

32 Queens Road, Brighton, BN1 3YE

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www.psandb.co.uk



Terminus Road, Littlehampton, BN17 5BS By Auction £100,000 Freehold

Freehold Ground Rent Investment with Planning Permission Granted for 8 New Flats

Freehold residential Investment comprising of 15 flats, all sold off on long leases with significant reversionary value as there are:

5 flats with 57 year unexpired leases

3 flats with 83 year unexpired leases

The current ground rent income we are advised is £210 per annum

In addition, on the 8th October 2024 under appeal reference number APP/C3810/W/24/3346379, planning permission was granted for an additional 2 floors to be built on the existing roof comprising of 8 flats with the configuration being:

2 x Studio Flats

5 x 1 Bedroom Flat

1 x 2 Bedroom Flat



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

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

VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY

TEL: 01273 274 000

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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