

Private Rented Sector – Rightmove Snapshots for All West Sussex District Council Areas

[Completed, EJ, 08/10/25]

Introduction

Since 2023, Arun and Chichester Citizens Advice (ACCA) has been taking 'snapshots' of the local private rented housing market, using Rightmove data, to assess the availability and affordability (by comparing the rent levels with the Local Housing Allowance, or LHA, rates) of private rented property. As part of ongoing partnership work with Citizens Advice in West Sussex (North, South, East), this analysis is now being expanded to cover the whole of West Sussex. The tables below set out the snapshot data for different parts of the county, together with commentaries setting out the key points arising from the data.

Key

Green = rent below LHA;

Orange = rent range includes LHA;

Red = rent above LHA.

Note: LHA rates differ in different areas of the county.

Chichester and Arun (data collected from Rightmove on 08/10/2025)

Area / Rent £pcm	Accommodation Type / Numbers							Totals
	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<700	1	0	0	0	0	0	0	1
700 – 800	1	0	0	0	0	0	0	1
801 - 900	0	2	0	0	0	0	0	2
901 - 1000	0	3	0	0	0	0	0	3
1001 - 1100	0	6	2	0	0	0	0	8

1101 - 1200	0	2	3	0	1	0	0	6
1201 - 1300	0	1	9	0	0	1	0	11
1301 - 1400	0	0	4	3	0	3	2	12
Subtotals	2	14	18	3	1	4	2	44
Bognor	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<600	0	0	0	0	0	0	0	0
600 - 700	2	0	0	0	0	0	0	2
701 - 800	1	4	0	0	0	0	0	5
801 - 900	1	13	0	0	0	0	0	14
901 - 1000	0	9	2	0	0	0	0	11
1001 - 1100	0	0	3	0	0	0	0	3
1101 - 1200	0	1	4	0	0	1	0	6
1201 - 1300	0	0	4	0	0	2	0	6
1301 - 1400	0	0	4	1	0	1	1	7
Subtotals	4	27	17	1	0	4	1	54
L'hampton	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<600	0	0	0	0	0	0	0	0
600 - 700	4	0	0	0	0	0	0	4
701 - 800	0	0	0	0	0	0	0	0
801 - 900	0	3	0	0	0	0	0	3
901 - 1000	0	1	0	0	0	0	0	1
1001 - 1100	0	0	0	0	0	0	0	0
1101 - 1200	0	1	7	0	0	1	0	9
1201 - 1300	0	0	6	0	0	2	1	9
1301 - 1400	0	0	1	0	0	5	2	8
Subtotals	4	5	14	0	0	8	3	34
Rural areas*	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<700	1	0	0	0	0	0	0	1
700 - 800	0	0	0	0	0	0	0	0
801 - 900	0	0	0	0	0	0	0	0
901 - 1000	0	2	0	0	0	0	0	2
1001 - 1100	0	2	0	0	0	0	0	2

1101 - 1200	0	1	2	0	1	0	0	4
1201 - 1300	0	0	0	0	0	0	0	0
1301 - 1400	0	0	0	1	0	1	0	2
Subtotals	1	0	2	1	0	1	0	5
Totals	11	46	51	5	1	17	6	137

*Petworth and surrounding rural area ('3-mile radius', including Midhurst and Pulborough)

Key points arising from the data above:

- The total number of properties available at the specified rent levels increased significantly by approximately 19% to 137 compared to 115 (including 8 retirement properties) in the December 2024 snapshot. Further to 71 (including 9 retirement properties) in the May 2024 snapshot, 80 (including 3 retirement properties) in the October 2023 snapshot and 61 (including 5 retirement properties) in the July 2023 snapshot. Demonstrating a staggering 124.6% increase since July 2023 snapshot.
- Previously, Littlehampton accounted for most of the overall increase since the previous snapshots, with 42 properties available (including 2 retirement properties) in the December 2024 snapshot compared with only 20 properties (including 1 retirement property) in the May 2024 snapshot. However, In the present snapshot, Littlehampton has shown a decrease in available properties, with 34 available compared to 42 in the December 2024 snapshot. Further to this, the number of available properties in the rural areas have decreased by approximately 74% since the December 2024 snapshot.
- Chichester accounted for most of the overall increase since the previous snapshot, with 44 properties available compared with only 14 available in the December 2024 snapshot.
- However, The number of properties available in Bognor also increased significantly to 54 from 32 in the December 2024 snapshot.

