

**To arrange a viewing contact us
today on 01268 777400**



Constitution Hill, Benfleet Guide price £550,000

GUIDE PRICE £550,000 - £565,000 6 BEDROOM FULLY LICENSED LUXURY HMO - An outstanding opportunity to acquire a high-performing luxury HMO investment currently producing a strong annual income, with the potential to generate approximately £55,000-£60,000 per annum, offering an excellent return for investors seeking a ready-made and proven income-producing asset.

This fully licensed and professionally operated six-bedroom HMO has been successfully occupied and trading for over seven years and presents a rare opportunity to acquire a turnkey investment with a proven track record of delivering excellent returns.

Finished to a high standard throughout, the property has been thoughtfully designed to appeal to the professional tenant market, offering stylish and spacious accommodation that ensures strong ongoing demand and minimal void periods. The property is offered fully operational and compliant, allowing an incoming purchaser to benefit from immediate cash flow from day one.

Investment opportunities of this calibre rarely remain available for long, particularly those offering both strong yields and established long-term performance.

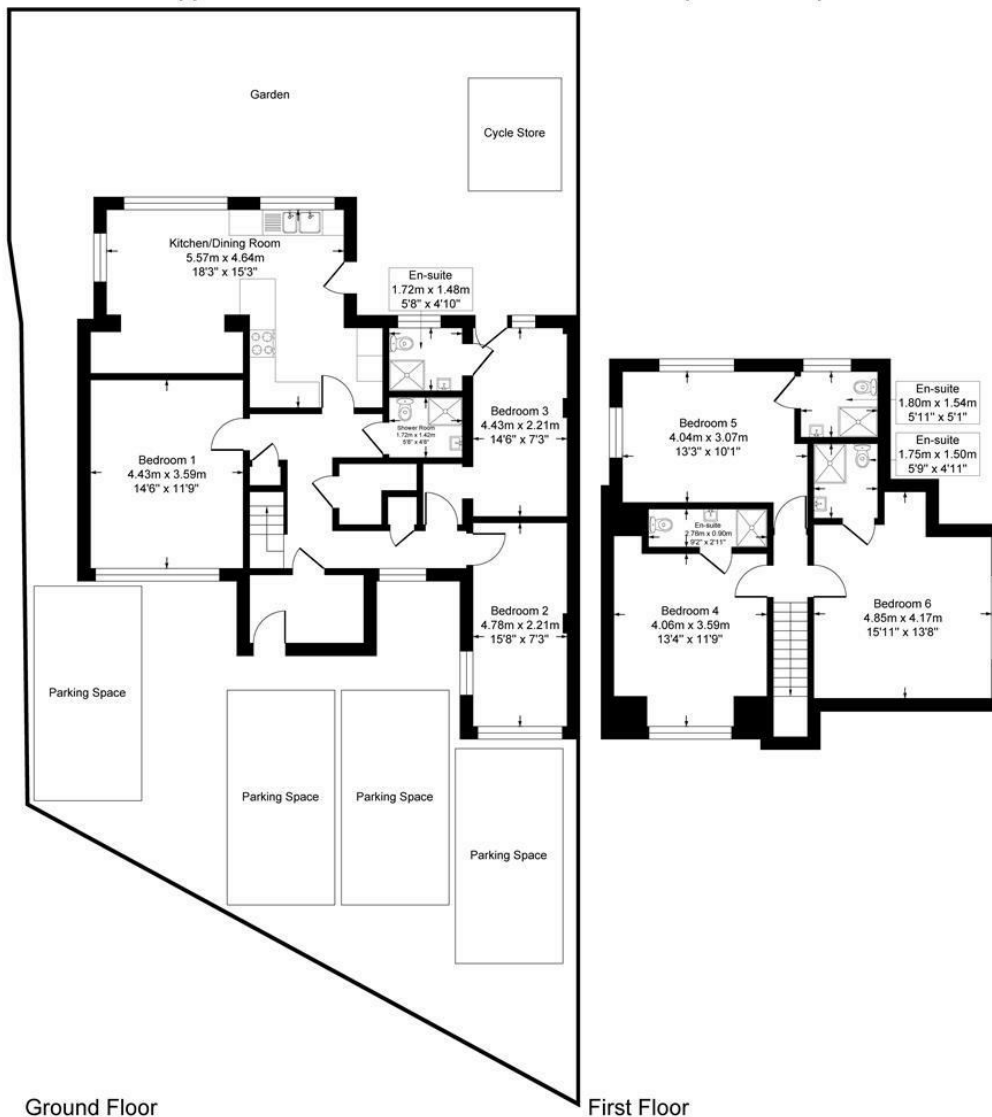
Of particular note, the property is being sold within a Limited Company structure which may provide potential stamp duty advantages for purchasers, including the possibility of avoiding the additional second home stamp duty surcharge. Buyers are advised to seek independent tax advice regarding their own circumstances.

This is a rare opportunity to secure a premium HMO investment with excellent income potential and a proven history of strong returns.

Early enquiry is highly recommended as this exceptional investment is unlikely to remain available for long

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Approximate Gross Internal Floor Area = 152.6 sq m / 1643 sq ft



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



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