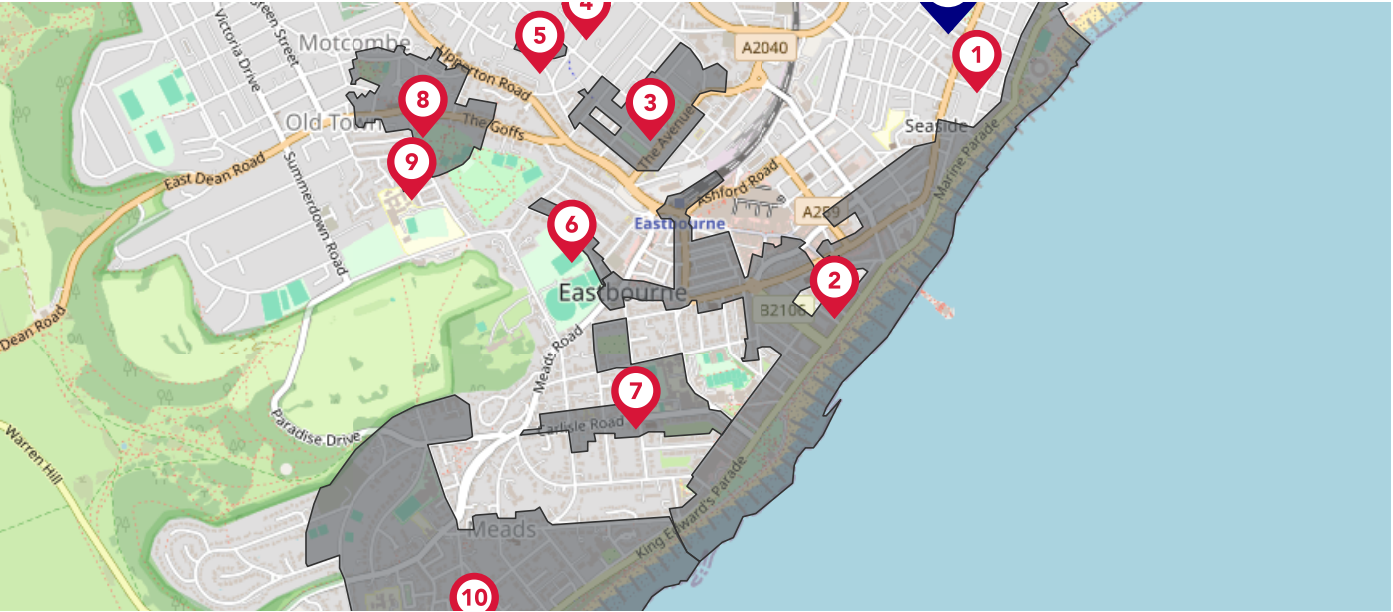
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

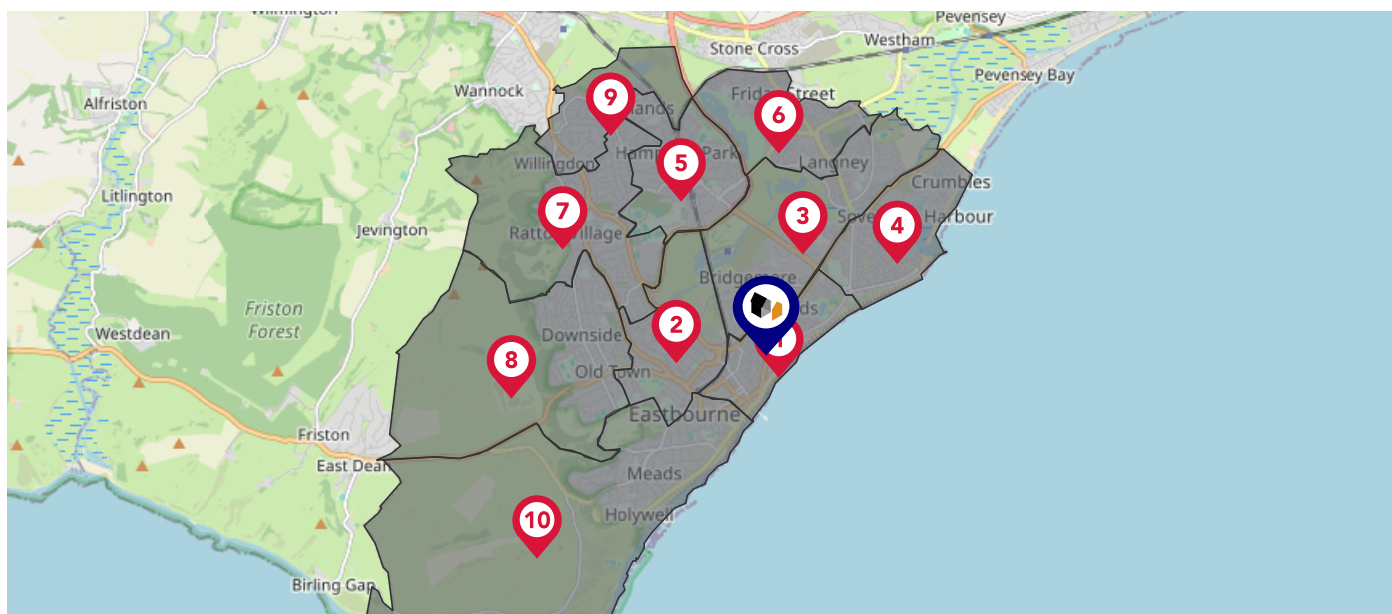
1	Warrior Square
2	Town Centre and Seafront
3	Upperton
4	South Lynn Drive
5	Torfield
6	Saffrons
7	College
8	Old Town
9	Park Close
10	Meads

Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Devonshire Ward



Upperton Ward



St. Anthony's Ward



Sovereign Ward



Hampden Park Ward



Langney Ward



Ratton Ward



Old Town Ward

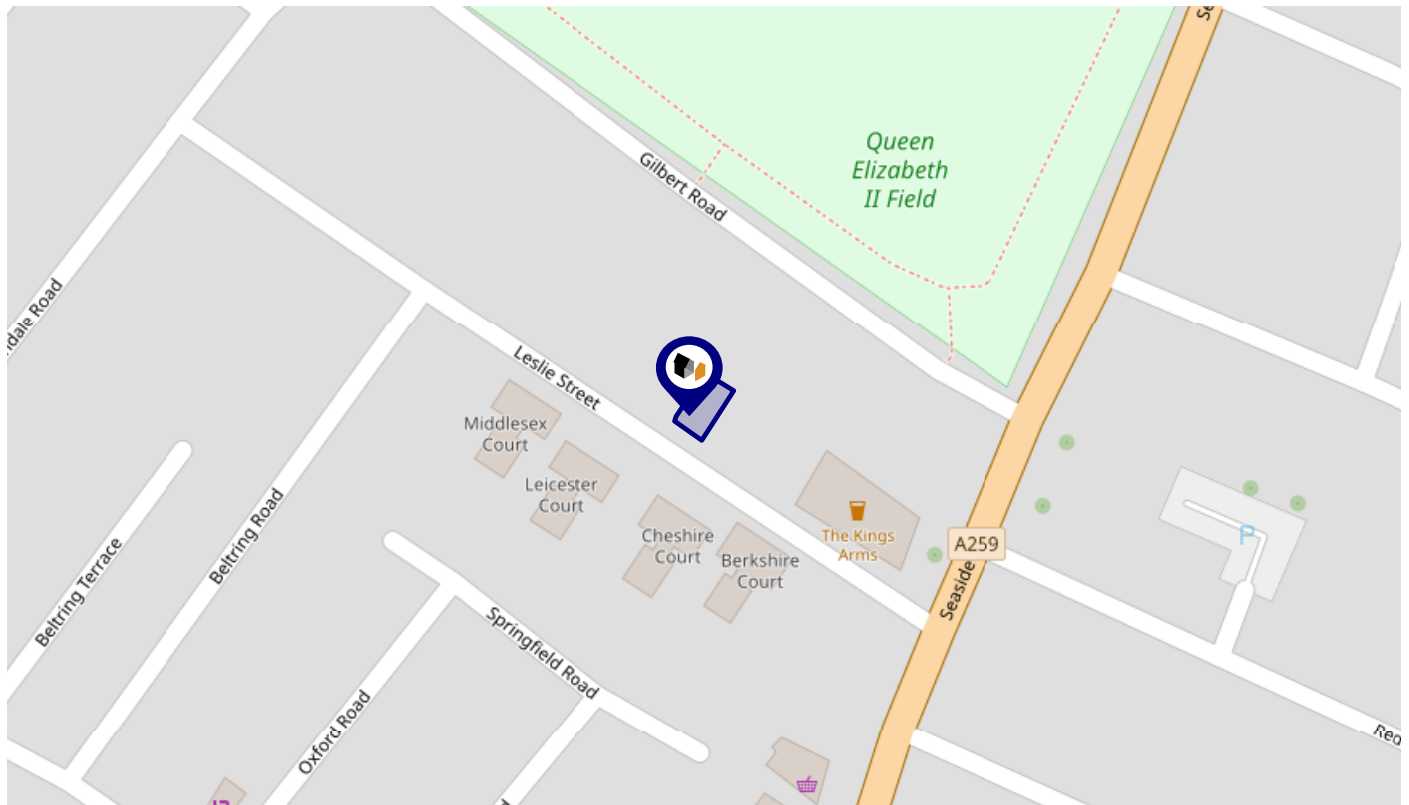


Upper Willingdon Ward



Meads Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

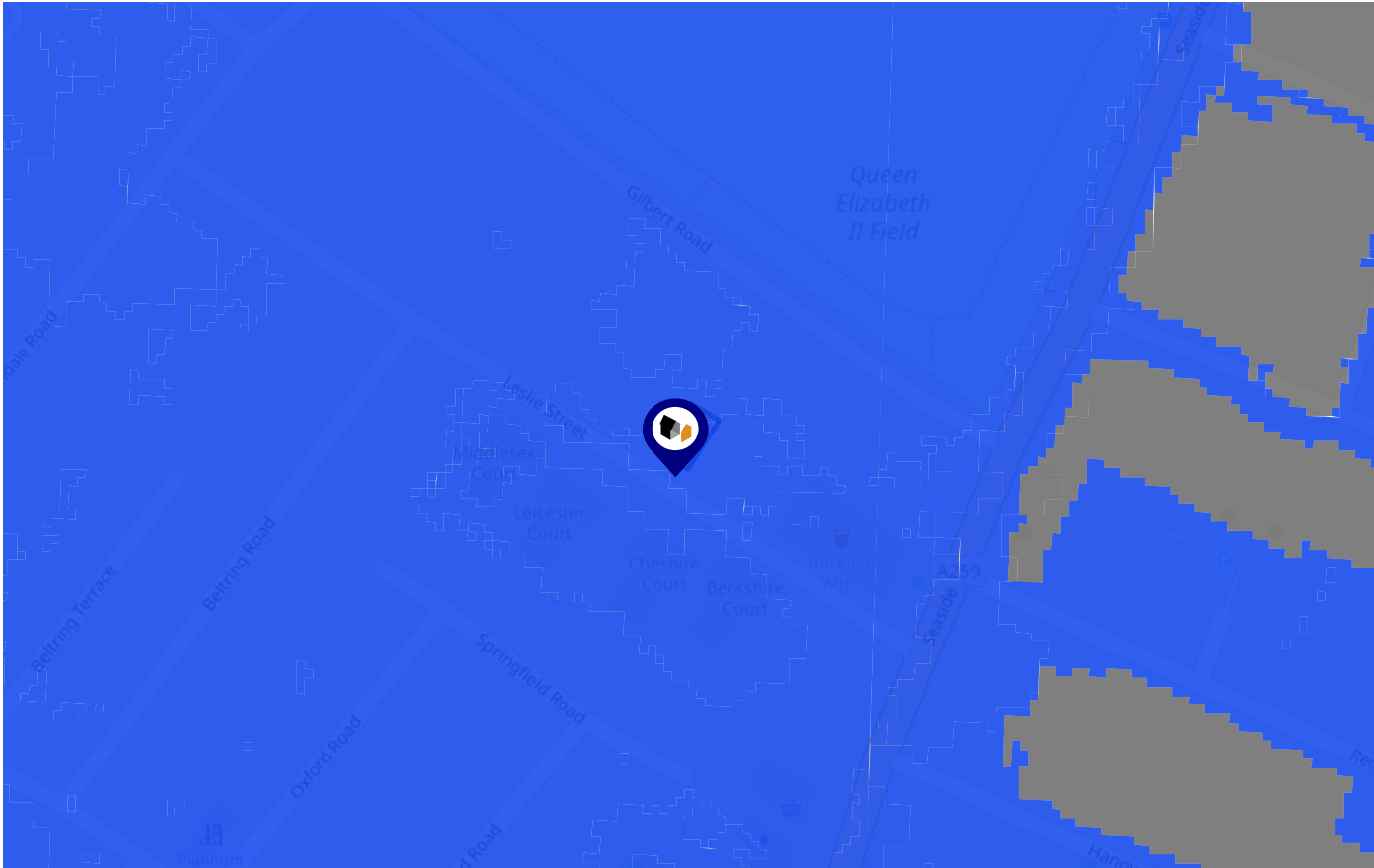
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

