

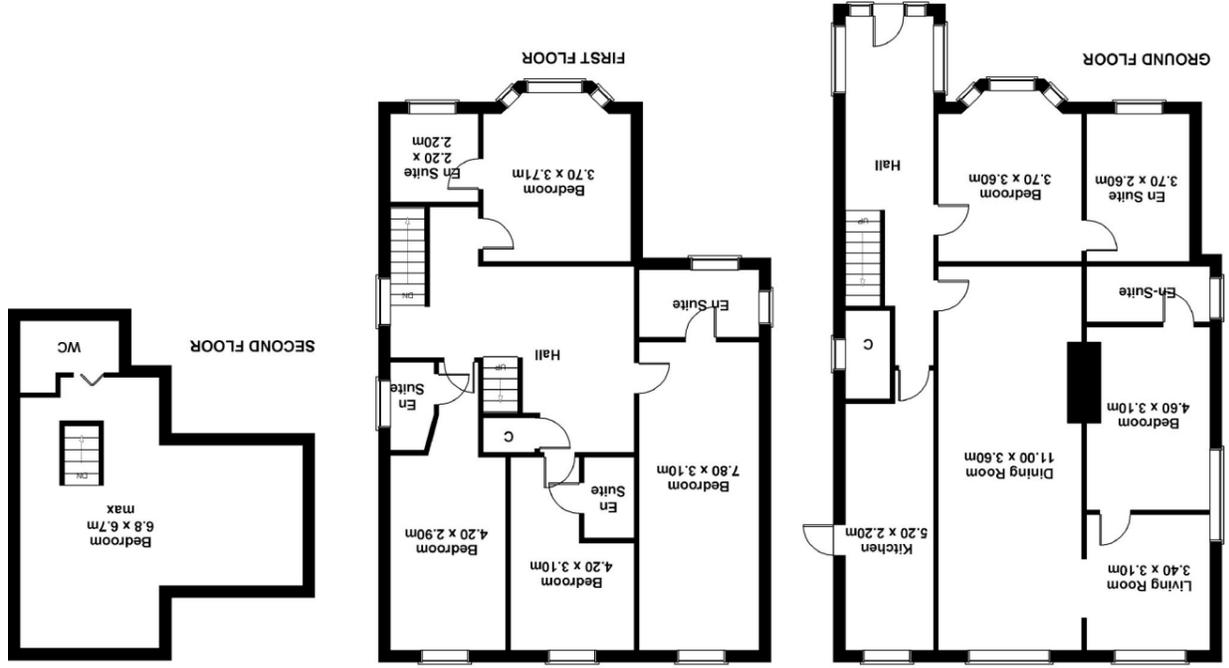


Measurements are approximate. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, equipment, facilities or appliances are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



View by appointment with the agents

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd, 2015



Waters Reach Guest House, 59 Stour Road, Christchurch, Dorset, BH23 1LN

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	63
Current	Potential

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	57
Current	Potential

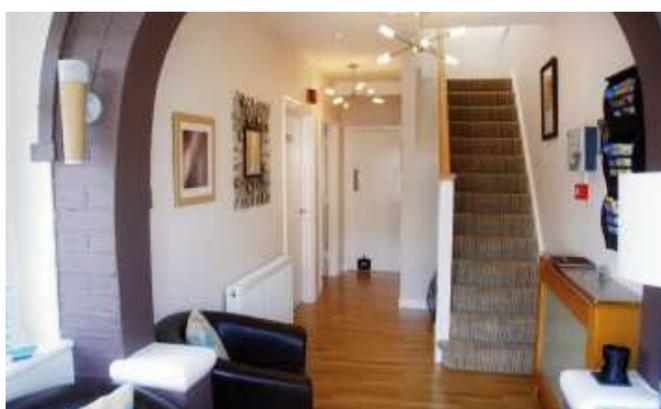


# Waters Reach Guest House, 59 Stour Road, Christchurch, BH23 1LN

- Established guest house
- Highly rated on Tripadvisor & Booking.com
- 5 en-suite letting rooms
- Presented in excellent order
- Contemporary feel throughout
- Owners accommodation
- Business fixtures, Fittings & furniture included
- Close to Christchurch town centre & amenities
- Home & business opportunity
- Council tax band F



**£699,950**



**ESTABLISHED GUEST HOUSE CLOSE TO CHRISTCHURCH TOWN CENTRE!** This home and business is offered for sale in excellent order having been updated with contemporary decor and fixtures and fittings throughout.

A fantastic opportunity to purchase the freehold for one of Christchurch's premier B&B's, with a 5/5 'Excellent' rating from Tripadvisor and 9.2/10 'Exceptional' rating from Booking.com.

Conveniently situated less than 500 metres from Christchurch town centre, with bus services on the doorstep and a mainline train station 250 meters away, the property is perfect for someone looking for a home and income. There are five en-suite letting rooms all equipped with the usual facilities expected with a high end guest house.

Guests can enjoy scenic walks along the river Stour and the river Avon, with a visit to the historic 11th century Christchurch Priory a must. The town centre offers many shops, restaurants, bars and cafés, and there is a busy market in the town on a Monday.