



8 Wigmore Road, Worthing, BN14 9HJ

Asking Price £450,000

A very well presented Five Room Licenced HMO located within this sought after location. The accommodation comprises Five double bedrooms with a communal bathroom and a communal kitchen/dining room, with gas central heating and double glazed windows. Having an annual income of £40,230 (Bills inclusive within the rent), all tenants on AST agreements and further benefits from a beautiful lawned rear garden, Council tax Band C. EPC Rating C.



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Ground floor

Front door to:

Entrance hall

Radiator, stairs up to the first floor, ornate wall mouldings and ceiling coving.

Room 1

13'4 into bay x 11'6 into recess (4.06m into bay x 3.51m into recess)

Laminate wood flooring, radiator, double glazed windows to the front bay and ceiling coving.

Room 2

11'3 x 9'3 into recess (3.43m x 2.82m into recess)

Radiator, laminate wood flooring, double glazed door leading to the communal rear garden.

Communal dining room

9'3 x 9'2 (2.82m x 2.79m)

Radiator, wall mounted Worcester gas boiler, double glazed window to side and an understairs storage cupboard housing the electric consumer unit. Leading to:

Kitchen

9'7 x 7'8 (2.92m x 2.34m)

A range of modern wall and base units with work surfaces incorporating a stainless steel sink unit. Electric cooker with extractor fan over, freestanding fridge/freezer and a washing machine, double glazed windows and a double glazed door leading to the rear garden.

First floor hallway

Room 5

15'1 x into recess x 13'5 into bay (4.60m x into recess x 4.09m into bay)

Radiator, double glazed windows to the front bay.

Room 4

11'2 x 9'6 into recess (3.40m x 2.90m into recess)

Laminate wood flooring, radiator and a double glazed window.

Communal bathroom

A white suite comprising paneled bath with shower attachment, pedestal wash basin, low level wc, two double glazed windows, heated towel rail and an extractor fan.

Room 3

9'3 x 8' (2.82m x 2.44m)

Laminate wood flooring, radiator and a double glazed window.

Formal front garden

Rear garden

Mainly laid to lawn with a paved area with rear access.

Disclaimer

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