- Despite the overall increase in availability describes above, **the number of properties available at rent levels below or around the LHA levels have dropped by 40%, to just 6 properties for all the above areas.** Compared with 10 in the December 2025 snapshot, and 21 in the May 2024 snapshot. So, whereas in the May 2024 snapshot, the percentage of all available properties which were affordable to people in receipt of Local Housing allowance (LHA) was 26.6%, this percentage then dropped to 12.1% in the December 2024 snapshot and now sits at 2.12% in the above snapshot.
- The properties affordable to people in receipt of LHA from the above categories and areas include:
 - House shares in Chichester and rural areas.
 - 1 bed flats in Littlehampton.
- There were no properties affordable to people in receipt of LHA in the following categories and areas:
 - 1, 2, and 3 bed flats in Chichester, Littlehampton, or rural areas.
 - 1, 2, and 3 bed houses in Chichester, Bognor, Littlehampton, or rural areas.
 - House Shares in Bognor or Littlehampton.
- There was only 1 property affordable to people in receipt of LHA in total in Chichester, 4 in Bognor, 1 in rural areas, and none in Littlehampton.
- There were no retirement properties available within the specified rent ranges in any of the above areas.
- All the above points indicate a deepening crisis of affordability of private rented accommodation in the Chichester and Arun District Council areas, despite a significant rise in properties on the market, especially in Chichester and Bognor.

Worthing (data collected from Rightmove on 08/10/2025)

Area / Rent £pcm	Accommodation Type / Numbers							
	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<600	0	0	0	0	0	0	0	0
600 - 700	9	1	0	0	0	0	0	10
701 - 800	6	4	0	0	1	0	0	11
801 - 900	1	2	0	0	0	0	0	3
901 - 1000	0	13	0	0	0	0	0	13
1001 - 1100	0	13	0	0	2	0	0	15
1101 - 1200	0	7	7	0	0	0	0	14
1201 - 1300	0	3	10	0	0	1	0	14
1301 - 1400	0	0	7	1	0	3	0	11
Totals	16	43	24	1	3	4	0	91

Key points arising from the data above:

- Despite there being 43 one-bedroom flat properties available, only 5 were affordable to those in receipt of LHA.
- There were no multiple occupancy properties of any size available at rent levels affordable for people in receipt of LHA. This is despite there being 24 two-bedroom flats available.
- There were no three-bedroom houses available in any of the rent ranges above.
- 5.49% (5 out of 91) of all available properties within the specified rent ranges were affordable to people in receipt of LHA.
- The above indicates a lack of affordability for people in receipt of LHA across all categories of accommodation in the Worthing District Council area apart from a small portion of one-bedroom flats.

Shoreham (data collected from Rightmove on 08/10/2025)

Area / Rent £pcm	Accommodation Type / Numbers							
	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<600	0	0	0	0	0	0	0	0
600 - 700	0	0	0	0	0	0	0	0
701 - 800	0	0	0	0	0	0	0	0
801 - 900	0	0	0	0	0	0	0	0
901 - 1000	0	1	0	0	0	0	0	1
1001 - 1100	0	0	0	0	0	0	0	0
1101 - 1200	0	1	0	0	0	0	0	1
1201 - 1300	0	1	4	0	0	0	0	5
1301 - 1400	0	0	5	0	0	0	0	5
1401 - 1500	0	0	0	0	0	0	0	0
1501 - 1600	0	0	0	0	0	0	1	1
Totals	0	3	9	0	0	1	0	13

Key points arising from the data above:

- There were only 13 properties available in all of the accommodation categories, and rent levels specified above.
- There were no properties available for rent in any of the accommodation categories affordable to people in receipt of LHA.
- There were no shares/Studios, three-bedroom flats, one-bedroom houses, or three-bedroom houses available across the specified rent ranges.
- Although there was a total of 9, two-bedroom flats available – there were none available at rent levels affordable to people in receipt of LHA.
- All the above indicates a crisis in the availability and affordability of private rented properties in the Shoreham area. The very limited availability is

particularly serious when compared to the situation in Arun and Chichester or Worthing, as described above.

Horsham (data collected from Rightmove on 08/10/2025)

Area / Rent £pcm	Accommodation Type / Numbers							
	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<600	0	0	0	0	0	0	0	0
600 - 700	0	0	0	0	0	0	0	0
701 - 800	0	0	0	0	0	0	0	0
801 - 900	0	0	0	0	0	0	0	0
901 - 1000	0	2	0	0	0	0	0	2
1001 - 1100	0	6	0	0	0	0	0	6
1101 - 1200	0	4	1	0	0	0	0	5
1201 - 1300	0	3	8	0	1	0	0	12
1301 - 1400	0	0	5	0	0	0	0	5
1401 - 1500	0	0	5	0	0	1	0	6
1501 - 1600	0	0	2	0	0	0	0	2
Totals	0	15	21	0	1	1	0	38

Key points arising from the data above:

- There were 38 properties available across all the rent ranges, and property categories specified. Out of these, none of these were available at a rent level affordable for people in receipt of LHA.
- There were no shares/studios, three-bedroom flats, or three-bedroom houses available at the specified rent ranges.
- A significant portion of the available properties consisted of one- and two-bedroom flats.
- All the above points indicate a crisis in the availability and affordability of private rented accommodation in the Horsham area.

