



## HOUSE OF MULTIPLE OCCUPATION FOR SALE

- Annual Income of £76,373.44
- Let on Lifetime Tenancies
- Front Driveway and Large Rear Garden
- 5 Spacious ensuite rooms

Interested in this property? Please contact us on 01903 792785



# 83 GRAND AVENUE, WORTHING, WEST SUSSEX, BN11 5BD

## Location

The subject property is located on Grand Avenue, a predominantly residential street within the BN11 5 postcode district, specifically falling within the Heene ward of Worthing, West Sussex. Grand Avenue is a well-regarded thoroughfare that extends directly south from West Worthing railway station toward the seafront, offering a convenient and direct route to both transport links and coastal amenities. The area benefits from a mix of period and modern properties and is known for its tree-lined character, proximity to local shops, schools, and easy access to central Worthing.

## Description

Acting on behalf of our client Guild Care, this impressive detached HMO offers a fantastic opportunity for investors seeking a well-managed, income-generating property. Comprising five spacious en-suite bedrooms, the property is fully occupied and generates a strong monthly income of £1,468.72, equating to an annual income of £76,373.44.

The ground floor offers two self-contained flats, each featuring an en-suite shower and WC. Shared amenities on this level include a spacious open-plan lounge and dining area, a recently installed fully fitted kitchen, and a laundry room.

The first floor comprises three double bedrooms, two of which have en-suite showers and WCs, while the third includes an en-suite bath and WC. Additional facilities include a staff office and a shared bathroom.

There is a part paved / gravel driveway to the front of the property, and large rear garden to the rear.

The property is let to Dimensions, who are funded by West Sussex County Council and supports adult social care.

The property has been maintained to a good standard and benefits from full HMO licensing, compliant fire doors, emergency lighting, and a fire alarm system. Communal areas are modern and functional, including a well-equipped kitchen.

**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.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	2,516	233.74

## Tenure

The property is available by way of a sale of the freehold interest, subject to the existing tenancies. Information of the rents and service charges are available by request.

## Price

Offers are invited in the region of £750,000 for the freehold interest.

## EPC

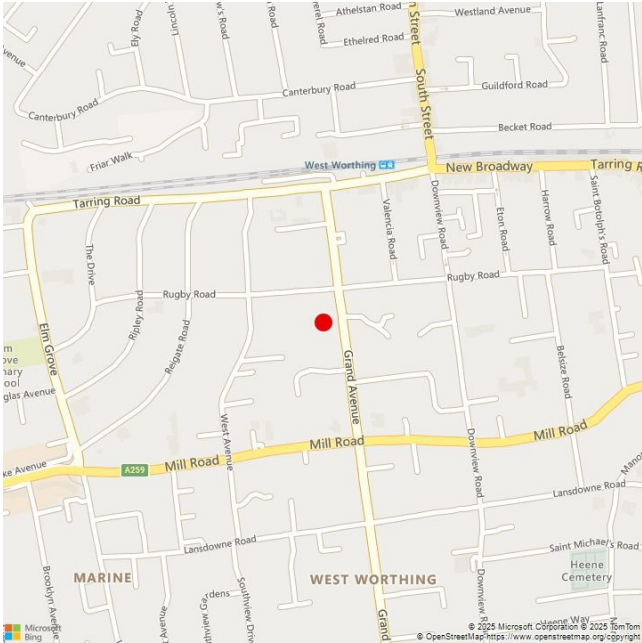
The property has an EPC rating of D - 59.

## VAT

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

## 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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