

52 Ashdown Road,
Worthing, West Sussex, BN11 1DE



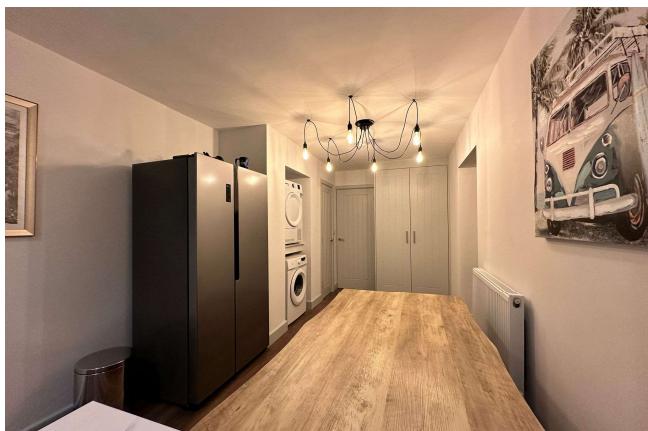
**RESIDENTIAL INVESTMENT
OPPORTUNITY**

1,012 Sq Ft
(94 Sq M)

Guide Price: £875,000

Rare Town Centre Residential Investment Opportunity

- + Comprising of a Fully Refurbished 7 Bedroom HMO – All Let on AST Agreements
- + Currently Producing £65,100 Per Annum Exclusive
- + Situated in Heart of Worthing Town Centre in Popular Residential Street
- + Historically Low Void Periods
- + Refurbished in 2023 To A High Standard
- + Rear Courtyard Garden
- + Minimal Landlord Costs



Location

A rare opportunity to purchase a fully let residential investment in Ashdown Road in the heart of Worthing Town Centre. Ashdown Road is situated at the northern end of the Town close to the large Morrisons supermarket whilst also being a short walk away from the major shopping & leisure streets of Montague Street, Warwick Street and South Street. The town's mainline railway station with regular services along the coast and north to London (journey time of 1 hour 30 minutes) is a 5 minute walk from the subject property. Worthing is a popular seaside town with a population in excess of 100,000 and is located in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

Description

The property comprises of a mid terrace brick built building which has been rendered over under a tiled hung roof. The property has been completely refurbished during 2023 and currently comprises of 7x bedrooms all with en-suite facilities located over 3 floors with well presented and spacious kitchen at ground floor level. Internally the flats benefit from carpeted flooring to the bedrooms with ample electrical sockets, double glazed windows and adequate lighting. The en-suite facilities have vinyl flooring with WC, sink and showers. It should be noted that the flats have had extremely low void periods for the current vendors. Included within the monthly rent is electricity, water, gas, cleaning of common parts, & Wi-Fi usage. Each flat has access to a stunning open plan kitchen which is furnished to a high standard and provides a beautiful cooking space alongside a place to eat with fellow residents of the building. Externally to front there is a small garden whilst at the rear there is an ample enclosed small courtyard. Viewing of this rare opportunity is highly recommended.

Accommodation

Room No:	Tenant	SQ FT	SQM	Start	Term	Rent (PCM)
1 (GF)	Private Individual	120	11	15/03/24	12 Months	£800
2 (GF)	Private Individual	93	9			£700
GF	Communal Kitchen	267	25	N/A	N/A	N/A
3 (FF)	Private Individual	142	13	18/02/24	12 Months	£800
4 (FF)	Private Individual	105	10	24/02/24	12 Months	£800
5 (FF)	Private Individual	90	8	07/03/24	12 Months	£775
6 (SF)	Private Individual	107	10	24/02/24	12 Months	£800
7 (SF)	Private Individual	88	8	01/06/24	12 Months	£750
Total		1,012	94			£5,425

Terms

Freehold subject to the tenancies noted within the marketing particulars.

Vendors Costs

The current monthly cost to the existing owners is circa £700. These costs include cleaning of the common parts, insurance, broadband, utilities and Council Tax. Further information is available upon request.

Planning

Planning was granted in April 2024 under reference number AWD/0129/24 for a change of use from small house in multiple occupation (C4) to a large house in multiple occupation (sui generis). Further information can be obtained from visiting or contacting the Local Planning Authority

Summary

- + **Price** – £875,000
- + **VAT** – Not To Be Charged
- + **Council Tax** – Band C
- + **Photographs** - The images on these marketing details (save the external images) were provided by the Vendor prior to the property being let.
- + **Information Pack** – Please Contact The Sellers Agents
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – C(77)

Viewing & Further Information

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