Haywards Heath (data collected from Rightmove 08/10/2025)

Area / Rent £pcm	Accommodation Type / Numbers							
	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<600	0	(2)	0	0	0	0	0	(2)
600 - 700	0	0	0	0	0	0	0	0
701 - 800	0	0	0	0	0	0	0	0
801 - 900	1	0	0	0	0	0	0	1
901 - 1000	0	7	0	0	0	0	0	7
1001 - 1100	0	4	0	0	0	0	0	4
1101 - 1200	0	2	0	0	0	0	0	2
1201 - 1300	0	1	3	0	0	0	0	4
1301 - 1400	0	2	3	0	0	0	0	5
1401 - 1500	0	0	2	0	0	0	0	2
Totals	1	16(2)	8	0	0	0	0	25(2)

() - Over 55s only.

Key points arising from the data above:

- Haywards Heath was the only area that had properties (2 in total) available for retired individuals (over 55) within the specified rent ranges, and these were both one-bedroom flats within the affordable rent range for people in receipt of LHA.
- Outside of this, there were no other properties in the specified rent range affordable to people in receipt of LHA.
- A significant portion of the available properties within the specified rent ranges were one- and two-bedroom flats.
- Although there was a total of 24 one- and two-bedroom flats (excluding retirement properties),
- There were no three-bedroom flats, one-bedroom houses, two-bedroom houses, three-bedroom houses, or share's/studio's available within the

specified rent ranges, none of them were at rent levels affordable to people in receipt of LHA.

- All the points above indicate a particularly serious crisis in the availability and affordability of private rented properties in the Haywards Heath area.

Crawley (data collected from Rightmove on 08/10/2025)

Area / Rent £pcm	Accommodation Type / Numbers							
	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<600	2	0	0	0	0	0	0	2
600 - 700	8	0	0	0	0	0	0	8
701 - 800	4	0	0	0	0	0	0	4
801 - 900	1	0	0	0	1	0	0	2
901 - 1000	1	2	0	0	0	0	0	3
1001 - 1100	0	5	0	0	0	0	0	5
1101 - 1200	0	8	0	0	2	0	0	10
1201 - 1300	0	3	0	0	0	0	0	3
1301 - 1400	0	1	2	0	0	1	0	4
1401 - 1500	0	0	16	1	0	2	0	18
Totals	16	19	18	1	3	3	0	63

Key points arising from the data above:

- 10 of the 16 house shares / studios within the specified rent ranges were affordable to people in receipt of LHA. With 2 of the properties, rent prices falling below the local LHA rate.
- None of the other 53 properties available were at rent levels affordable to people in receipt of LHA, despite there being a high number of one- and two-bedroom flats available.
- There were no three-bedroom houses, and only 1 three-bedroom flat available within the specified rent ranges.

- All the above points indicate a lack of affordability for all types of property apart from house shares and studios in the Crawley area, together with a lack of available multi-occupancy properties as specified above.

Grand Totals for All the Areas Above

Area / Rent £pcm	Accommodation Type / Numbers							
	Share/ studio	1 bf	2 bf	3 bf	1 bh	2 bh	3 bh	
<600	2	(2)	0	0	0	0	0	2(2)
600 - 700	25	1	0	0	0	0	0	26
701 - 800	12	8	0	0	1	0	0	21
801 - 900	4	20	0	0	1	0	0	25
901 - 1000	1	40	2	0	0	0	0	43
1001 - 1100	0	36	5	0	2	0	0	43
1101 - 1200	0	26	24	0	4	2	0	56
1201 - 1300	0	12	44	0	1	6	1	64
1301 - 1400	0	3	31	6	0	15	5	60
1401 - 1500**	0	0	23	1	0	2	0	26
1501 - 1600**	0	0	2	0	0	1	0	3
Totals	44	148	131	7	9	26	6	371
Rent > LHA	32	135	131	7	8	26	6	345
Rent < LHA	4	3	0	0	0	0	0	7
Rent = c. LHA	8	8	0	0	1	0	0	17

Key

Green = rent below LHA;

Orange = rent range includes LHA;

Red = rent above LHA;

Dark Orange = rent range is orange in some areas and red in others;

Yellow = rent range is green in some areas and orange in others;

Brown = rent range is green in some areas, orange in others and red in others

Notes:

LHA rates differ in different areas of the county

** data relating to these rent ranges was collected for some areas and not others, because of differences in the LHA levels between different areas