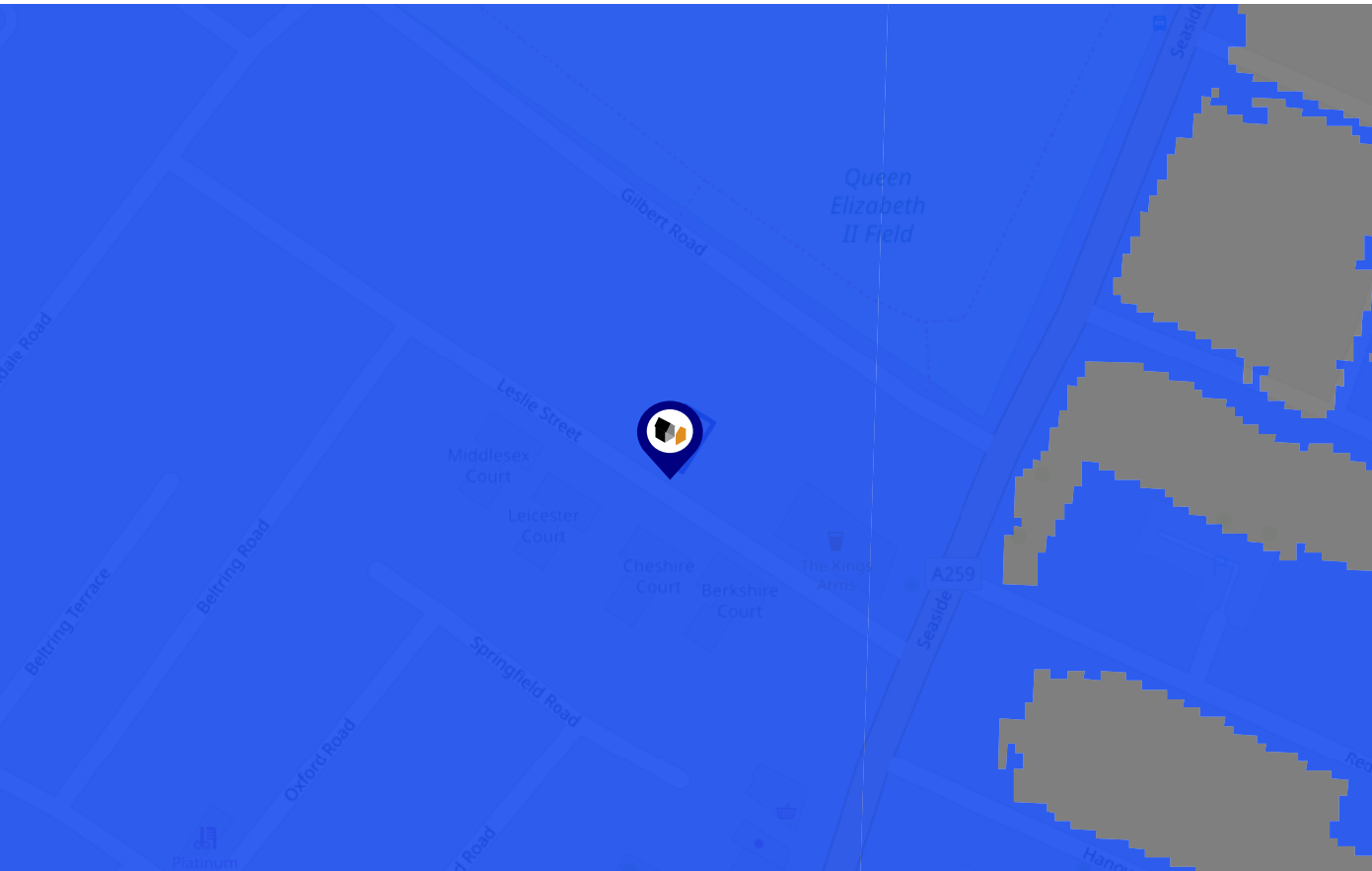


Flood Risk

Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



KPF - Key Property Facts

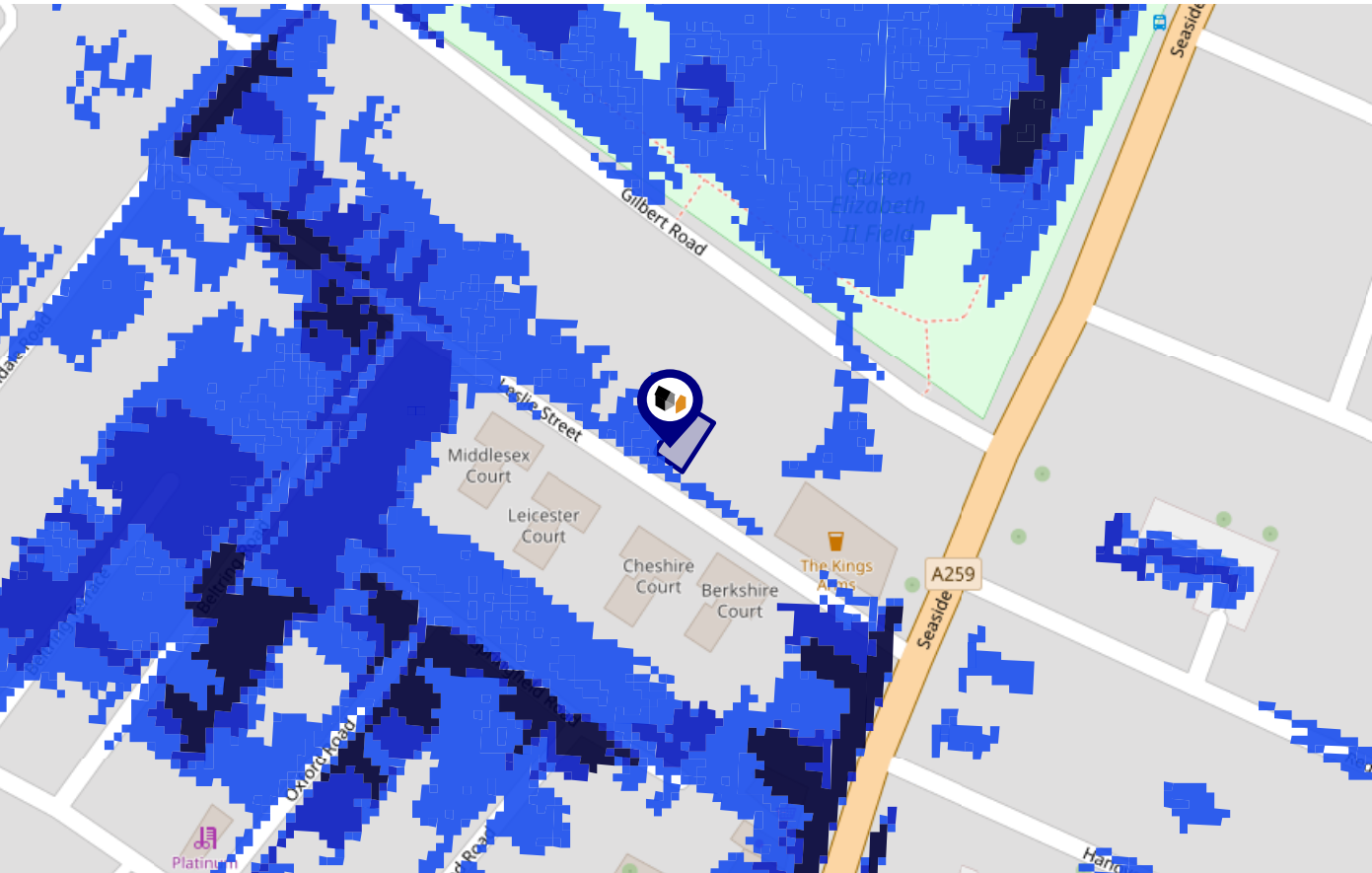
Powered by
aprift
Know any property instantly

Flood Risk

Surface Water - Flood Risk

LANDWOOD
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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

