



## 41 Warwick Gardens, Worthing, BN11 1PF

### Asking Price £700,000

John Edwards & Co are delighted to present this exemplary fully licensed and operational House of Multiple Occupation (HMO) Warwick Gardens, ideally situated a short walk from Worthing town centre and historic seafront, Worthing Hospital, and within walking distance of the mainline train station, enabling easy access into London, Brighton, and Littlehampton.

This beautiful period property possesses a licence for up to ten occupants, and comprises of seven double bedrooms across three floors, six bath/shower rooms, two kitchens, and a communal garden. It was fully refurbished in 2016, including a complete re-wire, re-plumb, and the installation of new kitchen and bathroom suites.

The property is presently fully occupied, with all tenants on 12 month ASTs, and provides a rental income of £54,300 p.a., with rent increases due shortly. All current tenants are in full time employment.

This is a genuinely impressive HMO, in excellent decorative order throughout, situated in an ideal location, and we anticipate a great deal of interest. Please contact our office for further information or to discuss viewing.

Chain free. Offers invited over £750,000.

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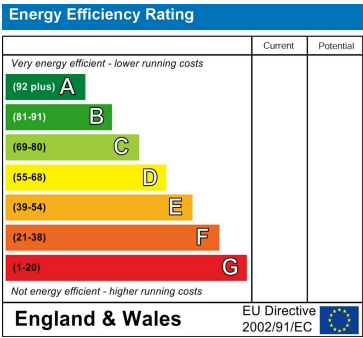
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Floor Plan

Area Map



Energy Efficiency Graph



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