



RESIDENTIAL INVESTMENT OPPORTUNITY

34 Warwick Road, Worthing, West Sussex, BN11 3ER

DESCRIPTION:

An opportunity to purchase the freehold interest of a licensed HMO situated in an excellent location close to Worthing seafront and Town Centre.

The end terrace property offers accommodation comprising of a large self-contained one bed flat at ground floor level and four studio rooms with shared shower and WC facilities over first and second floors.

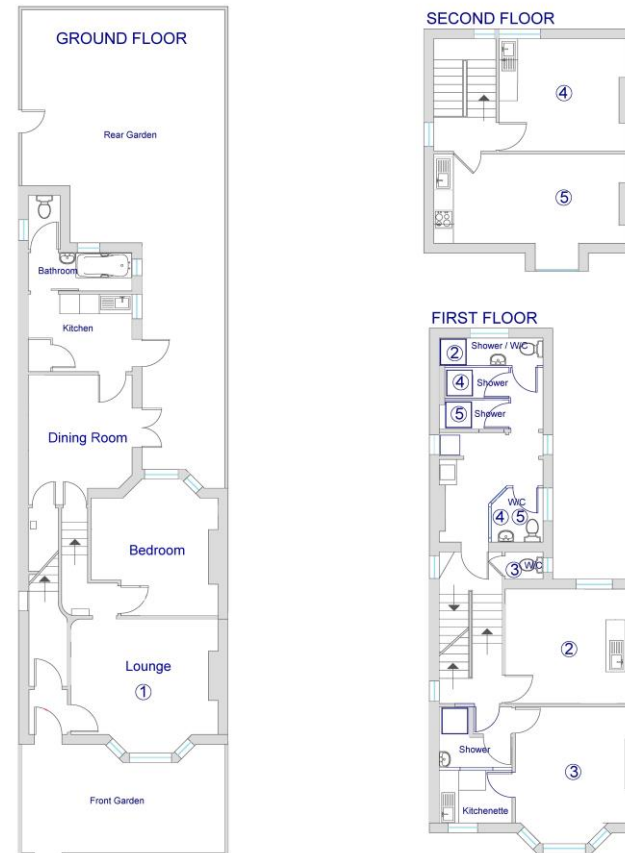
There is a gas fired central heating system to the property, shared laundry facilities and each flat has its own electric coin meter.

The property is situated in a central location, within walking distance of the town's main shopping areas and just yards from the seafront and promenade. Warwick Road benefits from resident's permit parking, whilst Worthing's mainline railway station is approximately one mile distant and bus services run nearby.

The property is unencumbered from any leasehold interests, with all flats occupied and let on Assured Shorthold Tenancies producing a gross annual income of £26,280.

Please call for further information.

FLOOR PLAN:



THIS PLAN IS FOR ILLUSTRATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A STATEMENT OF FACT

More information:
01903 234343
www.sprattandson.co.uk



These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.

**ACCOMMODATION:****FLAT 1 – GROUND FLOOR**

Entrance Hall	
Lounge	14'7 x 13'4
Dinning Room	11'3 x 10'3
Kitchen	10'3 x 7'7
Bedroom	13'6 x 12'7
Bathroom	Unmeasured

FLAT 2 – FIRST FLOOR

Studio Room	11'5 x 12'
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FLAT 3 – FIRST FLOOR

Studio Room	13'10 x 12'1
Shower Room	

FLAT 4 – SECOND FLOOR

Studio Room	13'10 x 12'1
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FLAT 5 – SECOND FLOOR

Studio Room	15'10 x 12'1
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COMMUNAL FACILITIES:

There are three WCs, three shower cubicles and laundry facilities situated on the first floor.

EXTERNAL:

There is a rear garden accessed from Flat 1.

TENANTS/INCOME:

All of the flats are let on Assured Shorthold Tenancies, some have now rolled over to periodic.

Each flat has its own electricity coin meter and the rents are inclusive of Council Tax, central heating and water.

The rent schedule is as follows:

Flat 1	£560 pcm
Flat 2	£390 pcm
Flat 3	£450 pcm
Flat 4	£390 pcm
Flat 5	£400 pcm

TOTAL £2,190 pcm (£26,280 pa)

EXPENDITURE:

We are advised that the annual expenditure on for Council Tax, water, gas and common way electrics is in the region on £4,000.

TENURE:

Freehold

ASKING PRICE:

Offers are invited in excess of £350,000.

ENERGY PERFORMANCE CERTIFICATES:

Copies of the Energy Performance Certificates and Recommendation Reports are available upon request.

VIEWING:

The building is fully occupied, all viewings are strictly by prior appointment with Spratt and Son:

01903 826911



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