

on the front go for between £500,000 and £600,000. The streets just behind are full of weekend houses and sweet cottages that are very much in demand. There will soon be four new houses for sale on River Road for £650,000.

**Schools**

Bishop Luffa C of E Technology College in Chichester is an impressive co-ed secondary. In the independent sector, Evelyn Waugh's alma mater, Lancing College near Brighton, also co-ed, is top for A-levels locally. The best local primaries are Rustington Community School and Arundel C of E.

**Restaurants**

47 Mussel Row is a sweet little bistro. East Beach Café is excellent and unpretentious and serves fish only from sustainable sources. There's also Baillifscourt at Climping, near by and the Town House in Arundel.

**Going out**

There is a cinema at the Windmill Entertainment Centre. The Arun View pub is popular for its riverside location. And Chichester isn't far.

**Upsides**

The mix of good food, café culture, cutting-edge architecture and classic seaside pursuits gives the impression of a town on the up, and sensitive redevelopment has left the location's character intact.

**Downsides**

The lack of a direct railway line from London is a mixed blessing, keeping the town quiet but restricting its tourist appeal. Like most seaside towns it also has run-down areas.

Kasia Maciejowksa

**Average house price % change**

July '10-July '11



Littlehampton South East England

**Average prices**

£000s	Littlehampton	South East	England
All properties	185	300	248
Terraced	168	206	197
Semi-detached	199	259	209
Detached	281	474	360
Flats/maisonettes	114	164	230

**Sales price as a % of asking price**

July '10-July '11



**Time taken to sell in weeks**



Source: Hometrack



This spacious detached family house on Columbine Way has five bedrooms, three en suite bathrooms and a sun deck. £399,500. Fasttrack, 0845 5198465

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two pieces of land are owned together and one is sold off. The rest of the property will keep any rights over the portion that is sold if those rights are obvious to all concerned and they are "necessary" for the reasonable enjoyment of the land.

There are also the complicated laws of prescription and "lost modern grant". Under these principles, if someone uses parts of a neighbour's land for a long period of time, the courts eventually adopt the legal fiction that there is a formal right to do so.

In most cases, 20 years' uninterrupted use of a neighbour's land leads to rights that are enforceable in exactly the same way as an easement set out in a deed. You therefore cannot move the pipes in your airing cupboard if there is a legal easement in the Register of Title for your house. There is also a right to keep the plumbing if it was put in when the houses were a single property or your neighbour has used the pipework for more than 20 years.

Mark Loveday

**Get in. Get out. Get away**

**Award-winning homes**



**Clapham, London SW4**  
**Luxury apartment**

**What you get** One bedroom, a bathroom and a kitchen/living room, plus access to communal roof gardens.  
**Where is it?** The Library Building is a short walking distance from Clapham Common and Clapham North Tube stations.  
**Upside** A new development (the first flats will be completed in October) with views over the city, right on



Clapham High Street. The 12-storey Library Building won a Housing Design Award last year for best new project and has a white, curved, futuristic design...  
**Downside**...which some might find incongruous in an area of Victorian terraces. The development is being marketed to buy-to-let landlords, so you might have quite a high turn-over of neighbours.  
**Price** From £324,950  
**Contact** Hamptons International, 020-7758 8495, hamptons.co.uk



**Chislehurst, London BR7**  
**Period-style townhouse**

**What you get** Five bedrooms (master with a roof terrace), three bathrooms (one en suite), three reception rooms, laundry room and front

and back gardens.  
**Where is it?** A 20-minute walk from Chislehurst railway station; fast trains to Charing Cross take half an hour.  
**Upside** Only 15 miles from Central London but you are surrounded by mature woodland and next door is a local nature reserve.  
**Downside** Dene Terrace won the best UK house award at

the What House Awards last year. You get a slick London-style house, with high-tech luxury interiors and a generous floor plan (a total of 3,800sq ft).  
**Downside** You may expect more of a garden for the price.  
**Price** £1.385 million  
**Contact** Knight Frank, 01483 564660, knightfrank.com



**Newquay, Cornwall TR7**  
**Contemporary seaside flat**

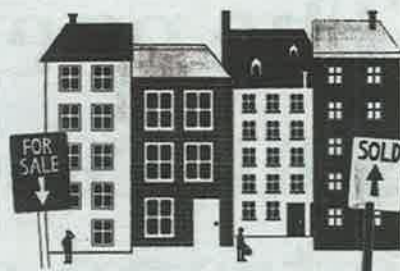
**What you get** Three bedrooms, three bathrooms, an open-plan kitchen and sitting room and a large balcony.  
**Where is it?** The Pearl



building is next to Fistral Beach and a few minutes' walk from Newquay town.  
**Upside** A perfect weekend pad for a wealthy surfer. Fistral Beach is Britain's most famous surfing beach and the apartments have spectacular views over the beach. You spend all day catching waves and relax in the evening on your balcony soaking up

the sunsets. The Pearl development won the best apartment in Cornwall award at the British Homes Award last year. The flats can be bought completely furnished.  
**Downside** There are lots of windows to clean.  
**Price** £725,000  
**Contact** Knight Frank, 01392 848844, knightfrank.com

**Streetwise**



**H**ome ownership is still an unattainable prospect for the majority of tenants despite falling house prices and an increased number of first-time buyer mortgages.

The number of mortgage products targeted at first-time buyers has increased from 13 in July 2009 to 138 today, according to a recent report from Rightmove, the property website. Buying is cheaper than renting, says Halifax, the mortgage lender, which reported this week that the typical rent of a two-bedroom flat in the UK is £677 a month, whereas the costs associated with buying the same property total £567 a month. In contrast, in 2008 buying was £212 a month more expensive than renting.

However, first-time buyers are unable to take advantage of the current fractionally improved conditions. Of all buyers surveyed on the Rightmove site, the proportion describing themselves as first-time buyers fell from 30.8 per cent in July 2009 to 23 per cent today. Wage stagnation (average salaries rose by only 2.2 per cent in August on the previous year), rising living costs (the Consumer Price Index stood at 4.4 per cent in July) and soaring rents combine to prevent tenants from saving the hefty deposits required by the mortgage lenders.

Rightmove reports that the proportion of would-be first-time buyers in the market is below 20 per cent in 7 out of 11 UK regions. The website calculates that 40 per cent is the level required "for a healthy and functioning property market". London just squeezes past this figure: 41.2 per cent of those intending to buy in the capital over the next year will be first-time buyers. This reflects the capital's higher salaries, healthier employment market and younger population.

Those who would once have been buying starter homes are, for the foreseeable future (housebuilding is going nowhere), stuck in ever-more expensive rented accommodation. Cluttons says that "average uplifts at [contract] renewal range from 5-10 per cent, but rise to 20 per cent in some cases". Rightmove says that it is experiencing "more than twice as much demand for 12 per cent fewer [rental] properties when compared with April 2009".

As rents rise, tenants club together to reduce costs. "The average number of renters living as flatmates or lodgers has increased to 2.85 million from 2.75 million a year ago", says a report from the flatsharing website Easyroommate.co.uk, which predicts that the flat-sharing population will hit three million by April 2013. In a survey on the site, 82 per cent of flat-sharers aimed to be a homeowner in the future, yet 70 per cent said that they didn't earn enough money for a mortgage or deposit.

Meanwhile, the National Landlords Association is only too happy to point out that "landlord optimism is at its highest point for almost four years".

Lucy Alexander

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