

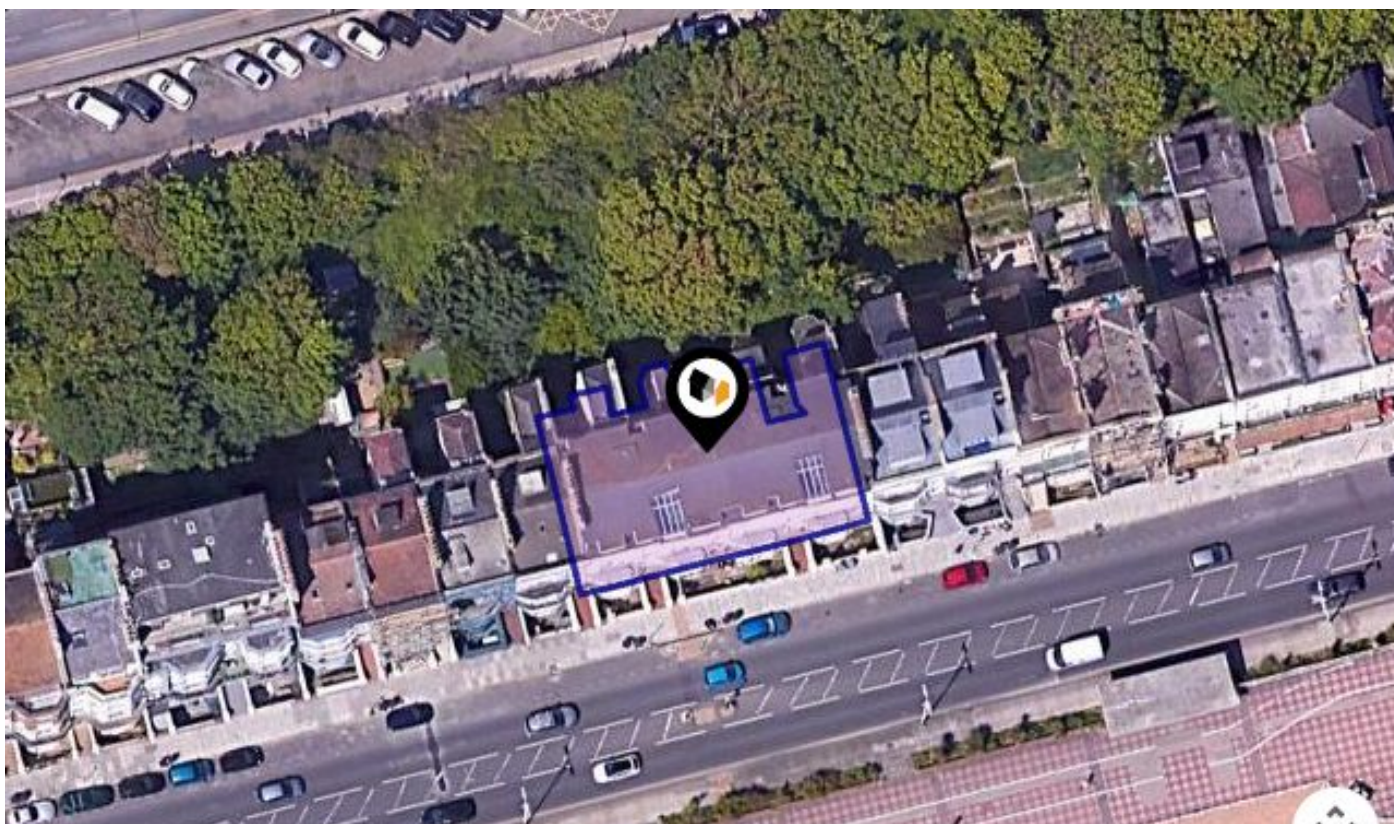


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 13th August 2025



**FLAT 3, MEDLOW COURT 56-59, EVERSFIELD PLACE, ST.
LEONARDS-ON-SEA, TN37 6DB**

Phillip Arnold Auctions

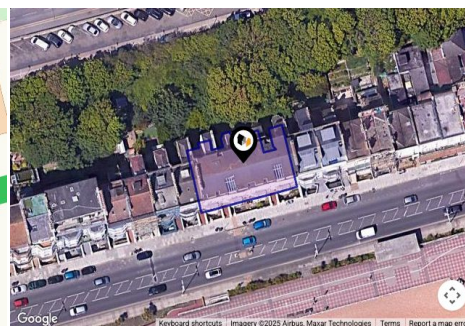
Saunders House, 52-53 The Mall, London W5 3TA

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type: Flat / Maisonette
Bedrooms: 1
Plot Area: 0.09 acres
Council Tax : Band A
Annual Estimate: £1,703
Title Number: ESX18278
UPRN: 200003864489

Last Sold Date: 28/09/1995
Last Sold Price: £19,000
Tenure: Leasehold
Start Date: 23/09/1976
End Date: 24/06/2074
Lease Term: 99 years from 24 June 1975
Term Remaining: 48 years

Local Area

Local Authority: East sussex
Conservation Area: Eversfield Place, St Leonards
Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Medium

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 **75** **-**
 mb/s mb/s mb/s

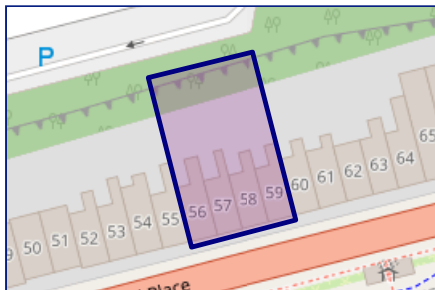
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

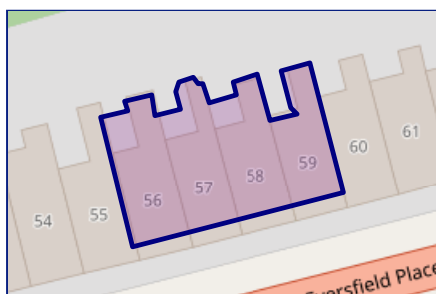


Freehold Title Plan



HT7713

Leasehold Title Plan



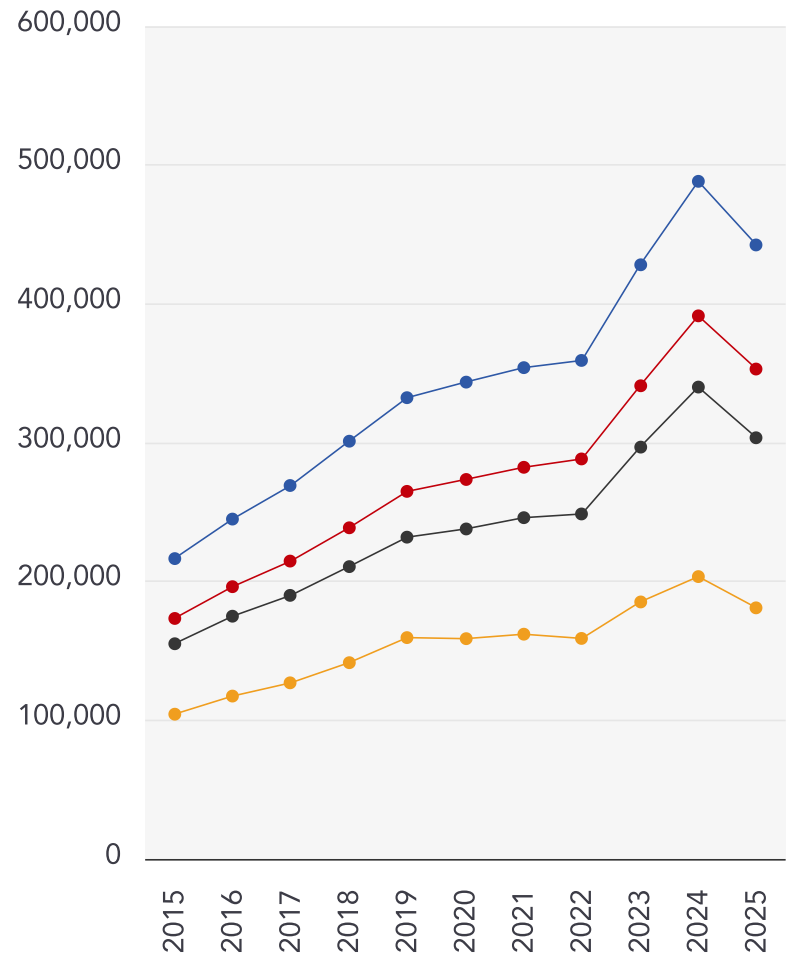
ESX18278

Start Date: 23/09/1976
End Date: 24/06/2074
Lease Term: 99 years from 24 June 1975
Term Remaining: 48 years