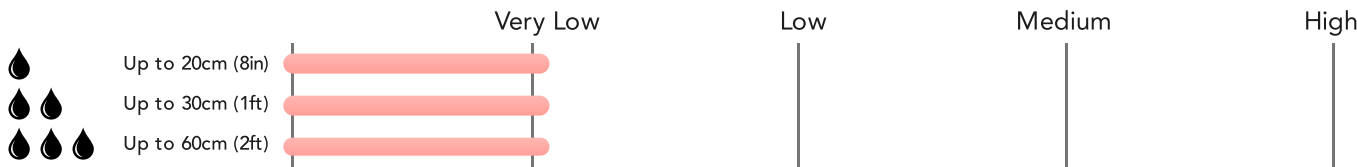


Risk Rating: Very low

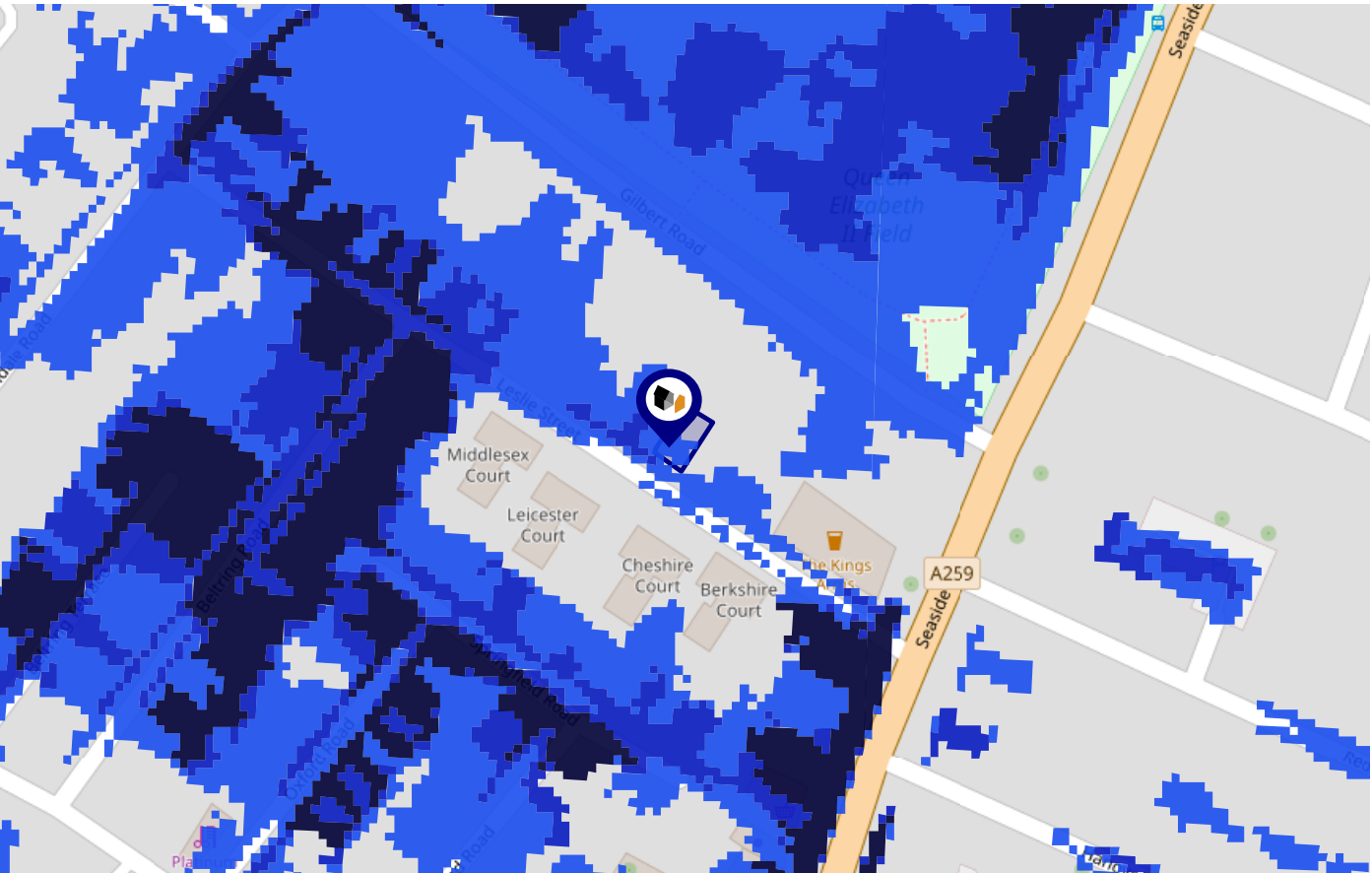
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

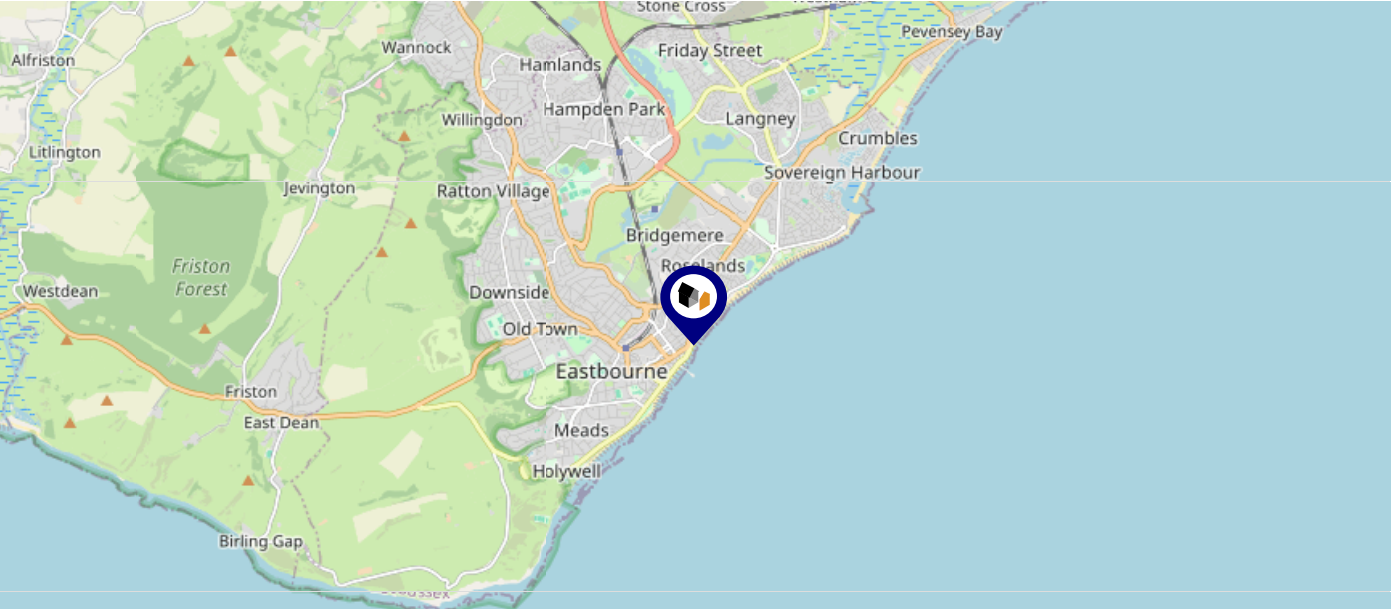


Maps

Green Belt

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This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

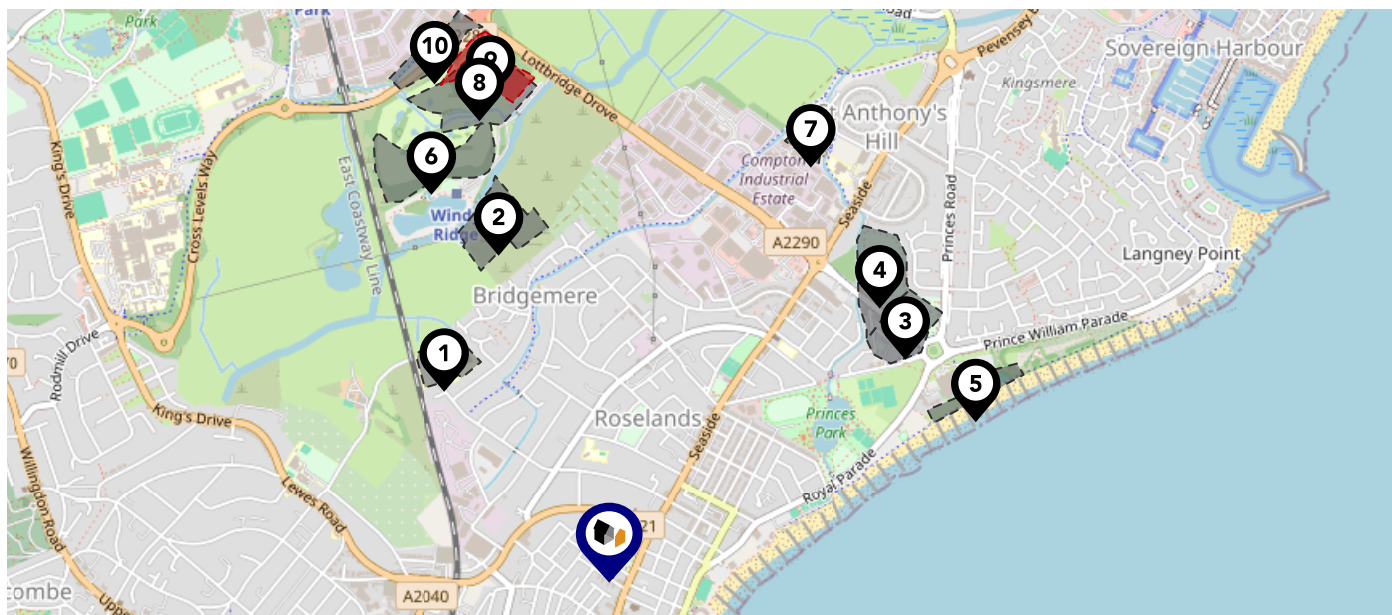
No data available.

