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E





## Description

**\*\*Guide Price £225,000-£250,000\*\* HMO INVESTMENT!!**

Robert Luff & Co are delighted to present this fantastic opportunity to acquire this four bedroom HMO, currently let at approximately £2,300 per month, conveniently located close to Lancing Village and having shops, schools, parks, bus routes and the mainline station all nearby. The accommodation briefly comprises: Entrance hall leading up to the first floor, two first floor letting rooms, spacious communal shower room, a modern kitchen/social room, stairs leading to the second floor with a further two letting rooms with Velux windows.

## Key Features

- Four Bedroom Maisonette
- Communal Kitchen/Social Room
- Good Public Transport Connections
- EPC Rating - E
- Achieving over a 10% Yield
- Well Presented Throughout
- Fully Tenanted
- IDEAL INVESTMENT
- Council Tax Band - A



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Luff & Co



### **Communal Hallway**

Stairs leading up to:

### **First Floor Landing**

Radiator, downlight, boiler cupboard.

### **Kitchen/Lounge/Diner**

**4.77 x 3.99 (15'7" x 13'1")**

Range of grey fitted base and wall units, marble effect rolltop working surfaces incorporating a stainless steel sink/drainers with mixer tap, 5 ring gas hob with extractor above, electric oven, part tiled walls, wood effect laminate flooring, under counter washing machine, integrated fridge/freezer, space for dining table and chairs, downlights.

### **Shower Room**

Walk-in shower with fitted shower, low level flush WC, heated towel rail, extractor fan, laminate flooring, wash hand basin with mixer tap and splashback, frosted double glazed window.

### **Bedroom One**

**5.51 x 2.47 (18'0" x 8'1")**

### **Bedroom Two**

**3.40 x 2.50 (11'1" x 8'2")**

### **Bedroom Three**

**3.50 x 3.16 (11'5" x 10'4")**

### **Bedroom Four**

**2.78 x 2.22 (9'1" x 7'3")**

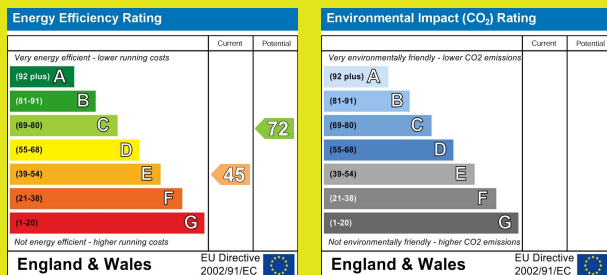
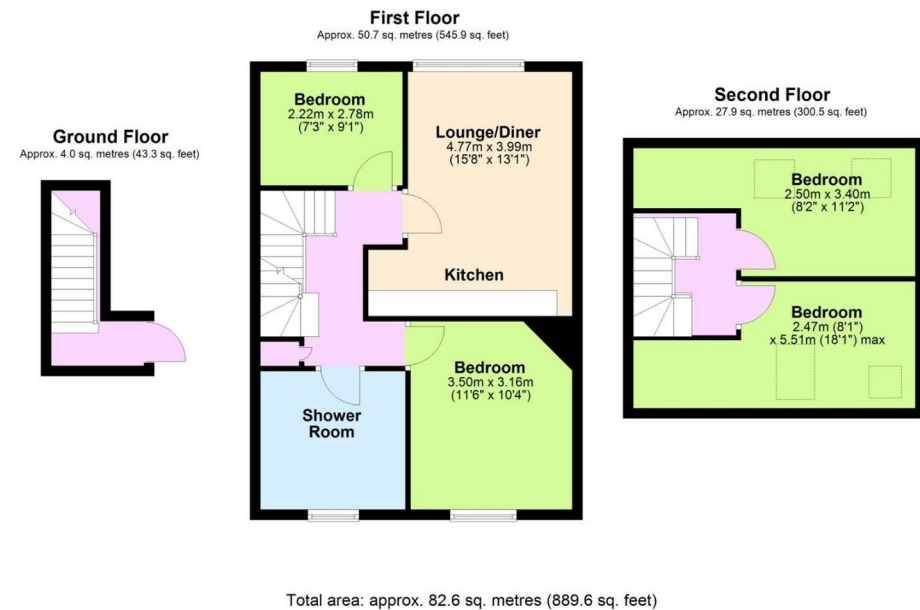
### **Agent Notes**

We have been advised that the current vendor will extend the lease upon completion. For further details please get in contact.





## Floor Plan Crabtree Lane



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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