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in TN37



Detached

+104.41%

Semi-Detached

+103.69%

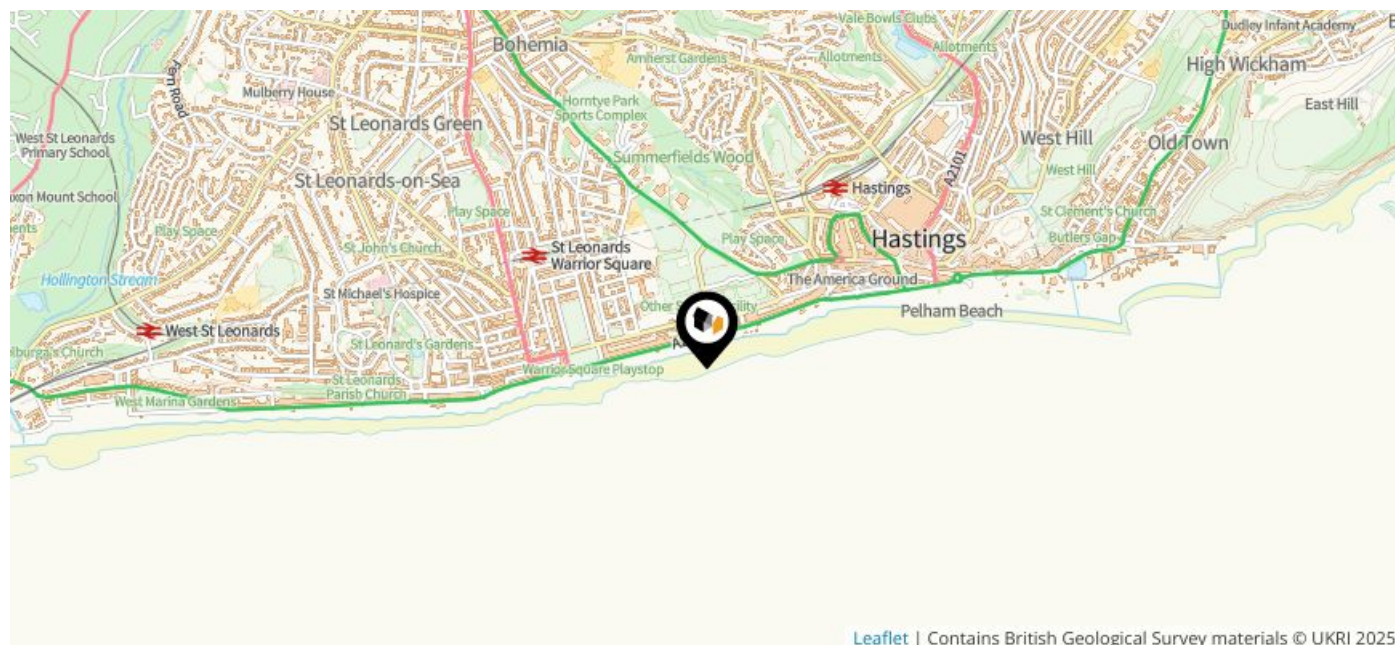
Terraced

+95.7%

Flat

+73.45%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

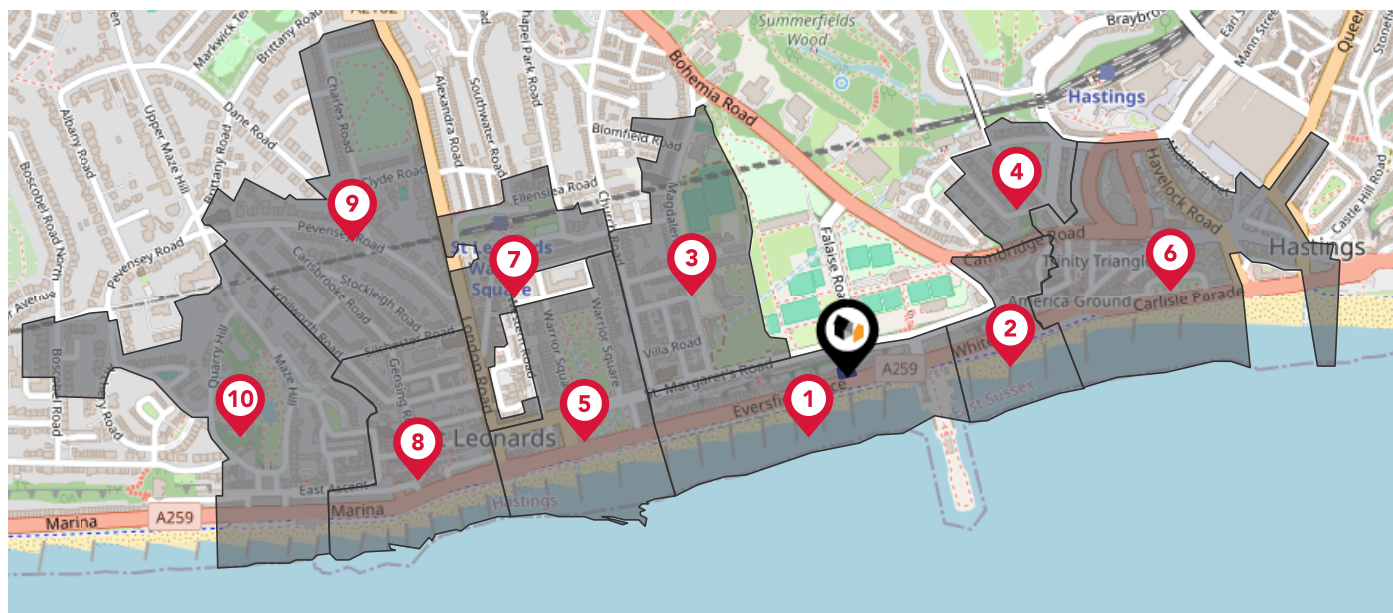
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.











Maps

Conservation Areas

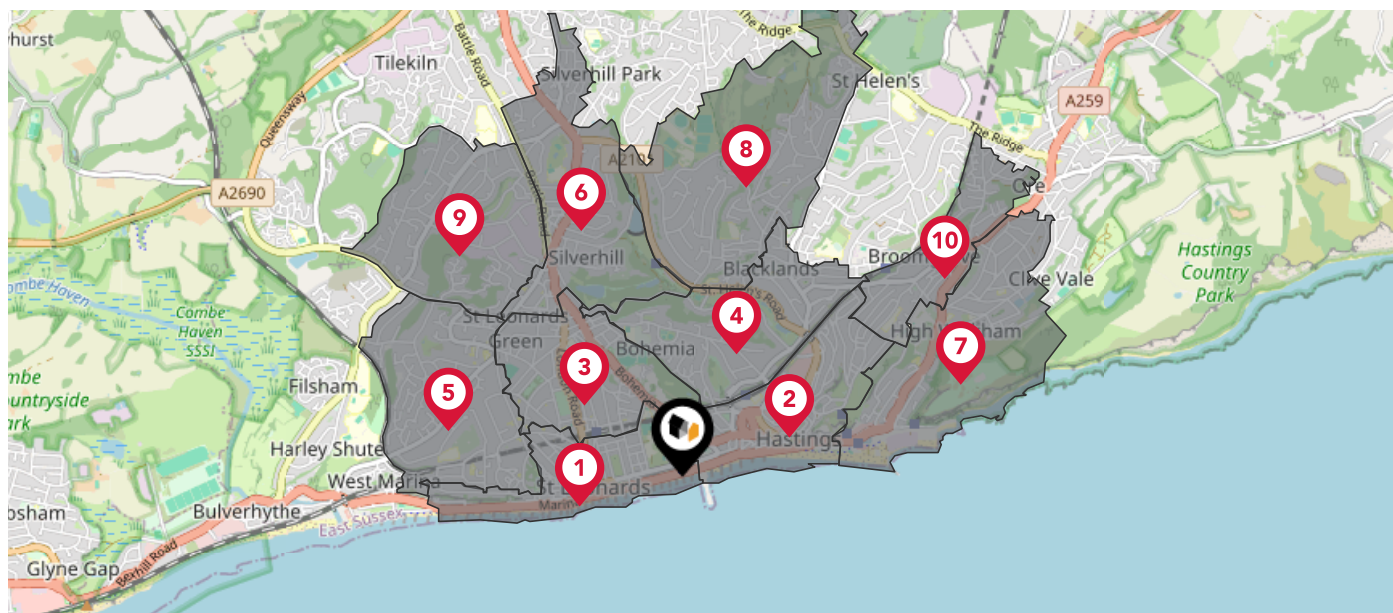
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Eversfield Place, St Leonards
-  White Rock, Hastings
-  Magdalen Road, St Leonards
-  Cornwallis Gardens, Hastings
-  Warrior Square, St Leonards
-  Hastings Town Centre
-  King's Road, St Leonards
-  St Leonards East (Gensing)
-  St Leonards North
-  Burtons', St Leonards

