



## BOURNEMOUTH, DORSET

LOCATION	Cliff top gardens approx 150 yards. Boscombe Pier approx 800 yards. Sovereign Shopping Centre approx 850 yards. Travel Interchange within 1¼ miles. Bournemouth Square approx 2½ miles.
FEATURES	Distinctive "Andalucían" style appearance. Situated between shops and seafront in quality residential area. Landscaped garden. Gas fired central heating. Double glazing. On site parking and garage. Colour televisions and tea making facilities to each room. BQS rating. Retirement sale after 12 year ownership. <b>Feature Roof Terrace.</b> Ideal Home and Income.
SUMMARY OF ACCOMMODATION	10 Letting Bedrooms (all en-suite). Residents Lounge with bar (presently unused). Dining Room. Owners 2 en-suite bedroom maisonette.
TRADING & BUSINESS	The owners operate the business on a semi retirement Bed & Breakfast basis trading out of choice for only 4 months per year. Accounts can be made available to genuinely interested parties.
RATEABLE VALUE	£8,000 at the Uniform Business Rate of 40.7p in the £ for 2010/11. Council Tax Band "A". Information taken from the Valuation Office Agency website.
TENURE	FREEHOLD.
PRICE	£499,500 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

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Ref: H12949  
IP112190

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

Covered Entrance Porch through arch and double glazed door to:

**RECEPTION HALL** With reception desk, under stairs store cupboard, door to garden. Public Cloakroom with low level WC and wash hand basin.

**DINING ROOM** With patio doors to garden, wall lights, comfortably seating 20 covers. Connecting door leading to:

**RESIDENTS LOUNGE** (Formerly a Bar Lounge) Seating 12/14 persons with wall lights and patio doors to rear garden, bar servery pine clad with matching canopy and down lighting, fridge, laminate top and security grill (currently unused).

**KITCHEN** With range of wall and base units with roll-edged laminate work surfaces over, 2 stainless steel single drainer sink units, inset stainless steel wash hand basin, microwave oven, 6 slice commercial toaster, upright fridge freezer, 4 burner Carron Cordon Bleu double oven with hotplate and grill, refrigerator, Victor hot cupboard, vinyl flooring, plumbing for dishwasher. **Small Office Area.** Door to **Utility Room** with linen cupboard, plumbing for washing machine and gas boiler for central heating and hot water. Door to front of property with security gate.

### OWNERS MAISONETTE

Lounge with wall lights, display niche and double patio doors leading to Sun Lounge/Conservatory with doors to rear garden and sun blind. **Bedroom 1** fully fitted DOUBLE room with patio doors, en-suite bathroom with panelled bath, shower over, close coupled WC, pedestal wash hand basin and extractor fan. Stairs to **Bedroom 2** DOUBLE with en-suite shower room comprising low level WC, shower cubicle and pedestal wash hand basin, extractor fan.

**BEDROOM 1** DOUBLE with vanity unit and en-suite shower room.

**BEDROOM 2** TWIN with en-suite shower room.

### FIRST FLOOR

**Half Landing** Public Cloakroom with low level WC and wash hand basin.

**Landing** With airing cupboard, hot water cylinder.

**BEDROOM 3** DOUBLE with double aspect, and en-suite shower room.

**BEDROOM 4** FAMILY 3 with vanity unit and en-suite shower room.

**BEDROOM 5** DOUBLE with en-suite shower room.

**BEDROOM 6** FAMILY 3 with en-suite bathroom.

**BEDROOM 7** DOUBLE with en-suite shower room.

**BEDROOM 8** TWIN with en-suite shower room.

### SECOND FLOOR

**BEDROOM 9** DOUBLE with double aspect and patio doors leading to roof terrace and en-suite shower room.

**BEDROOM 10** DOUBLE with double aspect and patio doors leading to roof terrace, and en-suite shower room.

### OUTSIDE

To the front of the property is a tarmacadam car park for 7 to 8 vehicles and **Garage** with up-and-over door, stainless steel sink, plumbing for washing machine, power and light. To the rear of the property is the landscaped garden with paved patio, crazy paving paths, fish pond, lawns, flower beds, **Summerhouse** with power, garden shed and greenhouse.

