



PEAR
PROPERTIES



8 Byron Road, Worthing

Worthing

Guide Price £850,000

An exceptional investment opportunity! This semi-detached house boasts 5 self-contained flats with up to 5 parking spaces. Currently on AST agreements, with an added benefit the potential loft development. Prime location near town centre and seafront. Ideal for investors. Call Pear Properties For More Info
Tenure: Freehold

- Investment Opportunity
- 5 Self Contained Flats
- Potential To Develop Loft Space
- Central Town Centre Position - 1 Road Away From Seafront
- All On Rolling AST Agreements
- Freehold
- Upto 5 Parking Spaces





Flat 1

One Bedroom ground floor flat.

Currently let at £760pcm.

Estimated current rental value £925pcm

43 sq. m.

Flat 2

One Bedroom flat.

Currently let at £900pcm.

Estimated current rental value £975pcm.

Flat 3

First Floor Studio Flat With Additional Living Area.

Currently let at £640pcm.

Estimated current rental value £700pcm

24 sq. m.

Flat 4

Two Bedroom First Floor Flat.

Current Rent £1,065pcm.

Estimated current rental value £1,200pcm

Flat 5

Second Floor Studio Flat With Additional Living Area.

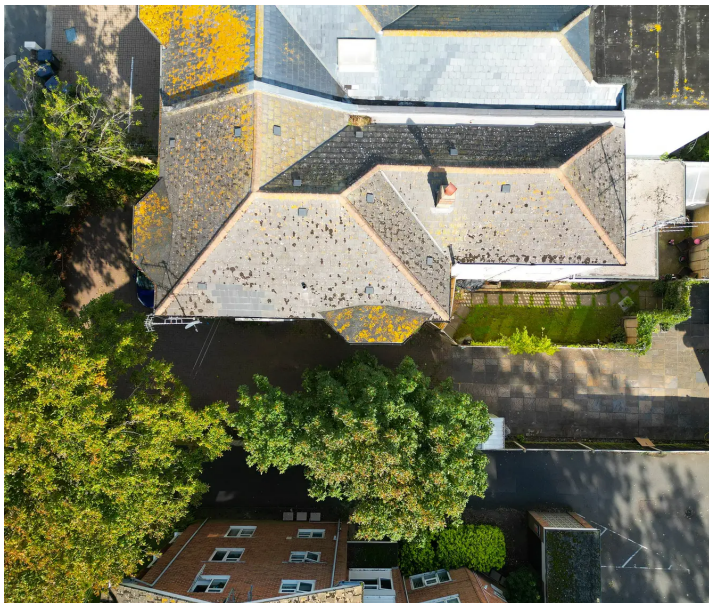
Currently let at £620pcm.

Estimated current rental value £700pcm

24 sq. m.

Loft Space

In our opinion, permission could be granted for the loft space to be developed in to a 2 bedroom self contained flat, subject to necessary planning and consents.





Pear Properties

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