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**Silchester Road, St. Leonards-On-Sea, TN38 0JB**  
**By Auction £450,000 Freehold**

FOR SALE BY AUCTION on 27th June 2024

Auction Guide £450,000+

High yielding freehold residential investment allowing for a highly sought after return of 10.6% comprising of 8 self contained studio flats all let on AST's as follows.

Flat 1....50 sq m let at £6,000 per annum EPC D  
Flat 2....36 sq m let at £5,940 per annum EPC E  
Flat 3....33 sq m let at £6,000 per annum EPC D  
Flat 4....44 sq m let at £5,940 per annum EPC E  
Flat 5....50 sq m let at £6,000 per annum EPC D  
Flat 6....38 sq m let at £5,940 per annum EPC D  
Flat 7....31 sq m let at £5,940 per annum EPC D  
Flat 8....44 sq m let at £5,940 per annum EPC D

Total rent net per annum exclusive of all bills is currently £47,700. We are advised the tenants are responsible for paying their own bills in respect of electricity and water directly to the providers.

The property offers a significant yearly income at an exceptional return whilst at the same time includes meaningful break up value.

Located in the heart of St Leonards on Sea close to mainline railway station, the seafront as well as local shops, pubs, restaurants and coffee shops.

\*Fees apply please refer to auction team\*



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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