



24 Old Shoreham Road | | Shoreham-By-Sea | BN43 5TD





24 Old Shoreham Road | | Shoreham-By-Sea | BN43 5TD

Offers In Excess Of £400,000

*** OFFERS IN EXCESS OF £400,000 ***

LICENSED HOUSE OF MULTIPLE OCCUPANCY

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET A FANTASTIC INVESTMENT OPPORTUNITY. LOCATED IN THE TOWN CENTRE, MINUTES FROM SHOREHAM MAINLINE RAILWAYS STATION AND CLOSE TO THE A27 IS THIS MID TERRACE TOWN HOUSE WITH 5 BEDROOMS, REGISTERED AS A 'HOUSE OF MULTIPLE OCCUPANCY'.

- LICENSED HMO
- 5 BEDROOMS
- SOLD AS A GOING CONCERN
- CALL NOW
- 01273 461144

'LICENSED HMO'

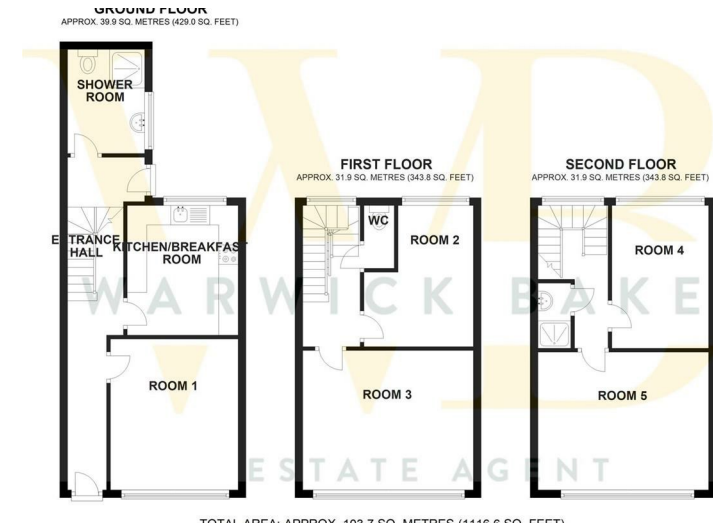
LICENSED HOUSE OF MULTIPLE OCCUPANCY

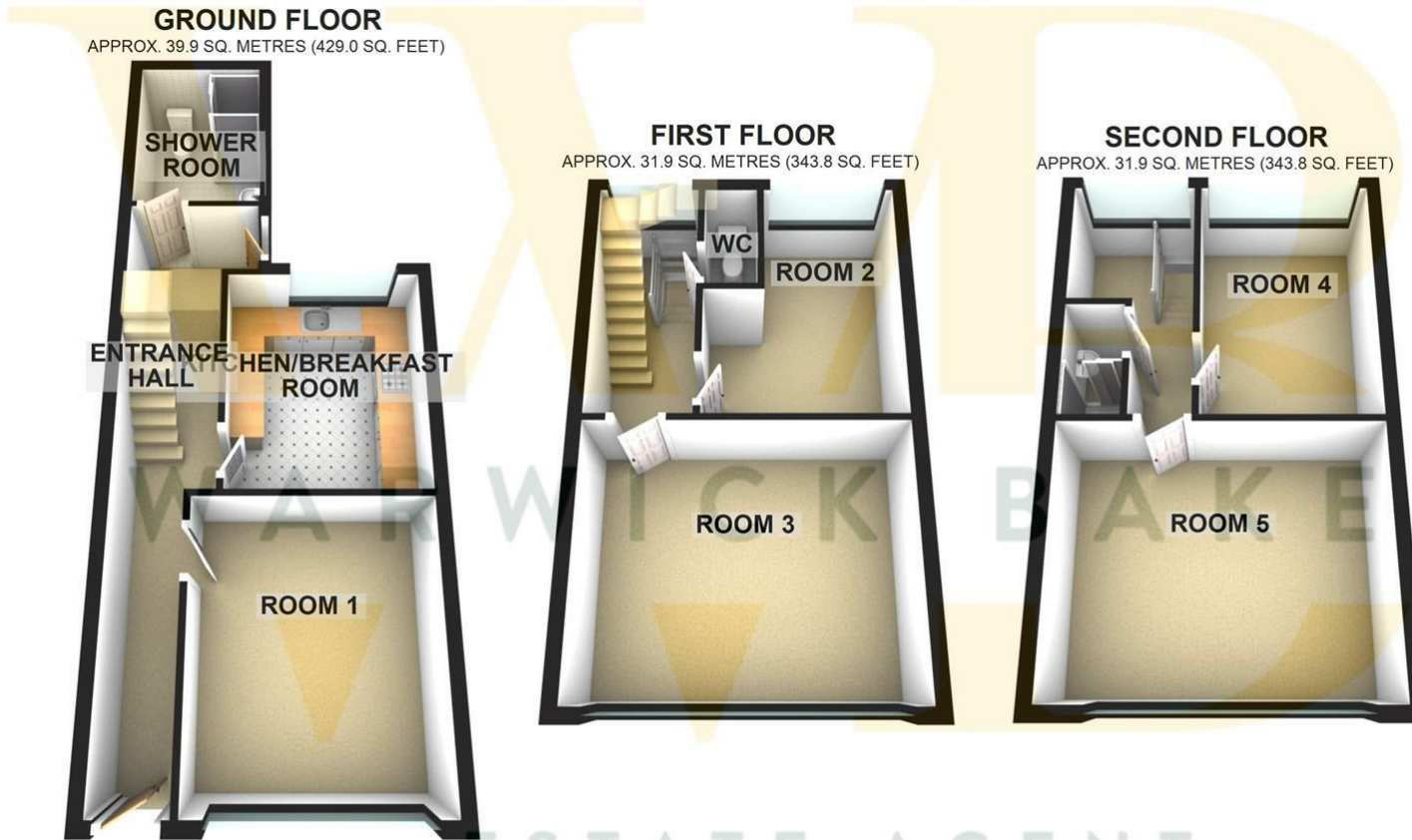
WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET A FANTASTIC INVESTMENT OPPORTUNITY.

LOCATED IN THE TOWN CENTRE, MINUTES FROM SHOREHAM MAINLINE RAILWAYS STATION AND CLOSE TO THE A27 IS THIS MID TERRACE TOWN HOUSE WITH 5 BEDROOMS, REGISTERED AS A 'HOUSE OF MULTIPLE OCCUPANCY'.

NEW HMO LICENCE JULY 2019

APPROX ANNUAL INCOME - CIRCA £24,000





TOTAL AREA: APPROX. 103.7 SQ. METRES (1116.6 SQ. FEET)



Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		83
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		68	(55-68) D		62
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	