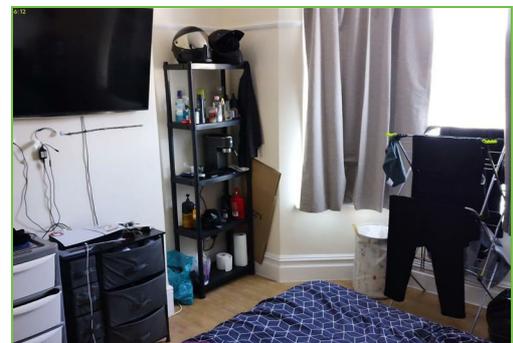




8 Wigmore Road, Worthing, BN14 9HJ

Asking Price **£439,950**

**\*\*\*INVESTMENT OPPORTUNITY\*\*\***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.



# 8 Wigmore Road, Worthing, BN14 9HJ

## 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

MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETITIVE RATES NB: No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Room Measurements Are Given For Guidance Only And Should Not Be Relied Upon When Ordering Such Items As Furniture, Carpets Or Appliances. No liability is Taken for any Error, Omission or Misstatement. The Agents Have Not Tested Any Apparatus, Equipment, Fittings Or Services So Cannot Verify That They Are In Working Order. A party Must rely on its own Inspections and the Buyer Is Advised To Obtain Verification From Their Solicitor Or Surveyor on the Freehold/leasehold status of the property. MORRISSEYS OFFER A FULLY COMPREHENSIVE LETTING SERVICE AND ARE ABLE TO ADVISE YOU FREE OF CHARGE THE APPROXIMATE RENTAL VALUE OF THIS PARTICULAR PROPERTY. VIEWING STRICTLY BY APPOINTMENT WITH MORRISSEYS.

