

32 Queens Road, Brighton, BN1 3YE

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www.psandb.co.uk



St Georges Road, Worthing, BN11 2DS By Auction £33,000 Freehold

FOR SALE BY AUCTION on 30th April 2026


Auction Guide £33,000


Freehold Ground Rent Investment comprising of 5 self contained flats all sold off on long leases as follows with, we are advised, 2 of the leases having just 60 years left to run.

Flat 1 with an unexpired lease term of 159 Years at nil ground rent
Flat 2 with an unexpired lease term of 60 years at a passing ground rent of £75 per annum
Flat 3 with an unexpired lease term of 60 years at a passing ground rent of £75 per annum
Flat 4 with an unexpired lease term of 88 years at a passing ground rent of £200 per annum
Flat 5 with an unexpired lease term of 959 years at a passing ground rent of £50 per annum

Total ground rent income of £400 per annum

Subject to the Section 5b Notices as served.

| 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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