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



Central St. Leonards Ward



Castle Ward



Gensing Ward



Braybrooke Ward



Maze Hill Ward



Silverhill Ward



Old Hastings Ward



St. Helens Ward

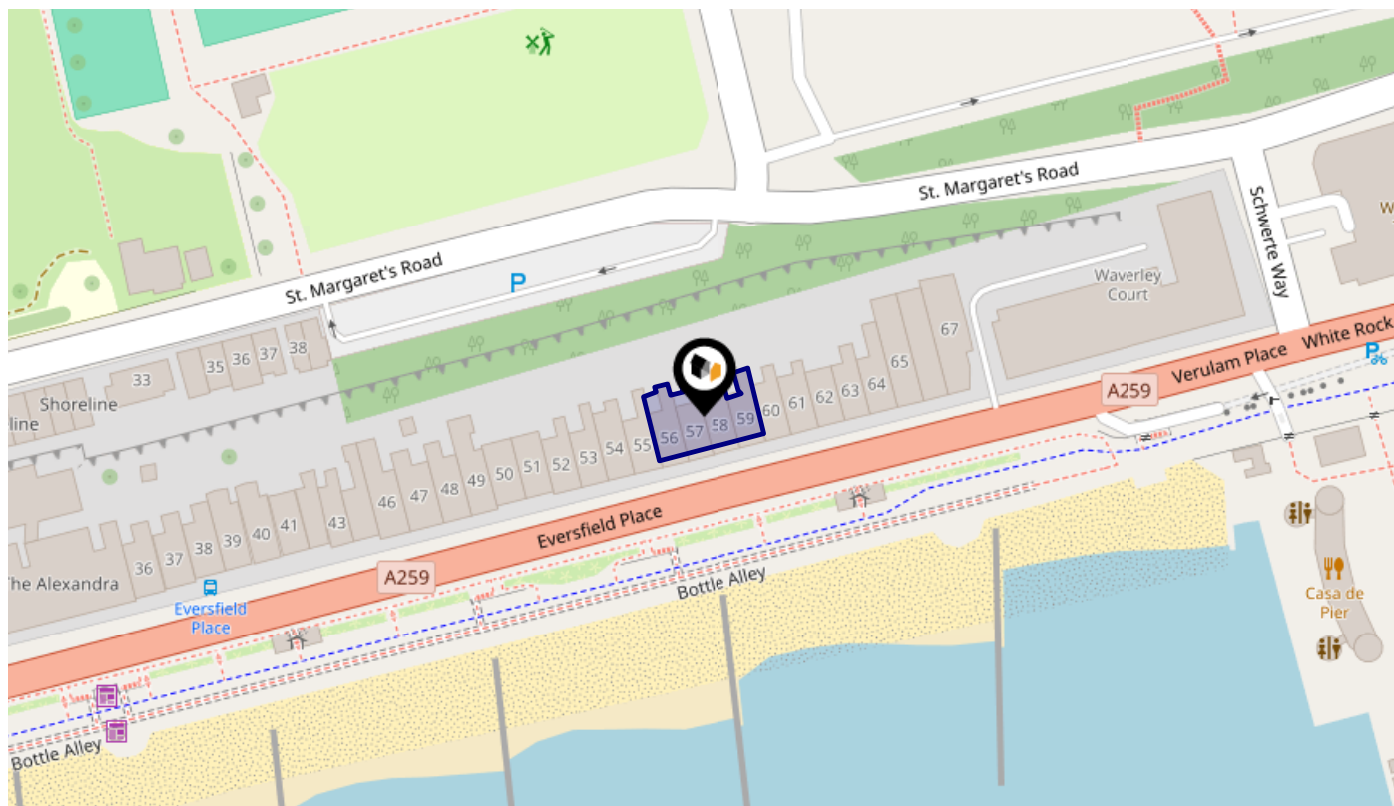


Wishing Tree Ward



Tressell 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.

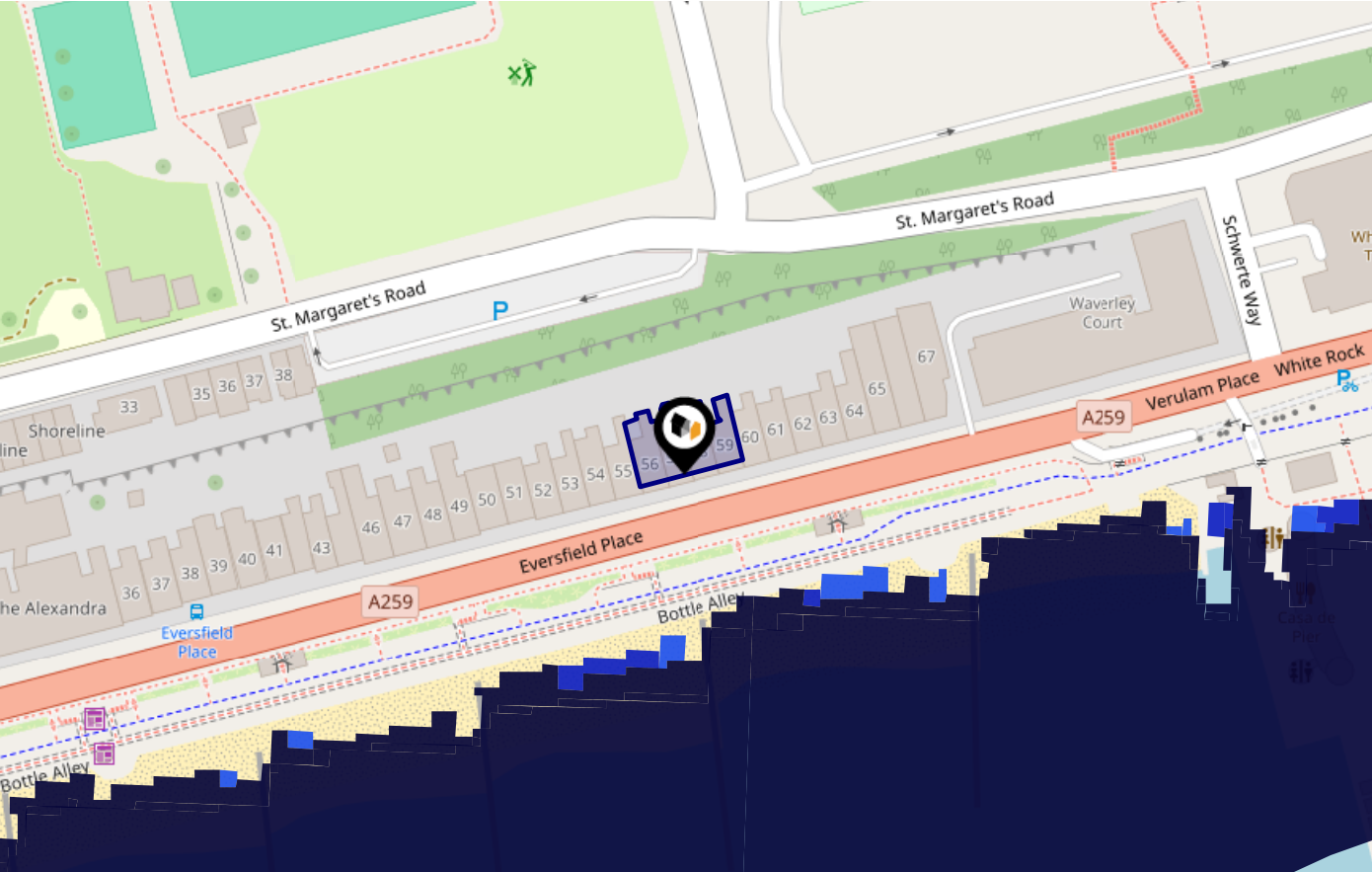
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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



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.

