



52 Ashdown Road

Worthing, BN11 1DE

FOR SALE - 7x Bed HMO
Investment
OIEO £710,000 FH

1,539 sq ft
(142.98 sq m)

- Fully Let
- Producing £65,100pax

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Summary

Available Size	1,539 sq ft
Price	Offers in excess of £710,000
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (77)

Description

The property comprises of a mid terrace brick built building, the property was completely refurbished in 2023 and comprises of 7x bedrooms all en-suite over 3 floors with spacious kitchen area.

Internally the flats benefit from carpeted flooring with ample electrical sockets, double glazed windows and adequate lighting. The en-suite facilities have vinyl flooring with WC, sink and showers. Included within the monthly rent is electricity, water, gas, cleaning of common parts, & Wi-Fi usage.

Each flat has access to an open plan kitchen which is furnished to a high standard, externally to front there is a small garden whilst at the rear there is a small courtyard.

Location

Located in Ashdown Road in the heart of Worthing Town Centre., Ashdown Road is situated at the northern end of the Town close the 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.

Viewings

Viewings can be arranged by the Vendors Sole Agent - Newlands Property

Terms

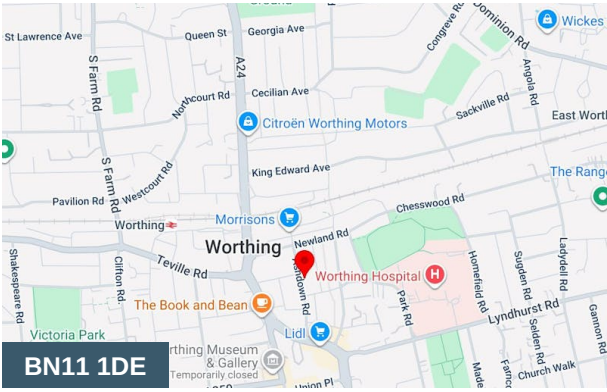
OIEO £710,000 for the freehold interest subject to the existing tenancies in place.

Running Costs

Current monthly running costs are circa £700pcm. 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 AWDM/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



Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com