25 The Waterfront, Sovereign Harbour, Eastbourne
East Sussex, BN23 5UZ, England
Tel: 01323 727271
www.gps-direct.com email: info@gps-direct.com

REF: 31231 **PRICE: £325,000**

SIX-BEDROOM HMO

Licensed for 6 People

16 Willowfield Square, Eastbourne, BN22 8AN



Summary
A six-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 £39,540. The property 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 Willowfield Square, 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:

- Six Bedrooms: Three rooms feature private ensuite shower rooms, while the remaining three rooms share a communal shower room.
- Communal Facilities: A shared kitchen is available for resident use.
- Condition: The property is in reasonable decorative order throughout and benefits from professional management.

Room Details

	Size (exc ensuites)	Current Monthly Rent	Annual Rent
Room 1	11.3 sq m	£625	£7,500
Room 2	10.4 sq m	£495	£5,940
Room 3	9.2 sq m	£575	£6,900
Room 4	14.9 sq m	£650	£7,800
Room 5	9.3 sq m	£475	£5,700
Room 6	11.8 sq m	£475	£5,700
Shower Room	7.8 sq m		
Kitchen	9.9 sq m		
	Total	**£3,295**	**£39,540**

EPC Rating – D (60)

Council Tax Band – C

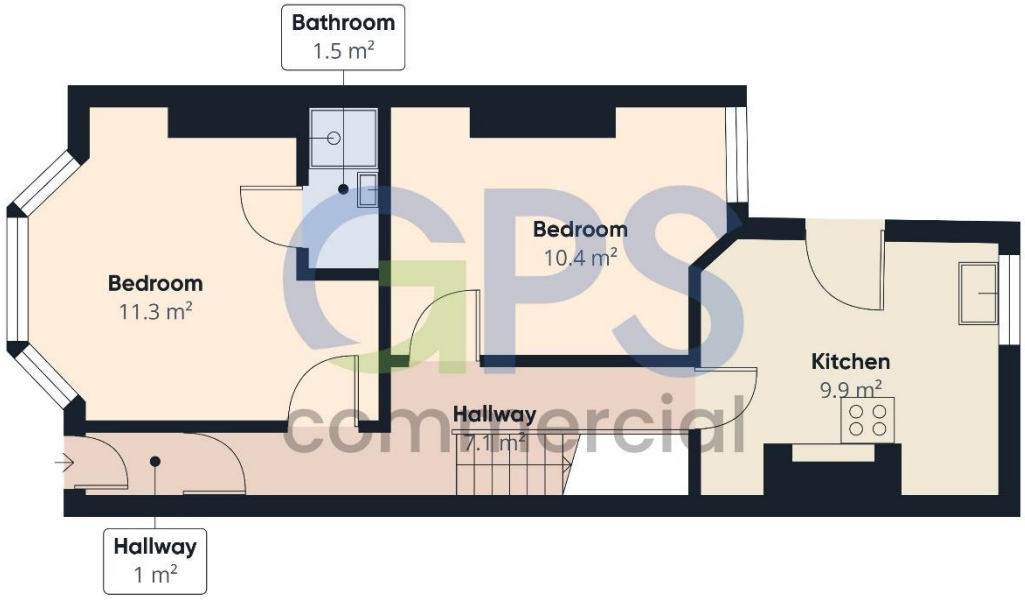
Tenure – Freehold











Floor 0

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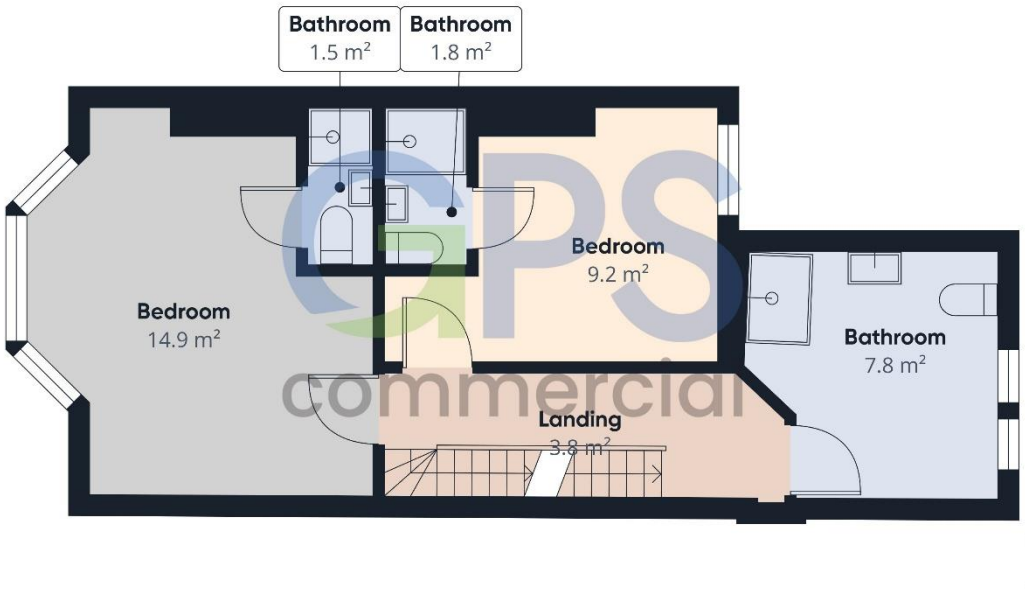
Approximate total area(1)

41.2 m²

(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

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Approximate total area(1)

39 m²

(1) Excluding balconies and terraces

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