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Rowlands Road, Worthing, BN11 3JT

**Offers Over £850,000**

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- Popular & Central Location in Worthing
- 10 Bedroom, fully registered HMO.
- Viewings available by appointment only
- Double Fronted Period Building
- Current monthly income £6300pcm\* (subject to change)
- En-suite facilities
- Investor Opportunity
- Communal facilities

## The Property

This imposing double fronted period building is currently arranged as a fully registered, 10 bedroom HMO with En-suite facilities, producing a current monthly income of £6300\* (Subject to change) making this property a superb investment opportunity on the South Coast.

Bedroom 1 - 4.31m x 4.15m (14'1" x 13'7") - Kitchenette with 2 ring hob and fitted electric oven, bay window to front.

Ensuite 1 - Shower cubical with electric shower, low level WC and wash hand basin with mixer tap.

Bedroom 2 - 4.31m x 4.10m (14'1" x 13'5") - Kitchenette with 2 ring hob, electric oven, stainless steel sink with drainer and mixer tap with tiled splashback, bay window to front.

En-suite 2 - Shower cubical with electric shower, low level WC and wash hand basin with mixer tap.

Bedroom 3 - 4.47m x 4.10m (14'7" x 13'5") - Kitchenette with 2 ring hob, electric oven, stainless steel sink with drainer and mixer tap with tiled splashback, door to private rear garden.

En-suite 3 - Shower cubical with electric shower, low level WC and wash hand basin with mixer tap.

Bedroom 4 - 4.47m x 4.15m (14'7" x 13'7") - Kitchenette with 2 ring hob, electric oven, stainless steel sink with drainer and mixer tap with tiled splashback, door to private rear garden.

En-suite 4 - Shower cubical with electric shower, low level WC and wash hand basin with mixer tap.

Rear Flat -

## The Location

Rowlands Road is located in central Worthing, just off the seafront promenade and is just 1/4 of a mile from Montague Street with its bustling High Street leading into the heart of Worthing.

For further information, please give Oakley in Shoreham a call on 01273 661577

Living Room - 4.95m x 3.10m (16'2" x 10'2") - Door to rear garden, archway leading to Kitchen.

Kitchen - Range of units at eye and base level with worktops over, stainless steel sink with mixer tap and drainer and tiled splashback, fitted oven with hob and extractor hood over, window to rear.

Bedroom - 3.43m x 3.13m (11'3" x 10'3") - Window to side.

Shower Room - Shower cubical with mixer shower, low level WC and wash hand basin with mixer tap.

First Floor Landing - Window to front, access to loft space.

Communal Laundry Room - Space and plumbing for washing machines and tumble dryer.

Communal Bathroom - Suite comprising of low level WC, wash hand basin and bath, with tiled splashback and window to rear.

Bedroom 6 - 4.95m x 3.34m (16'2" x 10'11") - Kitchenette with 2 ring hob, electric oven, stainless steel sink with drainer and mixer tap with tiled splashback, window to rear.

En-suite 6 - Shower cubical with electric shower, low level WC and wash hand basin with mixer tap.

Bedroom 7 - 4.47m x 4.10m (14'7" x 13'5") - Kitchenette with 2 ring hob, electric oven, stainless steel sink with drainer and mixer tap with tiled splashback, window to rear.

En-suite 7 - Shower cubical with electric shower, low level WC and wash hand basin with mixer tap.

Bedroom 8 - 4.47m x 4.15m (14'7" x 13'7") - Kitchenette with 2 ring hob, electric oven, stainless steel sink with drainer and mixer tap with tiled splashback,

En-suite 8 - Shower cubical with electric shower, low level WC and wash hand basin with mixer tap.

Bedroom 9 - 4.31m x 4.10m (14'1" x 13'5") - Kitchenette with 2 ring hob, fitted electric oven and stainless steel sink with drainer and mixer tap with tiled splashback, bay window to front.

En-suite 9 - Glass shower cubical with electric shower, low flush WC and wash hand basin with mixer tap.

Bedroom 10 - 4.31m x 4.15m (14'1" x 13'7") - Kitchenette with 2 ring hob, electric oven, stainless steel sink with drainer and mixer tap with tiled splashback, bay window to front.

En-suite 10 - Shower cubical with electric shower, low level WC and wash hand basin with mixer tap.

Rear Garden - Accessed via rear flat or alley to rear of property, level with gravel infill and fenced boundaries.

## Agents Notes

Tenure Freehold Freehold

Current monthly income\* £6300pcm subject to change



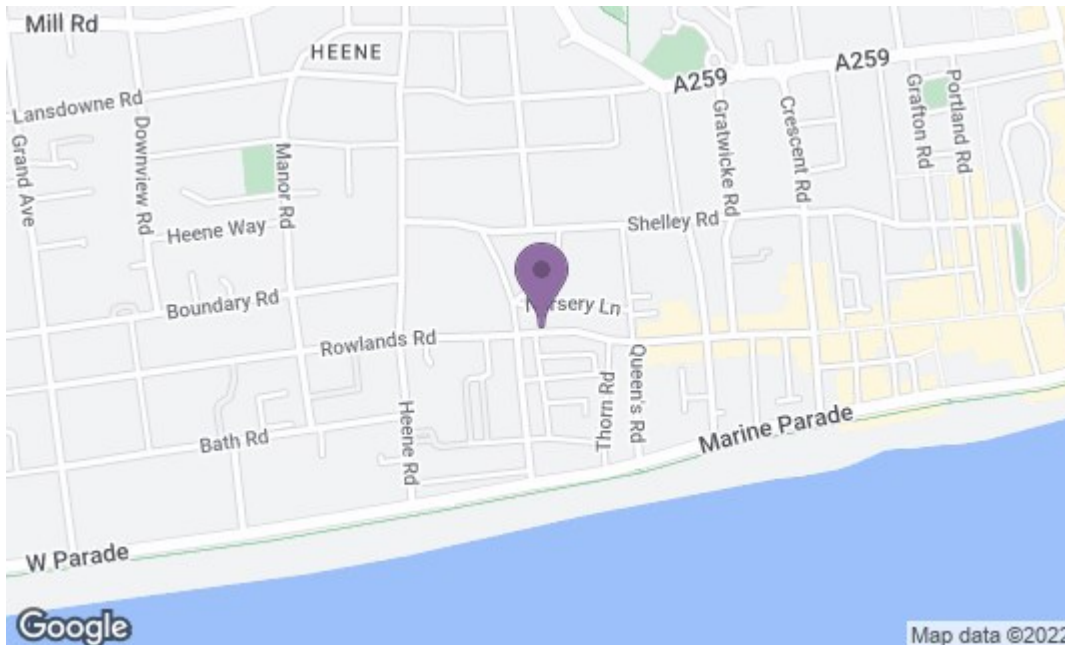


## Floor Plan



Total area: approx. 267.5 sq. metres (2879.7 sq. feet)

## Location Map



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	17	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	20	
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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