

**REF: 31230**

**PRICE: £420,000**

## **SUPERIOR SEVEN-BEDROOM HMO**

**Licensed for 7 People**

**41 Dudley Road, Eastbourne, East Sussex, BN22 8HE**



### **Summary**

A superior seven-bedroom House in Multiple Occupation (HMO) located in a sought-after residential area of Eastbourne. The property is fully occupied, producing a robust annual rental income of £45,600. The residence is maintained in excellent condition and is currently managed to a high standard by a reputable local HMO specialist agent.

## Location

The property is situated in Dudley Road, offering convenient access to Eastbourne's extensive amenities. Eastbourne features a population of over 100,000 and provides a comprehensive range of shopping and leisure facilities. The town is increasingly popular with students, families, and professionals commuting to London and Brighton. Excellent transport links include direct rail connections to London Victoria, Gatwick Airport, Brighton, and Ashford International, alongside easy access to the A22 and M25.

## Accommodation

The property offers well-proportioned living space across multiple floors:

- Seven Bedrooms: Three rooms feature private ensuite shower rooms, while the remaining four rooms share two communal bathrooms.
- Communal Facilities: A shared kitchen is available for resident use.
- Condition: The property is in good decorative order throughout and benefits from professional management.

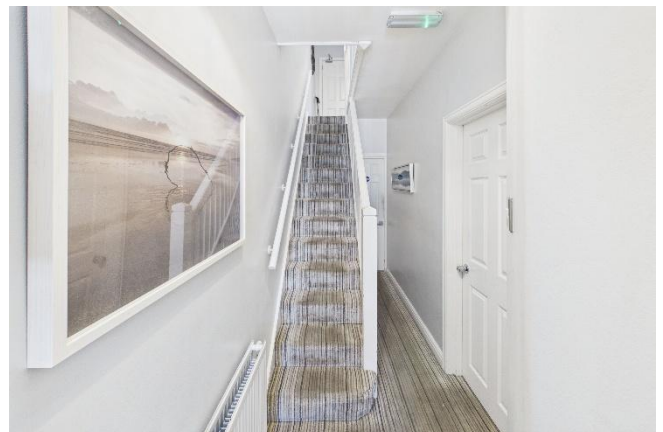
## Room Details

	Size (exc ensuites)	Current Monthly Rent	Annual Rent
<b>Room 1</b>	11.0 sq m	£595	£7,140
<b>Room 2</b>	7.4 sq m	£575	£6,900
<b>Room 3</b>	6.7 sq m	£465	£5,580
<b>Room 4</b>	9.5 sq m	£510	£6,120
<b>Room 5</b>	12.7 sq m	£625	£7,500
<b>Room 6</b>	9.2 sq m	£515	£6,180
<b>Room 7</b>	11.7 sq m	£515	£6,180
<b>Shower Room</b>	3.3 sq m		
<b>Shower Room</b>	2.6 sq m		
<b>Kitchen</b>	12.8 sq m		
	<b>Total</b>	<b>£3,800</b>	<b>£45,600</b>

EPC Rating – D (68)

Council Tax Band – C

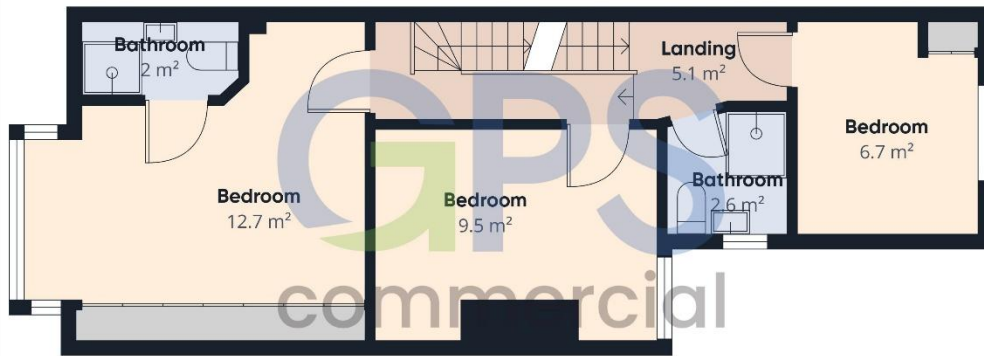
Tenure – Freehold





**Floor Plans**





Approximate total area<sup>(1)</sup>  
41.1 m<sup>2</sup>

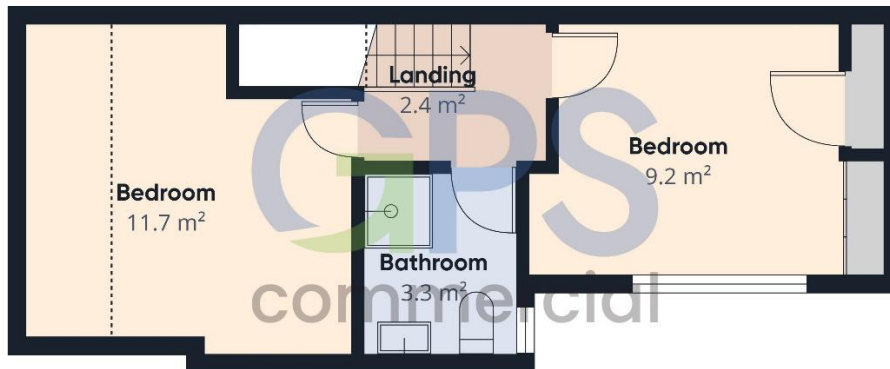
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



Approximate total area<sup>(1)</sup>  
27.9 m<sup>2</sup>

Reduced headroom  
3.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



**25 The Waterfront, Sovereign Harbour, Eastbourne, BN23 5UZ**

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