



BOURNEMOUTH, DORSET

LOCATION	Sandy beach within ½ mile (through Chine Walk). Westbourne Shopping Centre approx. ½ mile. Bournemouth International Centre approx. 1½ miles. Poole approx. 4½ miles.
FEATURES	Sylvan setting backing onto Alum Chine. BQS rating. Indoor heated swimming pool. Off road forecourt parking. Gas fired central heating throughout. Part double glazing. Recent HMO Licence. Secluded rear garden. Repeat trade. Unusual opportunity. Security camera system with recording facility. Independent heating to owners accommodation. Ideal Home & Income. Ongoing refurbishment programme. Genuine reason for sale.
SUMMARY OF ACCOMMODATION	11 Letting Bedrooms (9 en-suite). Residents Lounge. Dining Room (24 covers). Owners 2 bedroom Garden Flat. Indoor heated swimming pool.
TRADING & BUSINESS	We are informed a turnover of £78,000 was achieved in the previous financial year, however, the owners have since made a conscious decision not to trade beyond the VAT threshold.
RATEABLE VALUE	Council Tax Band "F". Owners Accommodation Council Tax Band "A". Information taken from the Valuation Office Agency website.
TENURE	FREEHOLD.
PRICE	£749,950 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

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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.

Ref: H3983
IP011142

Entrance Porch with stained glass window, brochure display rack, fire alarm control panel. Opening into:

SPACIOUS

RECEPTION HALL With fitted reception desk, CCTV camera, French doors to side of the property. Cloakroom with low flush WC, corner wash hand basin.

RESIDENTS LOUNGE Comfortably seating 6 persons with feature splayed bay window, marble fire surround, living flame effect gas fire, television point, wall lighting, ceiling fan.

DINING ROOM With artex ceiling, feature splayed bay window, suitable for up to 20/24 covers, ceiling fan, wall lighting, **fitted bar servery** (presently unused), illuminated display shelving, optic brackets, security screen.

BEDROOM 1 SMALL DOUBLE with part bay window, **en-suite shower room**.

BEDROOM 2 TWIN/DOUBLE with part bay window, **en-suite shower room**.

BEDROOM 3 TWIN with **en-suite shower room**.

UTILITY ROOM With wall and base units, roll edge work surfaces over, vinyl flooring, stainless steel sink unit, plumbing for washing machine.

KITCHEN With fluorescent strip lighting, 4 fridges, stainless steel preparation table, microwave oven, stainless steel wash hand basin, stainless steel 1½ bowl sink unit, gas fired boiler, 4 burner commercial oven, griddle, filter hood, chest freezer, plumbing for dishwasher. Door to side of the property.

GARDEN LEVEL

OWNERS ACCOMMODATION (With independent central heating)

Lounge/Dining Room with wall lighting. Stable door to rear garden. Sliding patio door to swimming pool. **Bedroom 1** DOUBLE with television point. Sliding door to swimming pool, **en-suite shower room** with low flush WC, corner shower cubicle, pedestal wash hand basin. **Galley Kitchen** modern fitted with built in appliances, stainless steel sink unit, vinyl flooring, spot lighting. **Inner Hall/Office**. **Bedroom 2** DOUBLE with inset spot lighting. **Bathroom** extensively tiled with modern fitted suite comprising panelled bath, low flush WC, pedestal wash hand basin, tiled flooring, extractor fan, inset spot lighting. **Store Room** with gas fired boiler.

HEATED INDOOR

SWIMMING POOL With suspended ceiling, counter current, small changing room, 2 dehumidifying units, further sliding doors onto rear garden.

Feature staircase from Ground Floor to:

Half Landing With stained glass window.

FIRST FLOOR

Spacious Landing With built in airing cupboard with hot water cylinder, built in storage cupboard.

BEDROOM 4 FAMILY 5 (BUNKS) with splayed bay window, view over Chine, **en-suite bathroom**.

BEDROOM 5 FAMILY 3 with **en-suite shower room**.

BEDROOM 6 DOUBLE with **en-suite bathroom**.

BEDROOM 7 FAMILY 3/4 with bow window, double aspect, **en-suite bathroom**.

BEDROOM 8 FAMILY 3 with double aspect, **en-suite bathroom**.

SECOND FLOOR

Small Landing

BEDROOM 9 Lobby FAMILY 4 with dormer window, walk in wardrobe, **en-suite bathroom**.

SHOWER ROOM With shower cubicle, low flush WC, wash hand basin, under eaves storage.

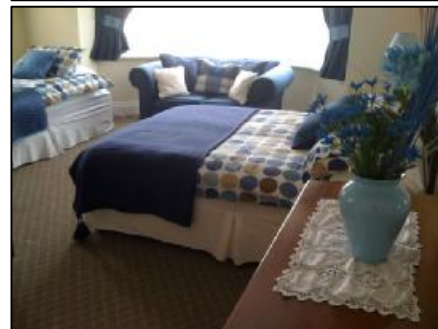
BEDROOM 11 SINGLE with dormer window, under eaves storage.

BEDROOM 10 SMALL DOUBLE with dormer window, under eaves storage, vanity unit, fitted wardrobe.

OUTSIDE

To the front of the property there is a block paved forecourt for 5 vehicles. To the rear there is a gravelled ornamental garden directly onto Alum Chine, large decked patio, raised flower and shrub borders backing, external lighting, **timber store shed** with power and light. To the side of the property is a lean to storage area with power and light.

ALL DISTANCES & MEASUREMENTS ARE APPROXIMATE & SHOULD NOT BE RELIED UPON. GOADSBY DO NOT TAKE RESPONSIBILITY FOR SUCH ITEMS THAT MAY BE SUBJECT TO HIRE, LEASE, OR HIRE PURCHASE AGREEMENTS AND RECOMMEND THAT PURCHASERS SATISFY THEMSELVES IN THIS REGARD. PHOTOGRAPHS ARE REPRODUCED FOR IDENTIFICATION PURPOSES ONLY AND IT CANNOT BE INFERRED THAT ANY ITEM SHOWN IS INCLUDED WITHIN THE PURCHASE. VIEWING STRICTLY BY PRIOR APPOINTMENT THROUGH GOADSBY.



Energy Performance Certificate

Non-Domestic Building



BOURNEMOUTH

Certificate Reference Number:

9832-3089-0593-0800-0221

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150



106

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	461
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	121.16

Benchmarks

Buildings similar to this one could have ratings as follows:

41

If newly built

68

If typical of the existing stock