Maps

Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Stafford School Playing Field-Eastbourne, Sussex	Historic Landfill	
2	Astaire Avenue-Eastbourne, Sussex	Historic Landfill	
3	Wartling Road Coach Park-Eastbourne, Sussex	Historic Landfill	
4	Queen's Crescent-Eastbourne, Sussex	Historic Landfill	
5	Tramways, Sovereign Centre-Eastbourne, Sussex	Historic Landfill	
6	Lottbridge Drove Phase 3-Eastbourne, Sussex	Historic Landfill	
7	Leeds Avenue, Toll Gate Primary School-Eastbourne, Sussex	Historic Landfill	
8	Lottbridge Drove Phase 1 and 2-Eastbourne, Sussex	Historic Landfill	
9	EA/EPR/XP3494HC/A001	Active Landfill	
10	Hampden Park Relief Road-Eastbourne, Sussex	Historic Landfill	

Maps

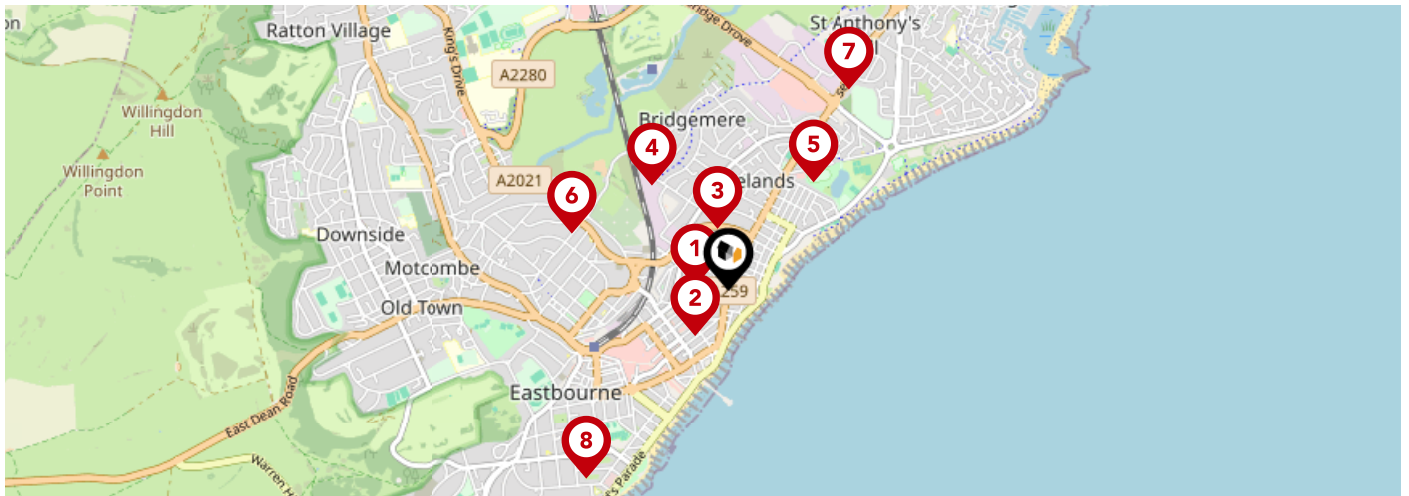
Listed Buildings

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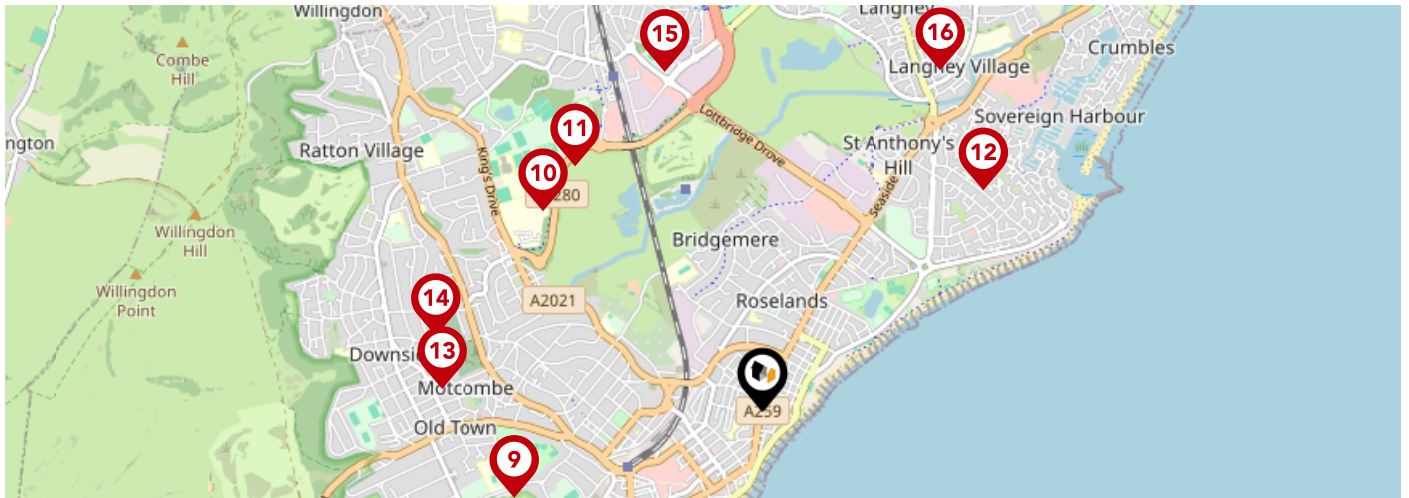
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1389694 - The King's Arms Public House	Grade II	0.0 miles
 1353103 - Christ Church	Grade II	0.1 miles
 1190560 - Brodie Hall (church School Adjoining Christ Church)	Grade II	0.1 miles
 1392212 - Bus Shelter	Grade II	0.1 miles
 1390538 - Former Elysium Or Gaiety Cinema	Grade II	0.1 miles
 1043662 - The Redoubt Fort	Grade II	0.2 miles
 1088115 - 48-70, Seaside	Grade II	0.3 miles
 1043647 - 39 And 40, Marine Parade	Grade II	0.3 miles
 1353137 - 37, Marine Parade	Grade II	0.3 miles
 1043646 - 38, Marine Parade	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Anderida Learning Centre Ofsted Rating: Good Pupils: 10 Distance:0.16	☐	☐	☒	☐	☐
2	Bourne Primary School Ofsted Rating: Requires improvement Pupils: 434 Distance:0.27	☐	☒	☐	☐	☐
3	Roselands Infants' School Ofsted Rating: Good Pupils: 262 Distance:0.29	☐	☒	☐	☐	☐
4	Stafford Junior School Ofsted Rating: Not Rated Pupils: 350 Distance:0.61	☐	☒	☐	☐	☐
5	St Andrew's Church of England Infants School Ofsted Rating: Good Pupils: 245 Distance:0.64	☐	☒	☐	☐	☐
6	St Thomas A Becket Catholic Primary School Ofsted Rating: Good Pupils: 442 Distance:0.79	☐	☒	☐	☐	☐
7	Tollgate Community Junior School Ofsted Rating: Good Pupils: 393 Distance:1.1	☐	☒	☐	☐	☐
8	Eastbourne College Ofsted Rating: Not Rated Pupils: 652 Distance:1.11	☐	☐	☒	☐	☐

