



## HMO in TN39

Cumberland Road, Bexhill-on-Sea, East  
Sussex, TN39 5BU

**£360,000** Starting Bid

Tenure

**Freehold**

On Street parking

## Property features

- ✓ PROFESSIONALLY LET AND FULLY LICENSED HMO
- ✓ FULLY FURNISHED
- ✓ FIRE ALARM SYSTEM
- ✓ GCH SYSTEM
- ✓ UPVC DOUBLE GLAZING

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For Sale Via Online Auction. Fees Apply.

This modern, fully compliant 5-bedroom, all-ensuite HMO offers a secure, income-generating investment in a highly desirable East Sussex location. Fully tenanted by working professionals, delivering stable rental income with no void periods since conversion. APPROX £42,900 - £44,100 GROSS ANNUAL INCOME.

ENTRANCE HALL

COMMUNAL RECEPTION ROOM, FITTED KITCHEN & LAUNDRY / BREAKFAST ROOM

1ST FLOOR LANDING : TOP FLOOR LANDING

FIVE DOUBLE BEDROOMS – EACH HAVING ITS OWN EN SUITE SHOWER ROOM / WC

LOCATION:

The property enjoys a pleasant location within this residential street with free on street parking. The property is conveniently located for nearby bus routes, a range of local shopping facilities in Sidley Village High Street, a Lidl supermarket and also Bexhill hospital. The nearest train station is Bexhill town centre. Bexhill-on-Sea is a charming East Sussex coastal town quietly becoming one of the South Coast's most sought after spots for working professionals and key workers. With direct trains to Brighton, Hastings and London, it offers the perfect combination of connectivity, affordability and lifestyle, a rare find these days. Tenant demand is supported by Bexhill Hospital and 12 residential and nursing care homes within 2 miles of the property, providing a steady local employment base, while 3 nearby industrial sites add further professional and trade demand.

GROUND FLOOR:

UPVC double glazed front door to:

#### ENTRANCE HALL:

Door to the lounge. Door to:

Room 1. A large double room (suitable for a couple or single occupancy). With en suite shower room / WC.

#### COMMUNAL LOUNGE:

With feature marble fireplace. Door to:

#### COMMUNAL FITTED KITCHEN:

With fitted worksurfaces with good range of drawers and cupboards. Built-in oven & hob. American style double door fridge / freezer. UPVC double glazed French Doors lead out to the rear garden. Door to:

#### COMMUNAL LAUNDRY ROOM / BREAKFAST ROOM:

With fitted breakfast bar area. Washing machine and a tumble dryer.

Stairs from the entrance hall lead up to:

#### 1ST FLOOR LANDING:

With three double rooms on the 1st floor, (Rooms 2, 3 and 4) each having its own en suite shower room / WC.

Stairs from the 1st floor landing lead up to:

#### 2ND FLOOR (TOP FLOOR) LANDING:

With Room 5 being a double room with pleasant views and having its own en suite shower room / WC.

#### OUTSIDE:

A nice size decked rear garden, for the use of the residents. Access via the kitchen

#### Features

- Property Layout – 5 bed, 5 ensuite HMO, refurbished in 2024 to a modern standard
- Tenant Type – Fully tenanted by working professionals, delivering stable rental income with no void periods since conversion
- Strategic Location – Desirable East Sussex location close to key employers, amenities and coastline with strong tenant demand
- Transport & Connectivity – Strong rail links to London plus easy A27, A22 and regional road access
- Regeneration Benefits – Ongoing town centre, housing and coastal regeneration driving tenant demand

Price: Starting Bid £360,000

Property Type: HMO

Business Type: Residential Investments

Parking: On Street

## Description

A very well presented 3 storey end of terrace fully licensed HMO with stylish accommodation including 5 double bedrooms (all with en suite shower room/WC).



## Location

The property enjoys a pleasant location within this residential street with free on street parking. The property is conveniently located for nearby bus routes, a range of local shopping facilities in Sidley Village High Street.



## Tenure

SX110895 - Freehold



## EPC

Rating C



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.







Cumberland Road, Bexhill-on-Sea, East Sussex, TN39 5BU

Contact your local branch today for more information on this property:

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