The figures in the final 3 rows above have been calculated by adding up the relevant number of properties for each category of accommodation in each area of the county and their respective colour coding (i.e. red, green or orange)

Figures in brackets are retirement properties and are included in the relevant sub-totals and totals

Key points arising from the summary data above:

- There were 371 properties available (including 2 retirement properties) across all the specified rent ranges and accommodation types.
- Of the 371 properties available, 92.98% (345) were at rents above the relevant LHA level, 4.58% (17) were at rents close to the relevant LHA level, and only 1.89% (7) were at rents below the relevant LHA level.
- There was a total of 146(2) one-bedroom flats available. Of these 91.22% (135) were at rents above the relevant LHA levels, 5.41% (8) were at rents close to the relevant LHA levels and only 2.03% (3) were at rents below the relevant LHA levels.
- There was a total of 41 houses available. Of these, 97.56% (40) were at rents above the relevant LHA levels, 2.44% (1) were at rents close to the relevant LHA levels and none were at rents below the relevant LHA level.
- Across all the areas covered there were no 2, or 3-bedroom flats, or 1, 2, or 3-bedroom houses available at rents below the relevant LHA levels. With this, there was only one house (one-bedroom house) available at a rent close to the relevant LHA.

Conclusions and Suggestions

The October 2025 Rightmove snapshot data for all West Sussex District Council areas highlights an ongoing and worsening crisis of affordability within the private rented sector across the county. Although the total number of available rental properties (371, including two retirement units) has risen significantly compared with previous snapshots, this increase in availability has not translated into improved affordability for households reliant on Local Housing Allowance (LHA).

Across all areas combined, over **92% of all advertised properties were priced above LHA levels**, with only **around 6.5%** falling either within or below LHA rates. The data therefore demonstrates that the increase in listings represents an expansion of the *mid- to high-rent* segment of the market, while the lower end – affordable to those on limited incomes or benefits – has continued to contract sharply. This reinforces earlier trends identified in previous snapshots and confirms that the gap between market rents and LHA levels continues to widen.

Availability of **larger and family-sized accommodation** remains extremely limited. There were no two- or three-bedroom flats or one-, two-, or three-bedroom houses available at or below LHA rates anywhere in the county. This is a particularly concerning finding for families in housing need or those affected by the benefit cap. Even smaller one-bedroom flats and studios have largely moved out of reach, with only a handful of properties countywide falling close to or within LHA thresholds.

While the data shows some variation between districts, the overall pattern is consistent: the private rented sector in West Sussex is dominated by properties priced beyond the reach of lower-income households. This pattern persists despite local differences in LHA rates, indicating that the problem is structural rather than area-specific.

Suggestions

1. Advocate for a Review of LHA Rates

- a. The data strongly suggests that current LHA levels are significantly out of step with actual market rents across all West Sussex areas. Local authorities, housing organisations, and voluntary sector partners should continue to lobby central government for an urgent review and uplift of LHA rates to better reflect prevailing rental costs.

2. Increase Supply of Affordable Private Rentals

- a. Partnerships between district councils, housing associations, and responsible private landlords could help expand access to affordable private rentals through targeted incentives, rent guarantees, or bond schemes that encourage landlords to offer homes within LHA limits.

3. Promote the Development of Affordable and Social Housing

- a. Given the persistent shortfall of affordable homes for low-income households, strategic planning should prioritise delivery of genuinely affordable housing (social and affordable rent) within new developments, particularly for one- and two-bedroom homes.

4. Expand Tenancy Sustainment and Support Services

- a. With many tenants struggling to meet private rent costs, local advice services and tenancy sustainment teams should be supported to provide early intervention, financial advice, and access to Discretionary Housing Payments (DHPs) to prevent homelessness.

5. Monitor Market Trends and Maintain Regular Data Snapshots

- a. Continuing the regular collection and analysis of Rightmove data is vital to track changes in the availability and affordability of private rentals. Consistent monitoring enables evidence-based advocacy, helps to identify emerging pressures, and informs local housing strategy.

6. Targeted Local Engagement

- a. Where limited affordable stock exists (e.g., small pockets of house shares or retirement accommodation), local authorities and community organisations could work collaboratively to ensure those properties are accessed by households most in need.

Summary

In conclusion, while the private rented market in West Sussex has grown in volume since the previous snapshot, it remains overwhelmingly unaffordable for those dependent on LHA or on low incomes. The situation represents not just a shortage of affordable homes, but a widening affordability gap that threatens to increase housing insecurity and homelessness across the county. Coordinated action is therefore essential—both locally and nationally—to align rent levels, benefits, and housing supply with the realities of the current market.

Emily Jones, Research & Campaigns, Arun & Chichester Citizens Advice, 2025.