



## BOURNEMOUTH, DORSET

LOCATION	Cliff Top approx. 150 yards. Southbourne Grove Shopping thoroughfare approx. 500 yards. Pokesdown Railway Station within 1 mile. Christchurch approx. 2 miles. Bournemouth Pier just over 3 miles.
FEATURES	Well located between shops and seafront. Deceptively spacious. <b>Providing 2 family owners' accommodation.</b> Re-tiled roof. UPVC double glazing. Gas fired central heating throughout. Refurbishment programme in present ownership. Recent fire alarm system. Off road parking and enclosed garden. B & B/Room only operation. LCD televisions and fridges to letting rooms.
SUMMARY OF ACCOMMODATION	10 Letting Bedrooms (8 en-suite). Feature Reception Hall. 2/3 Bedroom Owners Flat. Further 1 Bedroom Owners Garden Flat.
TRADING & BUSINESS	The owners presently choose to let the rooms on a longer term, single occupancy, room only basis. We are informed that a turnover in the region of £54,000 is currently being achieved.
LICENCES/ PERMISSIONS	We understand that a Residential Licence has formerly been held.
RATEABLE VALUE	£5,400 at the Uniform Business Rate of 45p in the £ for 2012/13. Council Tax Band "A". Information taken from the Valuation Office Agency website.
TENURE	FREEHOLD.
PRICE	£595,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

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Ref: H3777  
IP311011

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.

Enclosed Entrance Porch with inset down lighting. Opening into:

**SPACIOUS RECEPTION HALL** With fire alarm panel, built in cupboard. Office.

**CLOAKROOM/ LAUNDRY ROOM** With inset wash hand basin, close coupled WC, guest use washing machine and tumble dryer.

**LARGE KITCHEN** With airing cupboard, Potterton Kingfisher gas fired boiler, dining area, upright fridge freezer, freezer, fitted shelving, extensive range of light oak wall and base units, roll edged work surfaces over, 6 burner commercial oven, extractor hood, wash hand basin. Stainless steel sink unit, 2 dishwashers, telephone point, spot lighting, hot cupboard. Door to the side of the property.

#### OWNERS ACCOMMODATION

Inner Hall with door to the side of the property. Kitchen fully fitted units with work surfaces over, stainless steel sink unit, 4 ring electric cooker, tiled splashbacks. Utility Cupboard with plumbing for washing machine, tumble dryer. Conservatory Lounge with laminate flooring, casement doors to garden. Bathroom with panelled bath, close coupled WC, wash hand basin, shower attachment. Bedroom DOUBLE with fitted storage, sliding doors onto rear patio.

**BEDROOM 3** DOUBLE with en-suite shower room. NB This bedroom can be incorporated into the owners accommodation if required.

**BEDROOM 8** FAMILY 3 with picture window, en-suite shower room, wall lighting.

**BEDROOM 9** LARGE DOUBLE/FAMILY with en-suite shower room. NB This bedroom was formerly the Dining Room.

#### FIRST FLOOR

##### Landing

**PUBLIC BATHROOM** (Shared by Bedrooms 2 & 5) With panelled bath, shower attachment over, shower screen, close coupled WC, wash hand basin, fully tiled.

**BEDROOM 1** SUITE with Inner Hall. Living Room. Bedroom DOUBLE with en-suite shower room.

**BEDROOM 2** SINGLE with modern vanity unit.

**BEDROOM 5** SINGLE with modern vanity unit.

**BEDROOM 6** LARGE SINGLE with en-suite shower room.

**BEDROOM 7** FAMILY 3/4 with en-suite shower room.

**BEDROOM 10** DOUBLE with bay window, en-suite shower room.

**BEDROOM 11** TWIN with en-suite shower room.

#### SECOND FLOOR

##### FURTHER OWNERS/LETTING FLAT

Dining Room with skylight window, inset spot lighting, loft access hatch, under eaves storage. Kitchen Area with modern wall and base units, inset sink unit, built in oven, 4 ring hob, casement door to flat roof. Inner Hall with built in wardrobe. Lounge (Formerly a Bedroom) with dormer window and skylight, en-suite shower room with corner cubicle, close coupled WC, pedestal wash hand basin, skylight window, extractor fan. Bedroom 1 DOUBLE with under eaves storage, 2 skylight windows. Bathroom with panelled bath, close coupled WC, pedestal wash hand basin, extractor fan. Bedroom 2 SINGLE/SMALL DOUBLE with skylight window, under eaves storage.

#### OUTSIDE

To the front of the property there is tarmacadam forecourt parking for up to 5 vehicles. To the rear of the property there is an enclosed garden laid to lawn with raised flower and shrub borders and paved patio area.

