

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

Auction Guide Price +++ £350,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 21ST OCTOBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD 9/10 BED HMO + PARKING
- SCOPE FOR £75K INCOME
- RECENTLY REFURBISHED | REDUCED - WAS £480K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER 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

Lot Number: 46

The Live Online Auction is on Wednesday 21st October 2026 @ 12:00 Noon  
Registration Deadline is on Friday 16th October 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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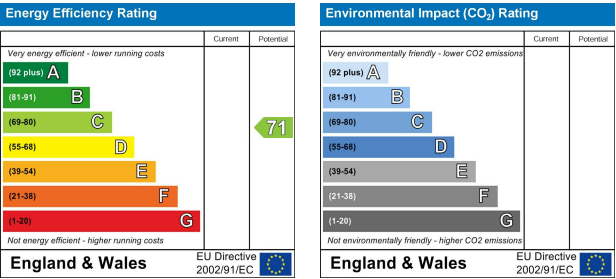
### EXTENDED COMPLETION

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

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.