



Clifton Road | Worthing | West Sussex | BN11 4DP

Guide Price £365,000



An opportunity to purchase an ongoing investment property, currently run as a HMO. Consisting of five individual let rooms currently all let with use of a communal kitchen/diner, bathroom, shower room and separate WC. The property currently generates £2650pcm.



## Key Features

- Five Bedroom HMO
- Currently Fully Let
- Rental Yield of 7.95%
- Ideal Ready Made Investment
- Mid Terraced House
- Courtyard Garden
- Close to Seafront, Shops & Restaurants
- Walking Distance of Mainline Station
- Town Centre Location



**5 Bedrooms**



**2 Bathroom**



**0 Reception Rooms**

### INTERNAL

Upon entering the property through the welcoming entrance hall you will encounter the first large double bedroom at the front of the home. Next is another good sized bedroom and then at the rear of the home, you will find the fully fitted, bright and spacious, modern kitchen/diner and communal breakout space. You can also enter the courtyard garden from here. Making your way upstairs to the roomy first floor landing and to the front of property you will find another double bedroom. Then you will see the bathroom, a further good sized bedroom, separate WC, shower room and then last but not least another bedroom at the rear of the property overlooking the gardens.

ROOM 1 11' 4" x 11' 4" (4.37m x 3.45m)

ROOM 2 11' 9" x 9' 2" (3.58m x 2.79m)

KITCHEN 20' 5" x 9' 3" (6.22m x 2.82m)

ROOM 3 11' 9" x 9' 3" (3.58m x 2.82m)

ROOM 4

ROOM 5 14' 3" x 9' 6" (4.34m x 2.9m)

SHOWER ROOM 5' 8" x 5' 3" (1.73m x 1.6m)

BATHROOM 8' 5" x 4' 8" (2.57m x 1.42m)

COUNCIL TAX Band B

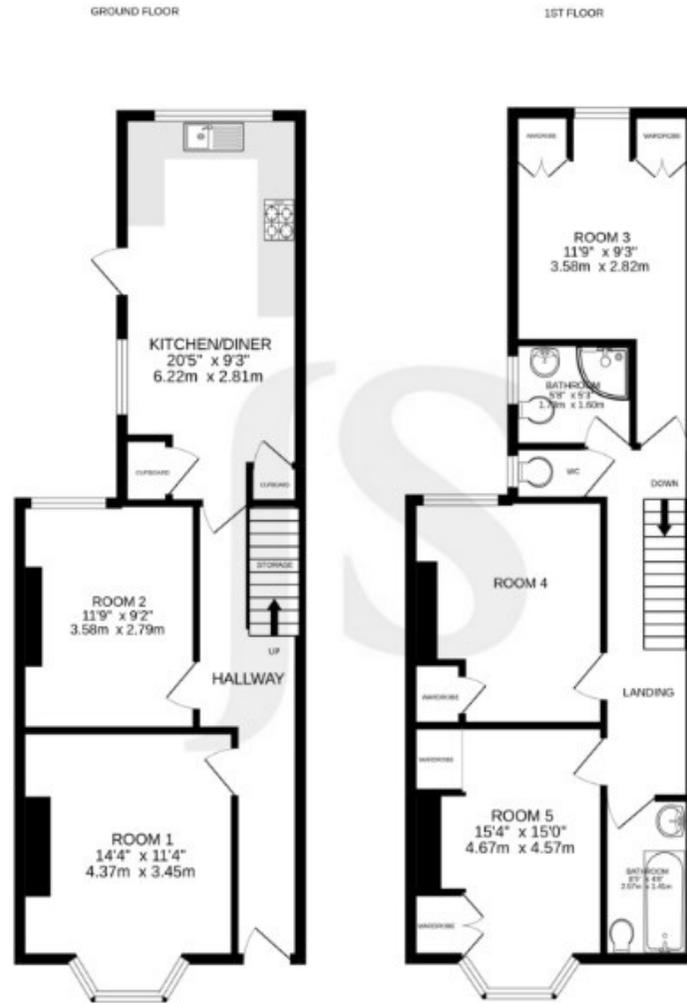
### EXTERNAL

You will find a small front garden ideal for bin storage and then a useful rear, paved and walled courtyard garden.

### LOCATION

Located in the heart of Worthing, within walking distance of Worthing station, Worthing town centre and the beach. Close to popular schools, shops and amenities, viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area \*as quoted by EPC: 1162Sqft

Tenure: Freehold

Council tax band: B