



## RESIDENTIAL INVESTMENT OPPORTUNITY

56 Shelley Road, Worthing, West Sussex, BN11 4BX

**DESCRIPTION:**

An excellent opportunity to purchase the freehold interest of a substantial detached property comprising nine self-contained flats: 6 x 2 bed and 3 x 1 bed.

The property is unencumbered from any leasehold interests, with all flats occupied and let on Assured Shorthold Tenancies producing a gross annual income of £95,820.

The accommodation is presented in good order throughout with all flats benefiting from gas fired central heating and modern kitchen and bathroom facilities.

Viewing is strongly recommended.

**LOCATION:**

Worthing is the largest town in West Sussex, located on the coast between Brighton and Chichester. The town has a resident urban population of approximately 100,000 people and a population of around 500,000 within a 13 mile catchment area.

The subject property is situated in a convenient location on the corner of Shelley Road and Shakespeare Road.

Worthing Town Centre and Mainline Railway Station are both within a mile of the property, whilst the seafront and promenade are just a short walk away.

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

Entrance Hall	
Lounge	16'6 x 16'
Kitchen	11'5 x 9'11
Bedroom 1	15'11 x 12'
Bedroom 2	12'6 x 9'1
Bathroom	7'9 x 6'5

**FLAT 2 – GROUND FLOOR**

Lounge	19'9 x 16'1
Kitchen	13' x 8'
Bedroom 1	16'5 x 7'10
Bedroom 2	12'8 x 7'8
Bathroom	6'10 x 6'9

**FLAT 2a – GROUND FLOOR**

Lounge/Kitchen	24'8 max x 16'9 max
Bedroom 1	11'4 x 11'
Bedroom 2	11'5 x 6'4
Bathroom	7'11 x 7'2

**FLAT 3 – FIRST FLOOR**

Lounge	16'6 x 16'1
Kitchen	13'9 x 9'
Bedroom 1	16'11 x 13'9
Bedroom 2	12'4 x 9'1
Bathroom	11'6 x 6'1

**Flat 4 – FIRST FLOOR**

Lounge	16'3 x 14'4
Kitchen	9'10 x 8'
Bedroom 1	16'4 x 9'10
Bedroom 2	10' max x 14' max
Bathroom	6'8 x 6'6

**FLAT 4a – FIRST FLOOR**

Lounge	17'7 x 15'4
Kitchen	11'1 x 6'9
Bedroom	11'2 x 10'11
Bathroom	10'10 x 5'9

**FLAT 5 – SECOND FLOOR**

Lounge	19 max x 17'11 max
Kitchen	10'1 x 9'9
Bedroom 1	13'5 x 12'
Bedroom 2	14'10 max x 14'9 max
Bathroom	6'9 x 6'2

**FLAT 5a – SECOND FLOOR**

Lounge	17'11 x 13'1
Kitchen	9'4 x 7'6
Bedroom	15'7 x 9'10
Bathroom	7'7 x 6

**FLAT 6 – SECOND FLOOR**

Lounge	16'10 max x 12'1 max
Kitchen	11'10 x 8
Bedroom	10'7 x 8'9
Bathroom	10'7 x 6

**EXTERNAL:**

The property benefits from a car parking to the front of the building with one space available for each flat.

There is an area for bin stores and bikes stores to the side of the property, whilst two of the ground floor flats at the rear of the building have the benefit of small patio gardens.

**TENANTS/INCOME:**

All of the flats were originally let on Assured Shorthold Tenancies but the majority have now rolled over to periodic.

Each flat is self-contained and metered separately with tenants responsible for all bills.

The rent schedule as of February 2022 is as follows:

Flat 1	£1030 pcm
Flat 2	£ 935 pcm
Flat 2a	£ 890 pcm
Flat 3	£1010 pcm
Flat 4	£ 965 pcm
Flat 4a	£ 795 pcm
Flat 5	£ 955 pcm
Flat 5a	£ 695 pcm
Flat 6	£ 710 pcm

**TOTAL £7985 pcm (£95,820 pa)**

**TENURE:**

Freehold

**ASKING PRICE:**

Offers are invited in excess of £1,750,000.

**ENERGY PERFORMANCE CERTIFICATES:**

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

**VIEWING:**

Strictly by prior appointment with Spratt & Son:

**01903 826911**

We may have included in these particulars details of services and fittings we have seen within the property. Unfortunately we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective purchasers are strongly advised to obtain their own independent report on these matters.

**More information:**  
**01903 234343**  
**[www.sprattandson.co.uk](http://www.sprattandson.co.uk)**



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