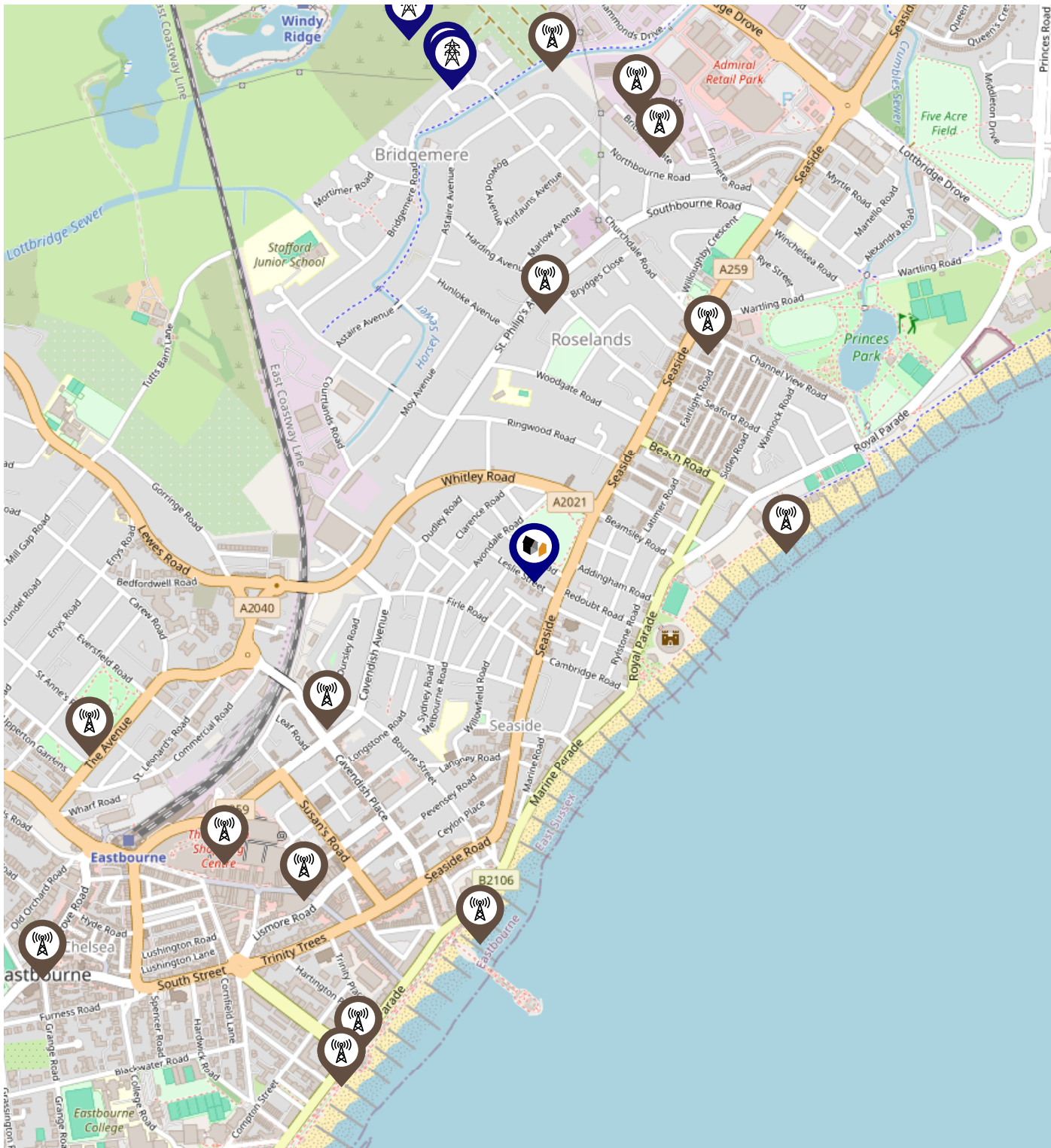


		Nursery	Primary	Secondary	College	Private
	Gildredge House Ofsted Rating: Good Pupils: 1182 Distance:1.23	☐	☒	☒	☐	☐
	East Sussex College Group Ofsted Rating: Good Pupils:0 Distance:1.39	☐	☐	☒	☐	☐
	Summerdown School Ofsted Rating: Not Rated Pupils: 132 Distance:1.45	☐	☐	☒	☐	☐
	The Haven Church of England Methodist Primary School Ofsted Rating: Good Pupils: 443 Distance:1.46	☐	☒	☐	☐	☐
	Motcombe Infants' School Ofsted Rating: Good Pupils: 230 Distance:1.5	☐	☒	☐	☐	☐
	The Cavendish School Ofsted Rating: Good Pupils: 1375 Distance:1.57	☐	☒	☒	☐	☐
	Heron Park Primary Academy Ofsted Rating: Good Pupils: 344 Distance:1.66	☐	☒	☐	☐	☐
	Langney Primary Academy Ofsted Rating: Good Pupils: 474 Distance:1.8	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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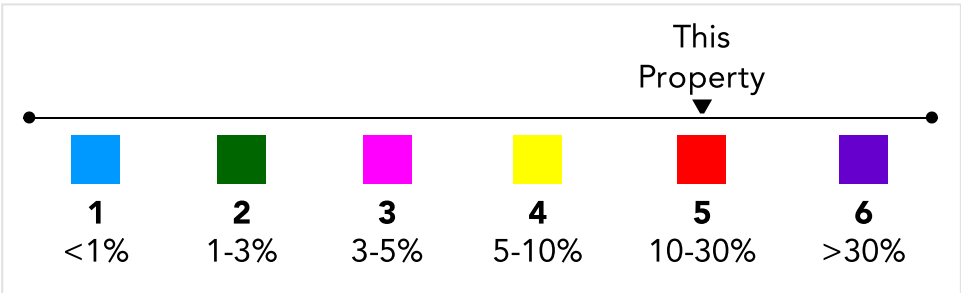
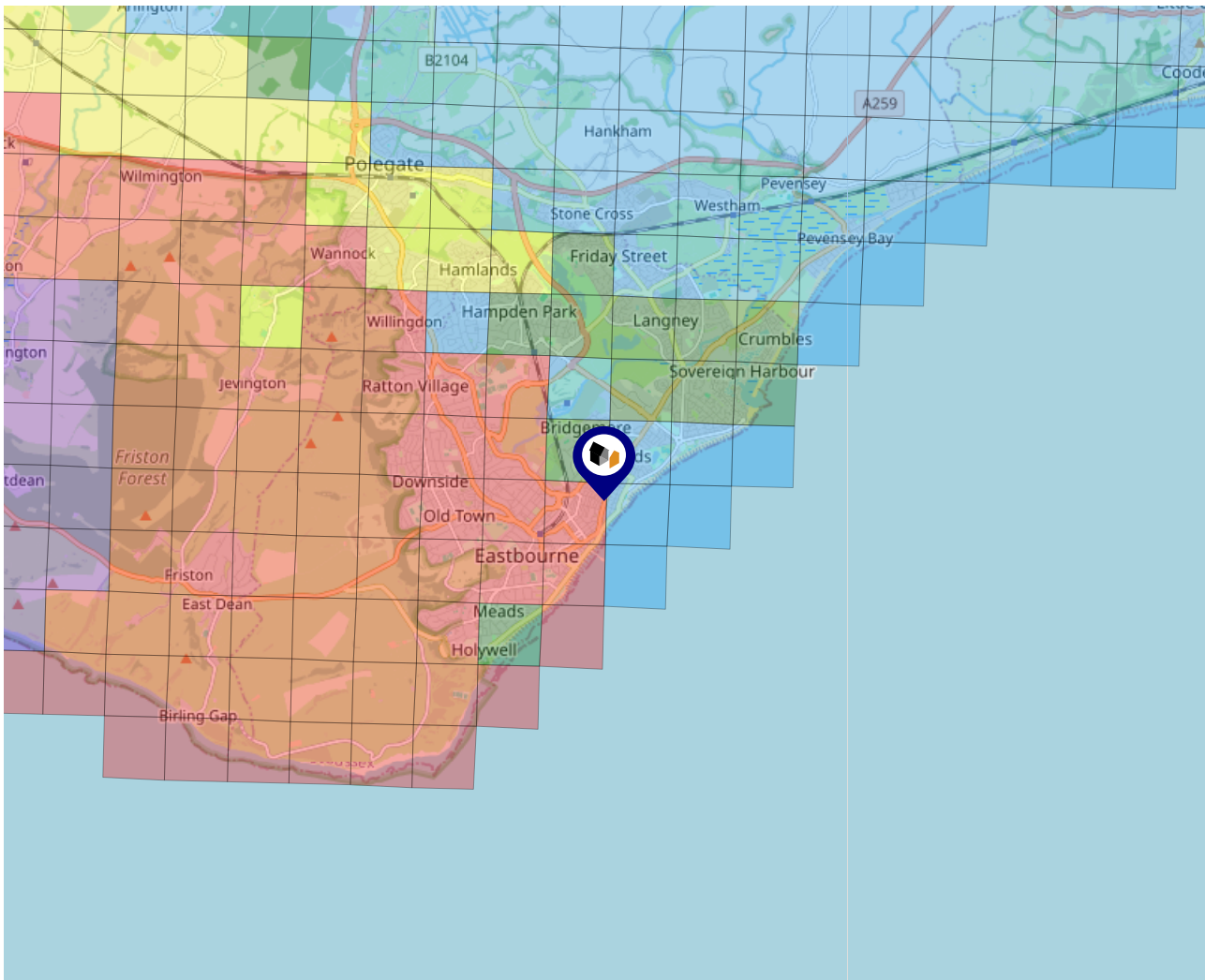


