

Sea Spray House, 1 Beach Road, Paignton, Devon, TQ4 6AY

Auction Guide Price +++ £350,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD 9/10 BED HMO + PARKING
- SCOPE FOR £75K INCOME
- RECENTLY REFURBISHED | REDUCED - WAS £480K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold 9/10 BED HMO (3029 Sq Ft) recently REFURBISHED with scope for £75K INCOME pa | REDUCED - was £480k

Sea Spray House, 1 Beach Road, Paignton, Devon, TQ4 6AY

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Sea Spray House, 1, Beach Road, Paignton, Devon TQ4 6AY | Freehold HMO with scope for £75k pa Income | Hollis Morgan Live Online Land & Property Auction

Lot Number 42

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th September 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

Sea Spray House is situated on Beach Road, within 150 metres of Paignton seafront and occupies a prominent corner position with accommodation (3029 Sq Ft) arranged over 2 floors with a south facing terrace to the front and courtyard parking space to the rear. The bay fronted period end of terrace property comprises communal reception and kitchen plus staff flat and 9 further en suite bedrooms on the upper floors. Sold with vacant possession

Tenure - Freehold
Council Tax - E
EPC - C

THE OPPORTUNITY

REFURBISHED HMO INVESTMENT

The property has been a fully licensed and successful HMO for many years and following a recent refurbishment is available with vacant possession. There are 9 letting rooms and a staff flat with scope for circa £75,000 income pa when fully occupied. Rear courtyard can be used for parking.

REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents at £480,000 and more recently at £425,000 - now reduced guide price for sale by live online auction.

LOCATION

This property is situated in Paignton between Torquay and Brixham, Served by a mainline railway station with national connections from Newton Abbot and Exeter, motorway network and regional and international airport in Exeter.

SOLICITORS & COMPLETION

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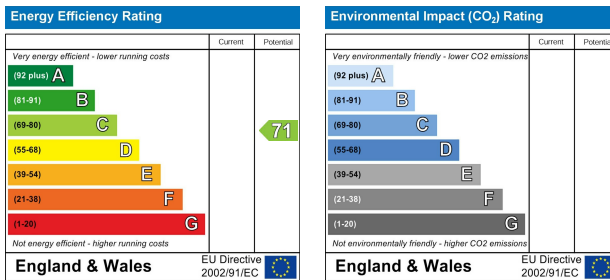
EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.