



Teville Road, Worthing



Asking Price
£650,000
Freehold

- House of Multiple Occupants (HMO)
- Seven Bedrooms
- Private Garden
- Council Tax Band - C
- Great Investment Opportunity
- Communal Dining Room/Lounge
- Communal Kitchen
- EPC Rating - E (50)

We are delighted to offer to the market this 'home of multiple occupants' (HMO), situated in the heart of Worthing town centre, close to local shopping facilities, parks, restaurants, bus routes and the mainline station. Accommodation offers seven rooms (two with en-suites), communal bathroom and separate WC, lounge, and kitchen. Other benefits include a patio garden. The current agreed contract with Adur and Worthing council is £54,200 per annum including utility income and is in place for another 4 years with a further agreement available thereafter.

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Accommodation

Secure Entrance Lobby

Fitted intercom and door entry release system to all rooms.

Entrance Hall

UPVC front door to communal entrance hall. Secure under stairs cupboard housing new CCTV frame. Secure understairs cupboard lined with fireproof plaster board.

Bedroom One

Double-glazed bay window to front. Electric heater.

Bedroom Two

Double-glazed french doors to patio garden. Electric heater.

Communal Dining Room/Lounge 11'9" x 10'5" (3.60 x 3.20)

Double-glazed patio doors to patio garden. Electric heater. Through way to:

Communal Kitchen 10'9" x 10'6" (3.30 x 3.22)

A range of matching wall and base units. Worktops incorporating two stainless steel sinks with mixer taps. Two built in ovens. Two electric hobs. Two extractor fans. Pay to use fitted washing machine and tumble dryer for tenants use only - on a separate electric supply meter.

Bedroom Seven

Double-glazed french doors to patio garden. Electric heater. Door leading to:

Wet Room Ensuite

Wet room shower. Wash hand basin. Low level flush WC.

First Floor Landing

Stairs leading to first floor. Cleaners cupboard. Communal loft hatch (part boarded loft with power and light)

Bedroom Three

Double-glazed window. Electric heater.

Communal Bathroom

Panel enclosed bath. Corner shower with glass sliding doors and electric shower. Wash hand basin. Low level flush WC.

Bedroom Four

Double-glazed window. Electric heater.

Bedroom Five

Two double-glazed windows to front. Electric heater.

Second Floor Landing

Stairs to second floor.

Bedroom Six

Electric heater.

En-suite Shower Room

Corner shower with electric shower. Wash hand basin. Low level flush WC.

Upper Landing

Secure spacious loft space. Lined with fireproof plasterboard. Smoke alarm, power and lighting. Lockable hatch. Retractable loft ladder.

Outside

Rear Garden

Patio garden to side with secure entry and PIR lighting.

Further Information Supplied by Vendor

Property completely refurbished six years ago to HMO standard. New electrical and plumbing insulation. Communal lighting is automatic. Front and rear outside areas are fitted with water taps for maintenance. New CCTV and monitor system with recording facilities, 8 cameras in communal areas, viewing access to laptops and mobile phones. Smoke detectors and emergency lighting in all rooms and communal areas. Fitted inspection panels to ease maintenance. All external doors are fitted with yale locks. Adur and Worthing council contract a security company that periodically visit and check their leased properties, WiFi, all certificates in place (pat testing certificate, electrical insulation certificate, and council fire certificate).



Floorplan



Approximate gross internal floor area 174.1 sq m/ 1874.1 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		50	71
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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