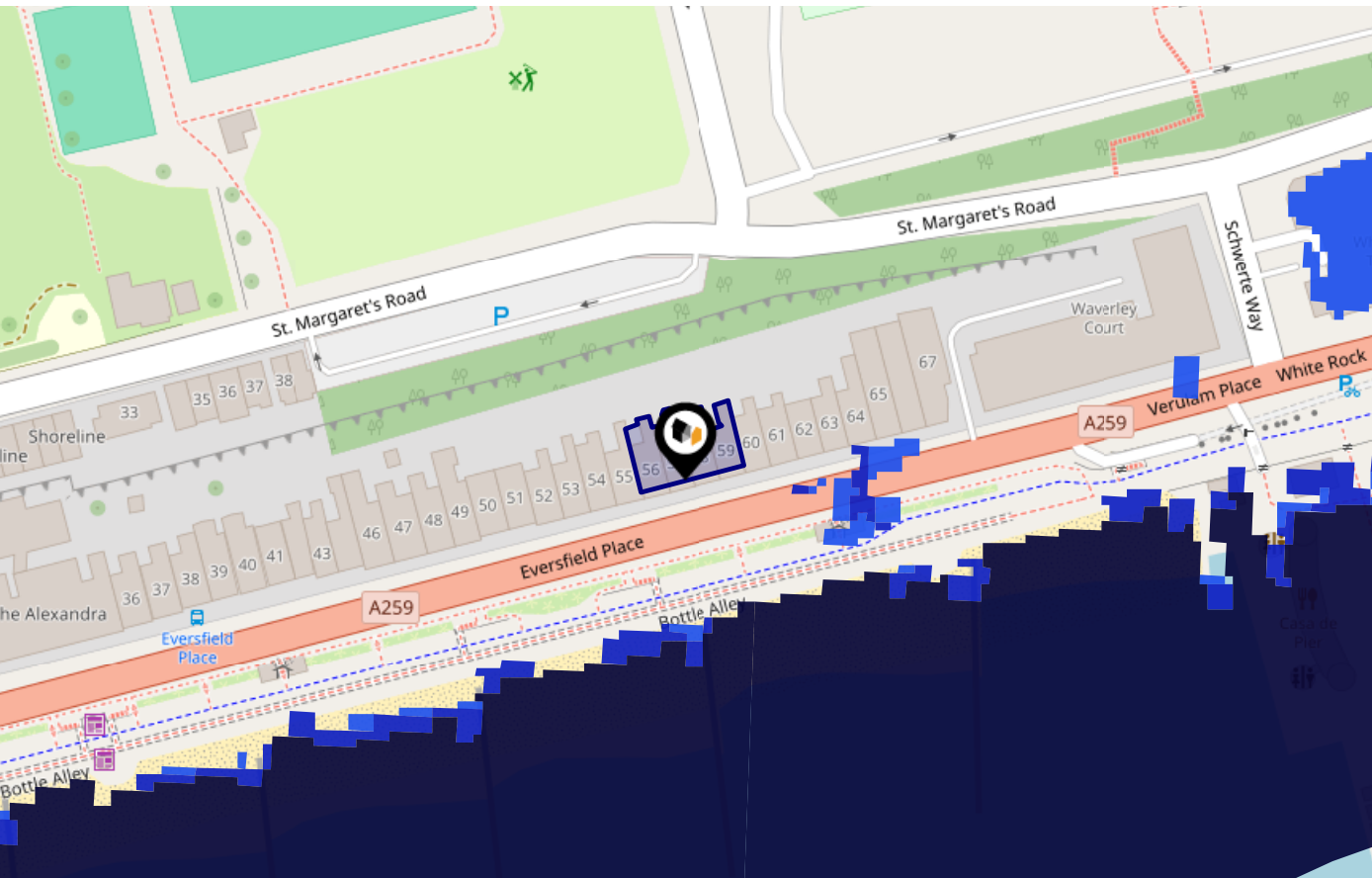
Chance of flooding to the following depths at this property:



Flood Risk





Rivers & Seas - Climate Change

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.

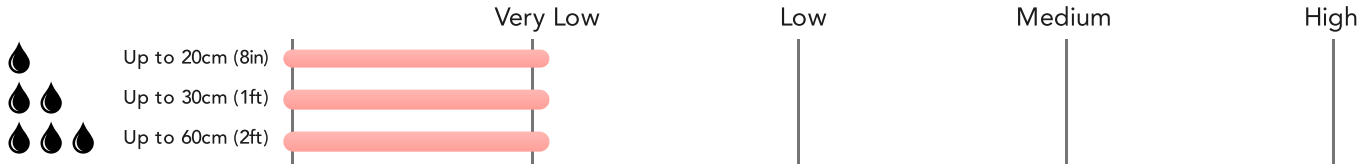


Risk Rating: Very low

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:



Flood Risk





Surface Water - Flood Risk

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: Medium

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.

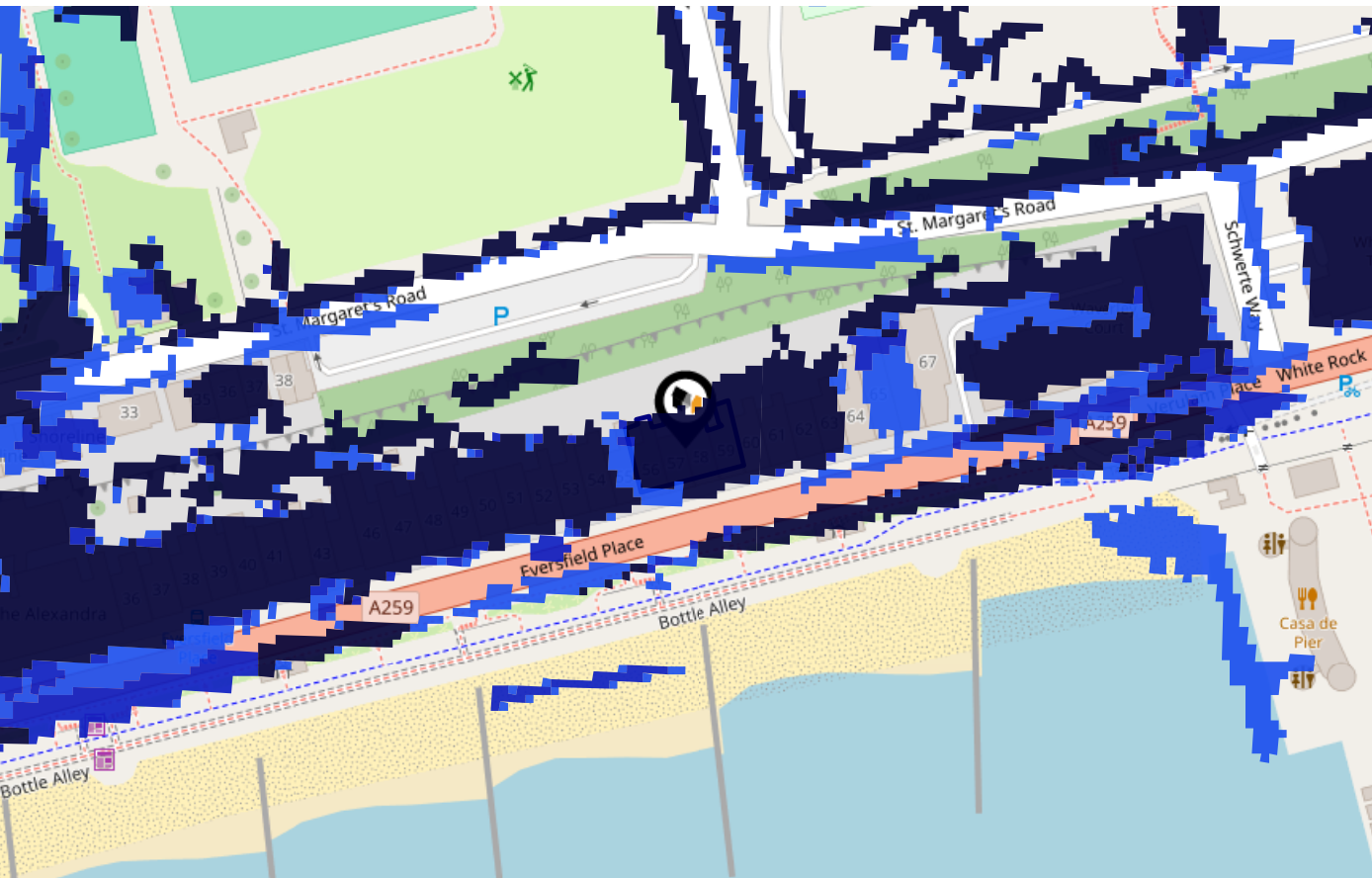
Chance of flooding to the following depths at this property:



Flood Risk





Surface Water - Climate Change

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.

