



## FREEHOLD INVESTMENT OR POTENTIAL DEVELOPMENT FOR SALE STNC

- Fully Licensed HMO
- Income Producing
- 5 Self Contained Apartments
- Wrap Around Garden
- Off Road Parking & Garage

Interested in this property? Please contact us on 01903 792785



# 33 RUGBY ROAD, WORTHING, WEST SUSSEX, BN11 5LS

## Location

Ideally situated in the desirable West Worthing area, just a short walk from West Worthing railway station and within easy reach of local amenities, the town centre, and the seafront (approx. 1 km away).

## Description

This substantial and imposing detached property presents an opportunity to acquire a fully let and licensed HMO, currently arranged as five self-contained apartments over three storeys. The property generates a gross rental income of £42,708 per annum, with significant potential for rental uplift following internal refurbishment.

The accommodation comprises four one-bedroom apartments and one studio, each benefitting from private kitchens and bathrooms. Additional features include gas central heating and double glazing.

Externally, the property features a wrap-around rear garden and off-road parking, with potential for further development (subject to necessary consents), enhancing its long-term investment appeal.

## Accommodation

The premises have the following approximate floor areas:

|                   | Sq Ft | Sq M   |
|-------------------|-------|--------|
| Flat 1            | 452   | 41.99  |
| Flat 2            | 441   | 40.97  |
| Flat 3            | 484   | 44.96  |
| Flat 4            | 333   | 30.94  |
| Flat 5            | 322   | 29.91  |
| Total floor area: | 2,032 | 188.77 |

**Disclaimer:** These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

## Tenure

Freehold

## Price

Offers are invited in the region of £900,000 for the freehold interest.

## Rent

The overall income for the property is £42,708 per annum, exclusive.

## EPC

Flat 1 has an EPC rating of D - 66.

Flat 2 has an EPC rating of E - 52.

Flat 3 has an EPC rating of D - 61.

Flat 4 - an EPC has been requested.

Flat 5 has an EPC rating of E - 52.

## VAT

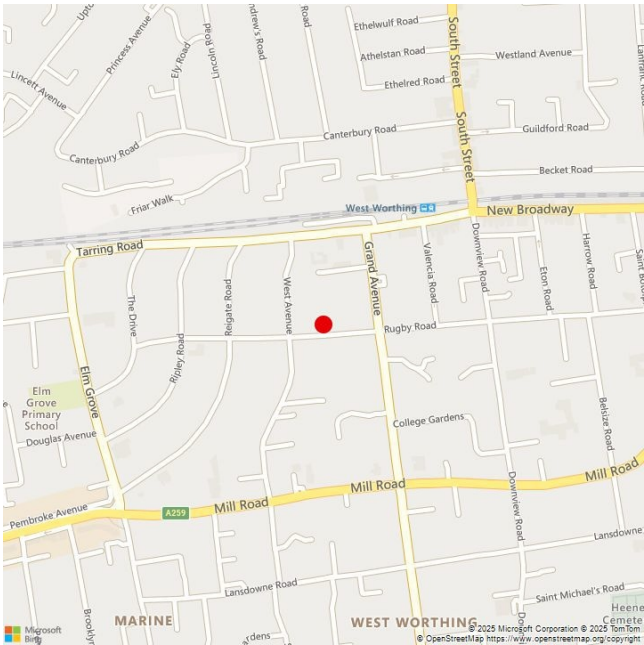
We are informed that VAT is applicable on the terms quoted.

## Use

We understand the premises benefit from Class C4 use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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