Key:

-  Power Pylons
-  Communication Masts

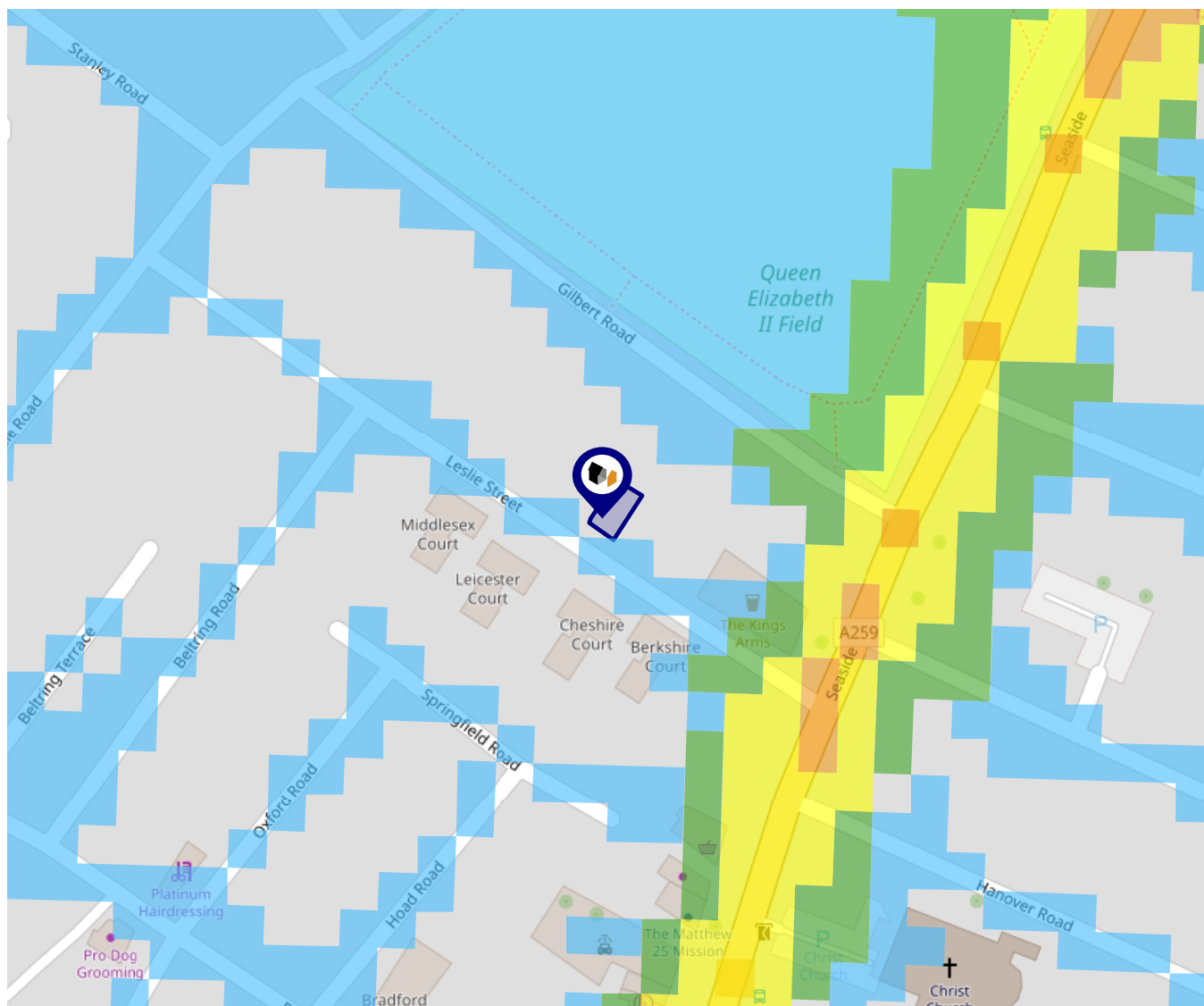
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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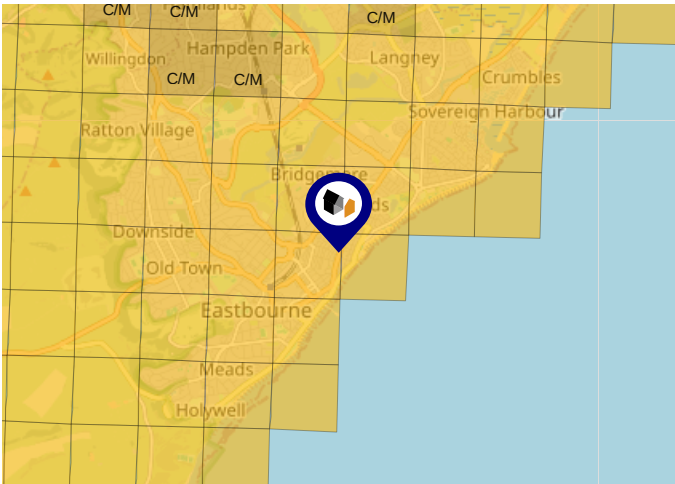