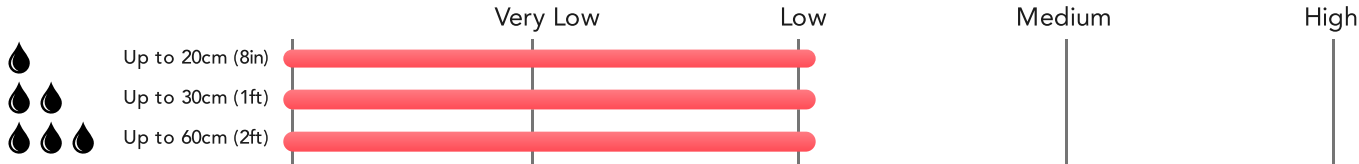


Risk Rating: High

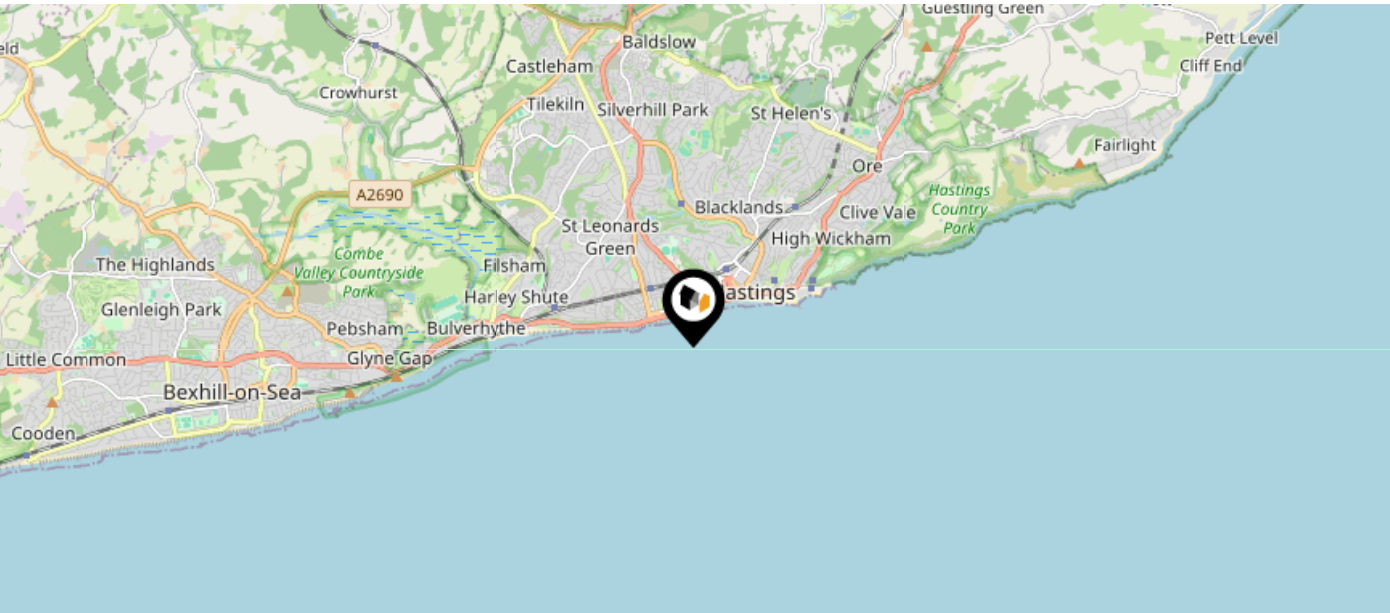
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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 displays nearby areas that have been designated as Green Belt...



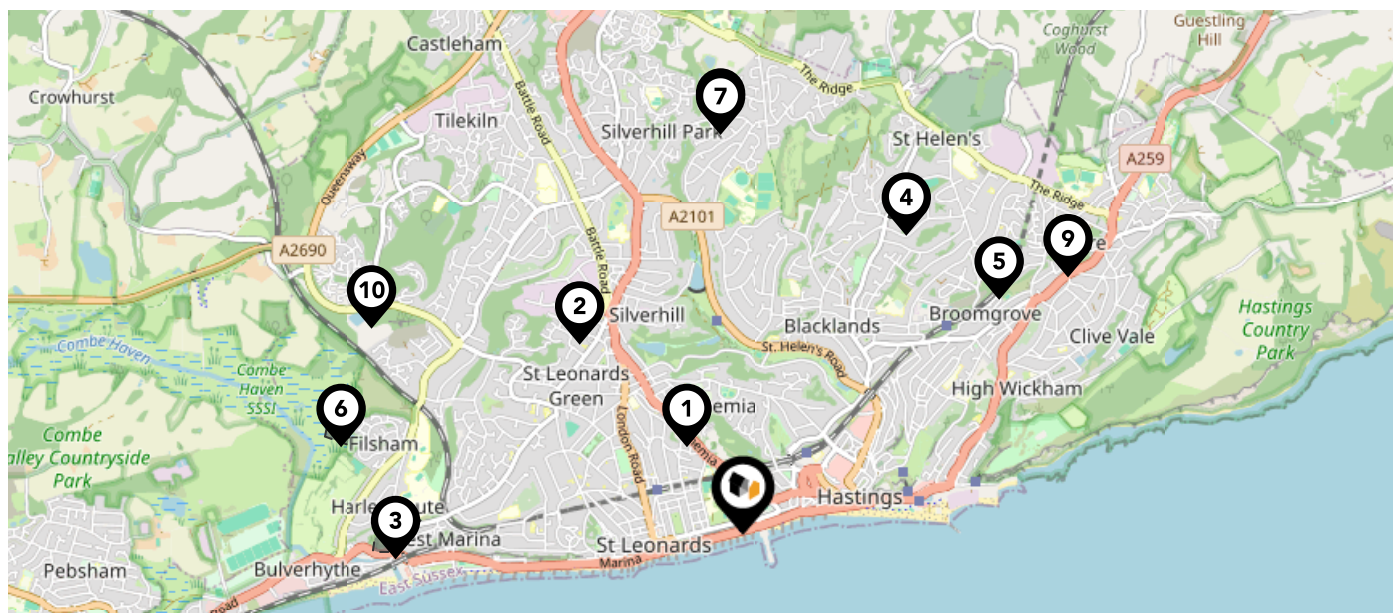
Nearby Green Belt Land

No data available.





















Maps

Landfill Sites

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.













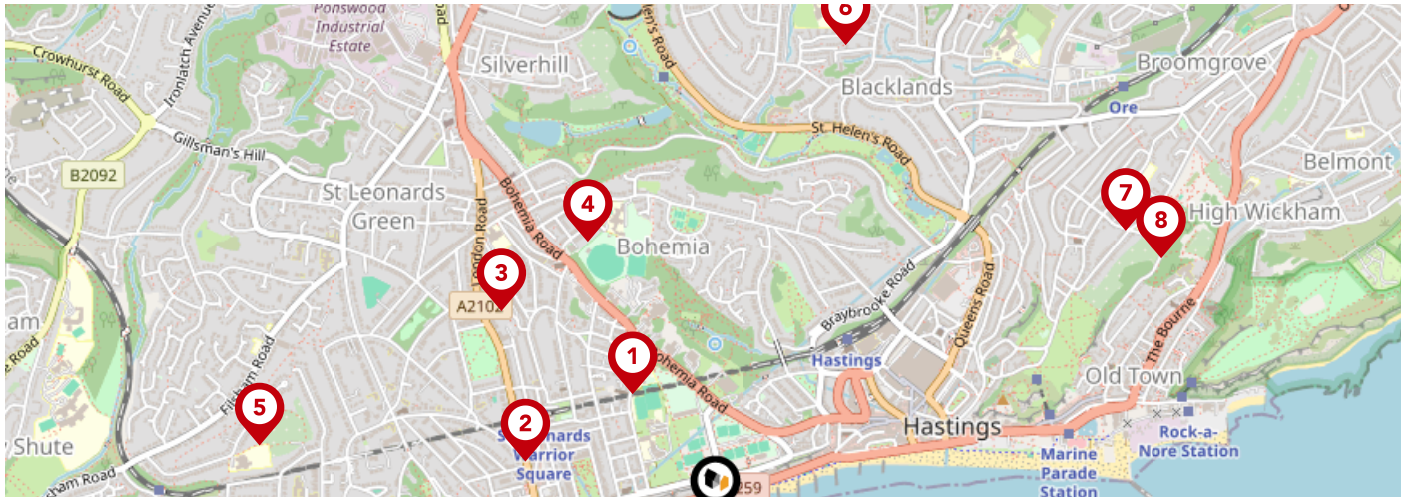
Nearby Landfill Sites









	Bohemia Road Cricket Ground-Hastings, Sussex	Historic Landfill 
	Theakdon Drive-Hastings, Sussex	Historic Landfill 
	South Saxon Playing Fields-Hastings, Sussex	Historic Landfill 
	Hastings Town FC - Pilot Field-Hastings, Sussex	Historic Landfill 
	Chiltern Drive-Chiltern Drive, Hastings, Sussex	Historic Landfill 
	Filsham Farm-Hastings, Sussex	Historic Landfill 
	High View Close-Hastings, Sussex	Historic Landfill 
	Highview Close-Hastings, Sussex	Historic Landfill 
	52 Church Street-Church Street, Hastings, Sussex	Historic Landfill 
	Grove Farm-Crowhurst Road, Hastings, Sussex	Historic Landfill 

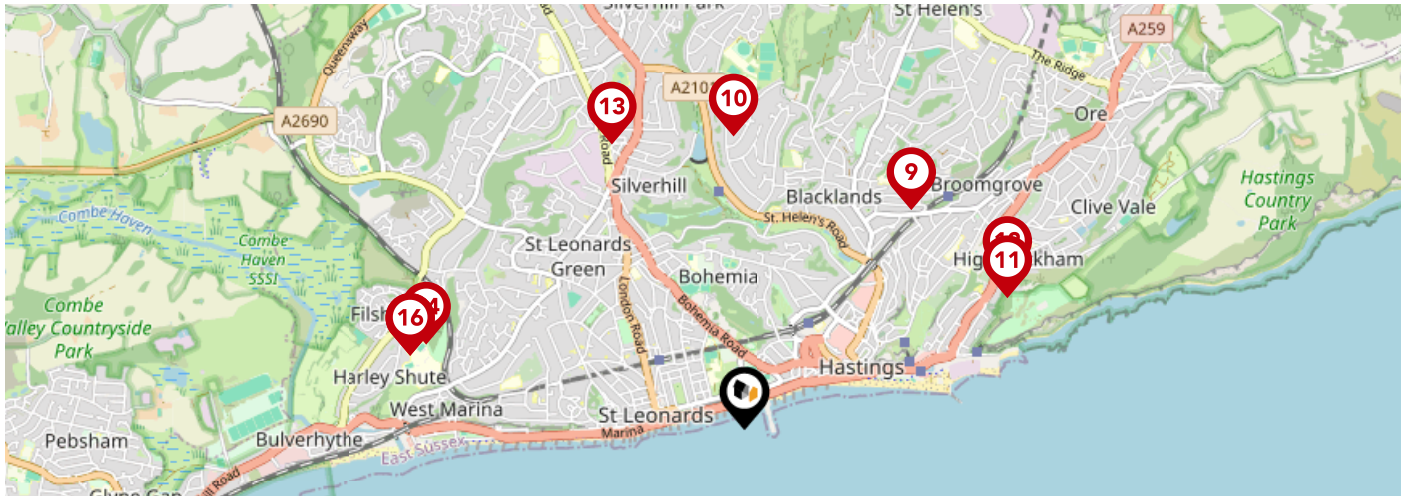
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1192411 - Hastings Pier	Grade II	0.1 miles
 1391735 - Priory At The Former Convent Of The Holy Child Jesus	Grade II	0.1 miles
 1043430 - Church Of St Mary Magdalene	Grade II	0.2 miles
 1043380 - 21 And 22, White Rock	Grade II	0.2 miles
 1391734 - Training College, Former Convent Of The Holy Child Jesus	Grade II	0.2 miles
 1393761 - Palace Court Including Former Arthur Green,34 White Rock	Grade II	0.2 miles
 1191639 - Former Convent Building To The North West Of Chapel At The Former Convent Of The Holy Child Jesus	Grade II	0.2 miles
 1043478 - Chapel To The Former Convent Of The Holy Child Jesus	Grade II	0.2 miles
 1391736 - Gate Lodge And Gateway To The Former Convent Of The Holy Child Jesus	Grade II	0.2 miles
 1286616 - 23 And 24, White Rock	Grade II	0.2 miles



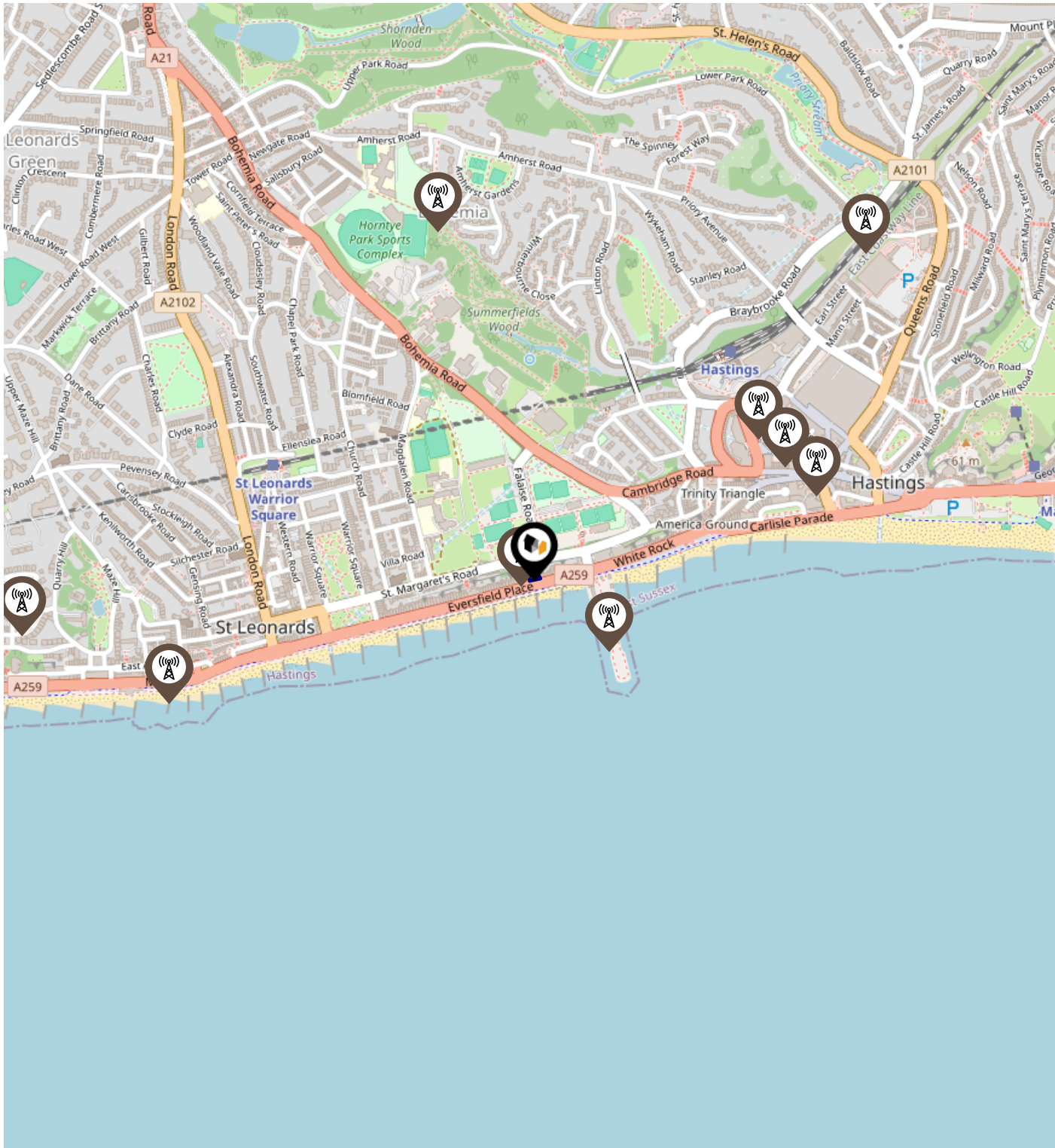
		Nursery	Primary	Secondary	College	Private
	St Mary Star of the Sea Catholic Primary School Ofsted Rating: Good Pupils: 205 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lansdowne Children's Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ Church CofE Primary and Nursery Academy Ofsted Rating: Good Pupils: 439 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Church of England Academy Ofsted Rating: Good Pupils: 655 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Leonards Church of England Primary Academy Ofsted Rating: Good Pupils: 409 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ark Blacklands Primary Academy Ofsted Rating: Outstanding Pupils: 616 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ark Castledown Primary Academy Ofsted Rating: Good Pupils: 415 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Torfield School Ofsted Rating: Outstanding Pupils: 101 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	The Baird Primary Academy Ofsted Rating: Good Pupils: 331 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ark Alexandra Academy Ofsted Rating: Requires improvement Pupils: 1552 Distance: 1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dudley Infant Academy Ofsted Rating: Good Pupils: 176 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School, Hastings Ofsted Rating: Good Pupils: 234 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Silverdale Primary Academy Ofsted Rating: Good Pupils: 627 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West St Leonards Primary Academy Ofsted Rating: Good Pupils: 387 Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The St Leonards Academy Ofsted Rating: Requires improvement Pupils: 1345 Distance: 1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saxon Mount School Ofsted Rating: Good Pupils: 160 Distance: 1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