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	PEATY CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		



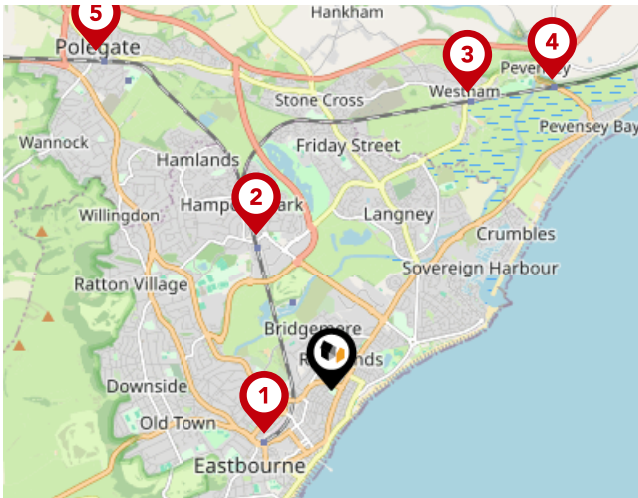
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

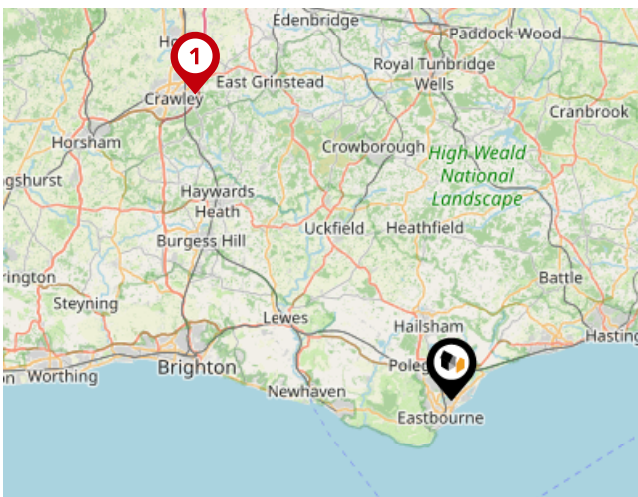
Transport (National)

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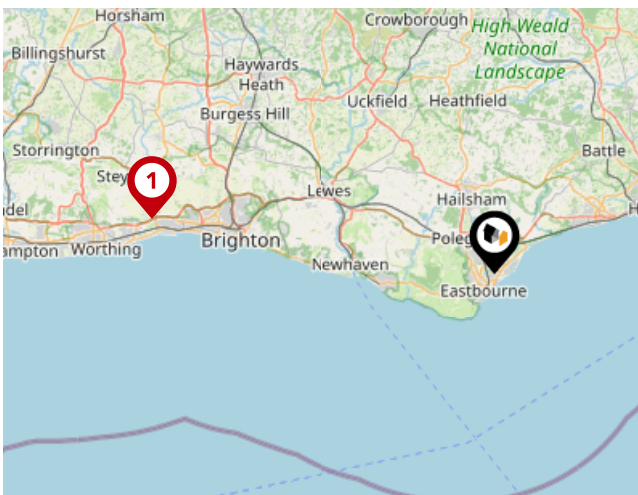
National Rail Stations

Pin	Name	Distance
1	Eastbourne Rail Station	0.75 miles
2	Hampden Park (Sussex) Rail Station	1.61 miles
3	Pevensey & Westham Rail Station	3.07 miles
4	Pevensey Bay Rail Station	3.56 miles
5	Polegate Rail Station	3.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J10A	29.73 miles



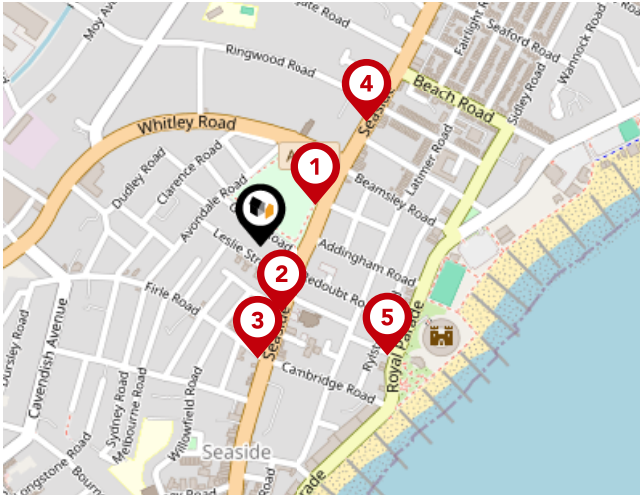
Airports/Helipads

Pin	Name	Distance
1	Shoreham Brighton City Airport	25.9 miles

Area

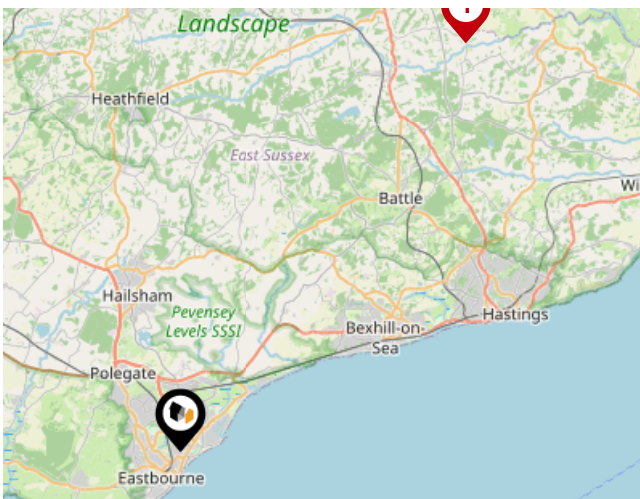
Transport (Local)

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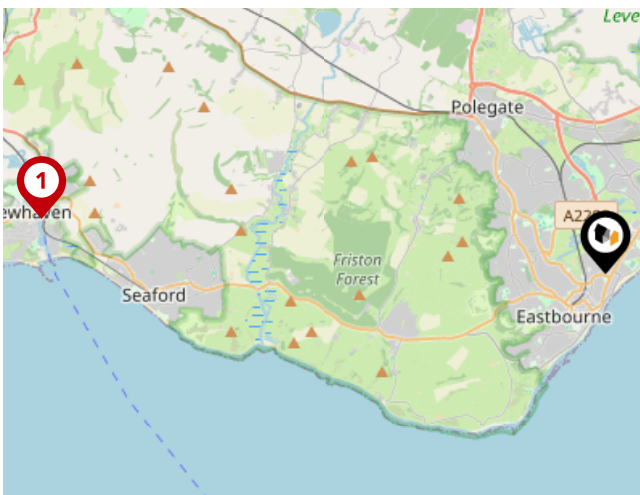
Bus Stops/Stations

Pin	Name	Distance
1	Whitley Recreation Ground	0.08 miles
2	Christ Church	0.08 miles
3	Christ Church	0.13 miles
4	Carlton Road	0.19 miles
5	Cambridge Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Bodiam (Kent & East Sussex Railway)	18.63 miles



Ferry Terminals

Pin	Name	Distance
1	Newhaven Harbour Ferry Terminal	10.58 miles

The Landwood Group logo, featuring the words "LANDWOOD GROUP" in white, uppercase, sans-serif font on an orange square background.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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