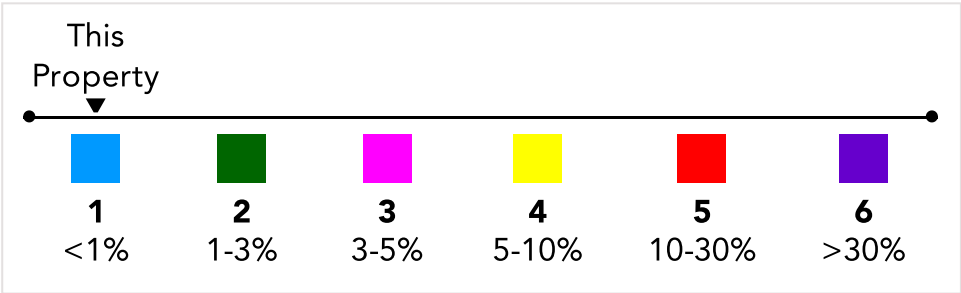
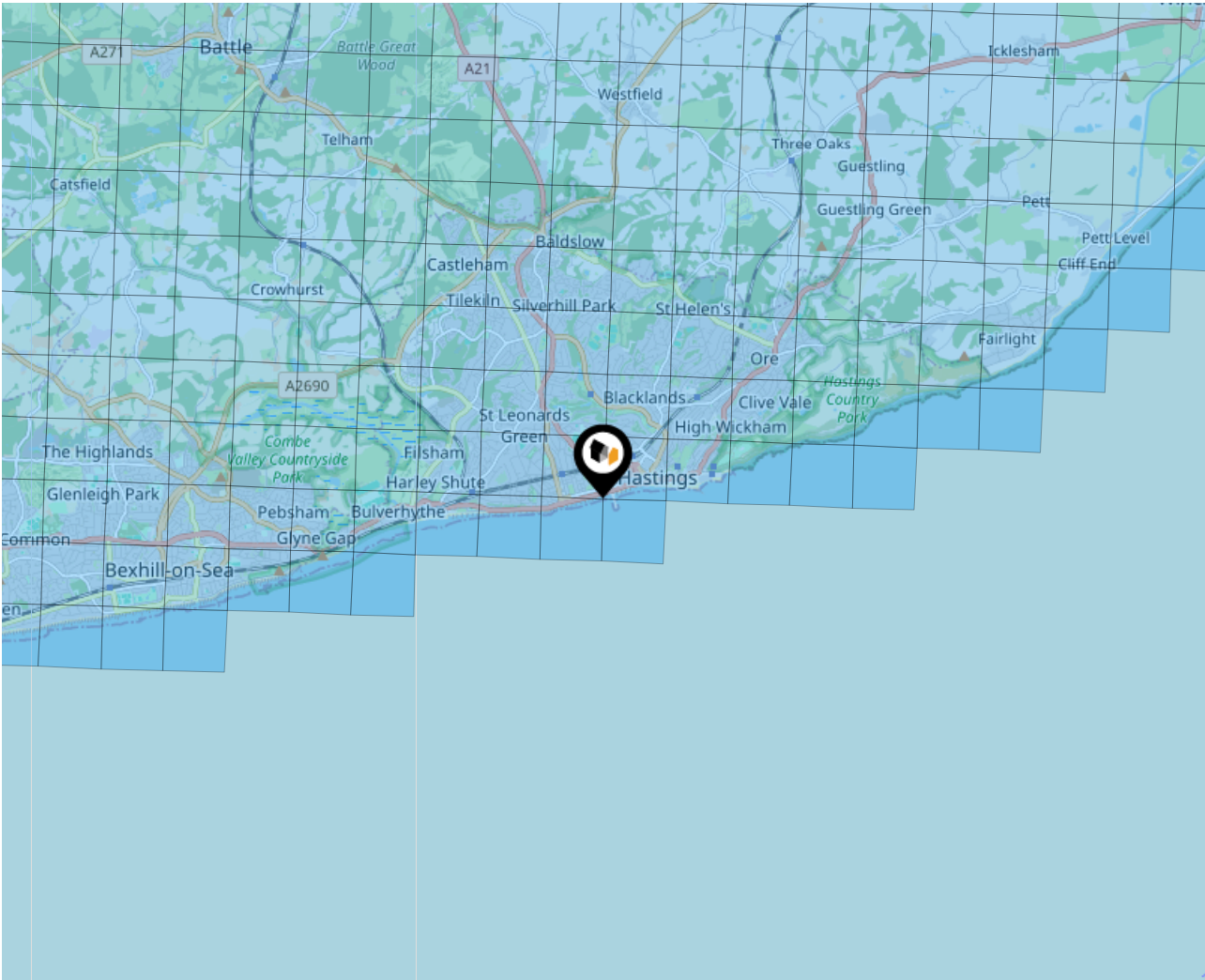


Key:

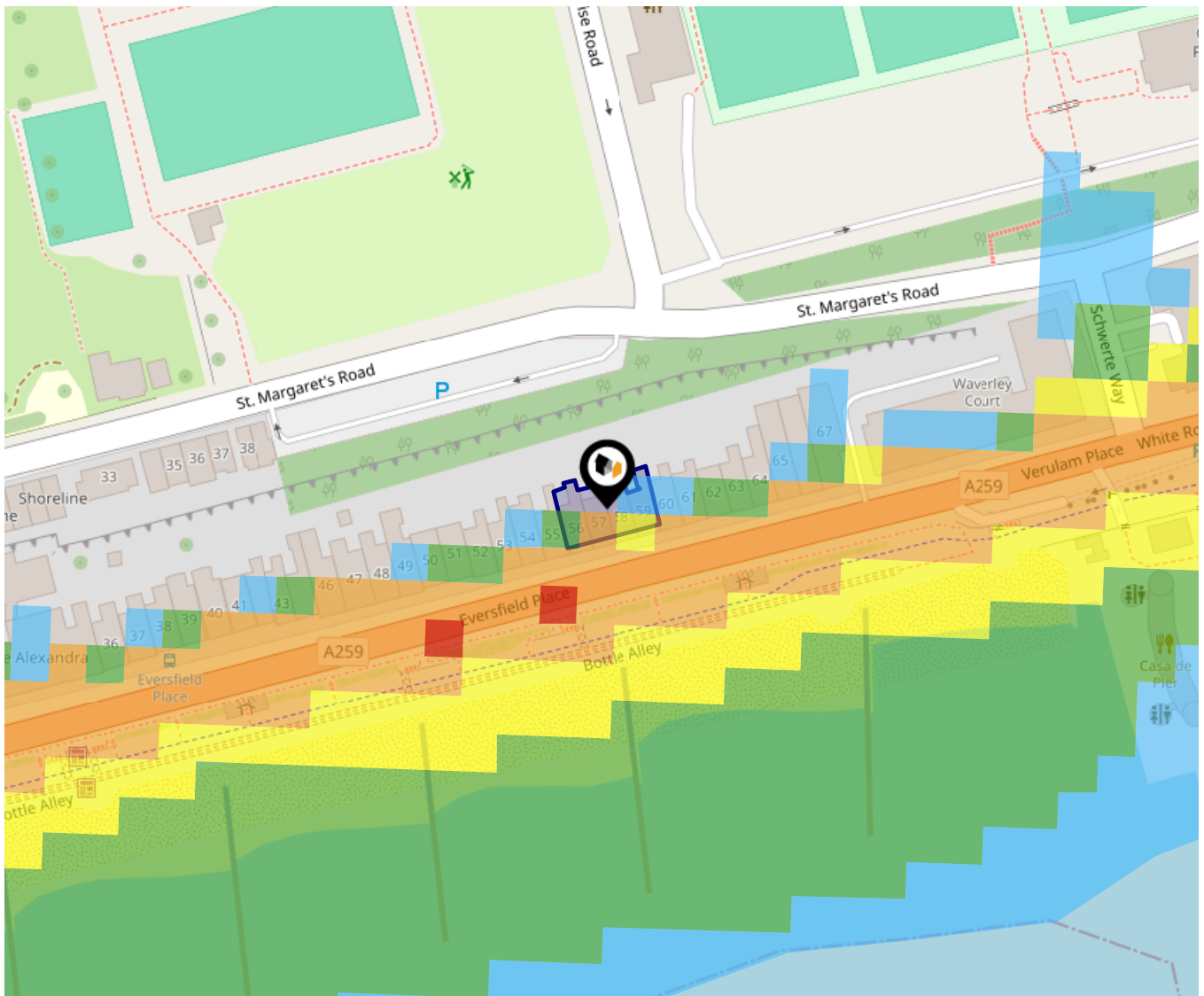
-  Power Pylons
-  Communication Masts

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



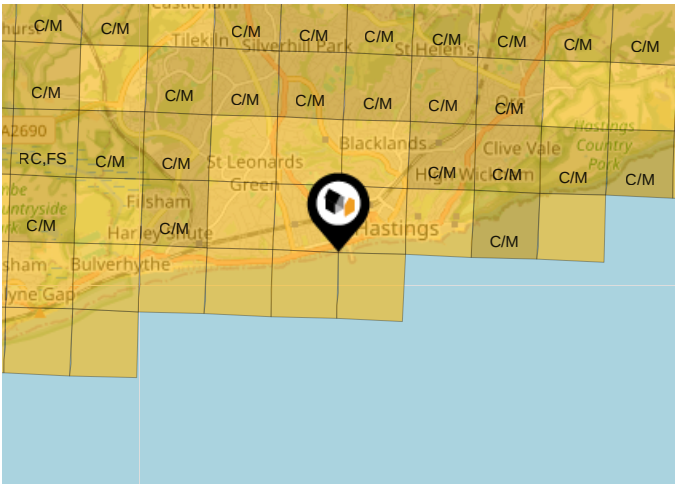
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

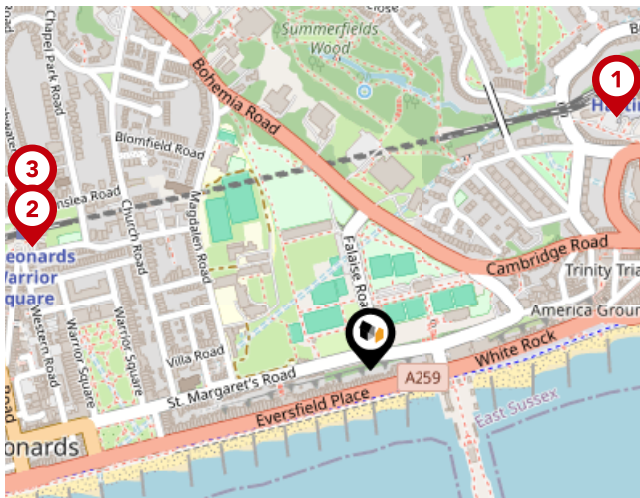
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILTY LOAM TO SILT
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY)		



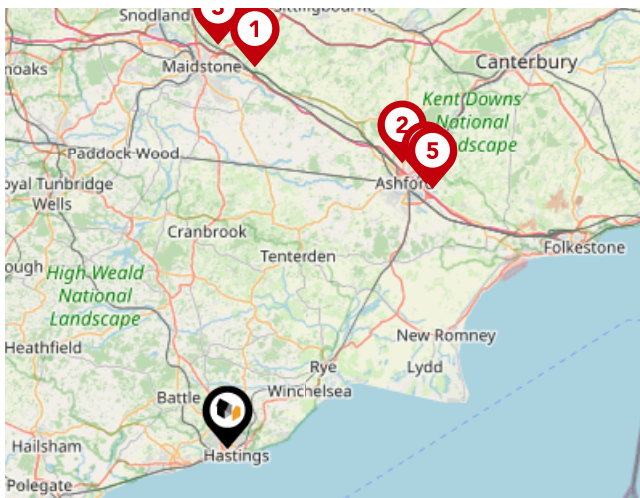
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Hastings Rail Station	0.41 miles
2	St Leonards Warrior Square Rail Station	0.42 miles
3	St Leonards Warrior Square Rail Station	0.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J8	28.46 miles
2	M20 J9	24.92 miles
3	M20 J7	30.07 miles
4	M20 J10	24.64 miles
5	M20 J10A	24.65 miles

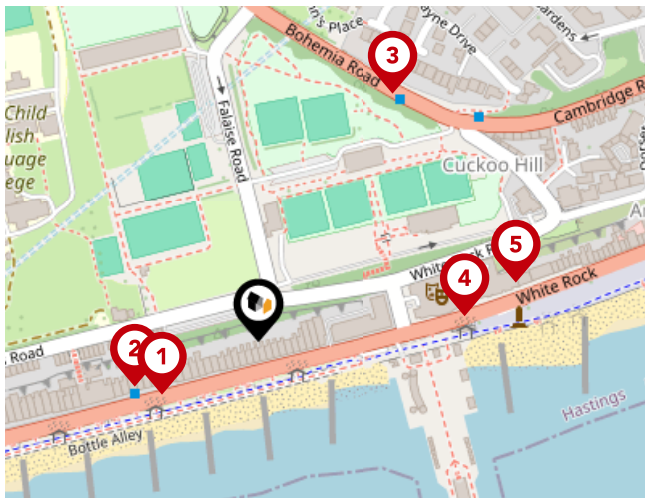


Airports/Helipads

Pin	Name	Distance
1	Lydd Airport	17.37 miles
2	Leaves Green	40.53 miles
3	Gatwick Airport	38.2 miles
4	Shoreham-by-Sea	37.61 miles

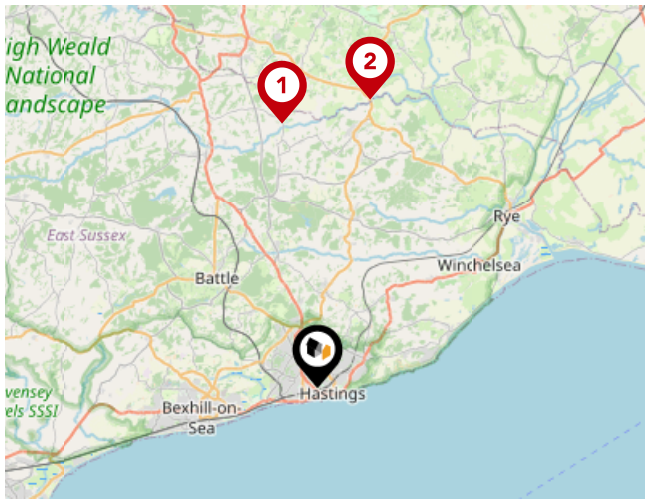
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eversfield Place	0.06 miles
2	Eversfield Place	0.08 miles
3	White Rock Gardens	0.17 miles
4	Pier	0.12 miles
5	Pier	0.15 miles



Local Connections

Pin	Name	Distance
1	Bodiam (Kent & East Sussex Railway)	10.02 miles
2	Northiam (Kent & East Sussex Railway)	10.97 miles

Phillip Arnold Auctions

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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