



slades
ESTABLISHED 1985

San Simeon Hotel 52 Wimborne Road
Bournemouth BH3 7AE

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A well presented and successfully trading centrally located 11 bedroom guest house/
bed and breakfast with additional owners accommodation.

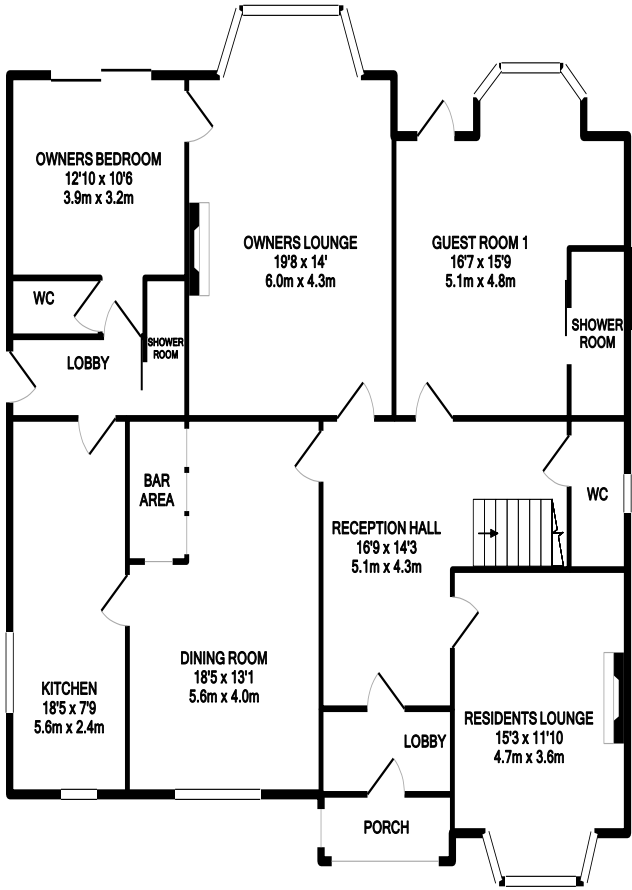
BFI3052 PRICE: £695,000 Freehold

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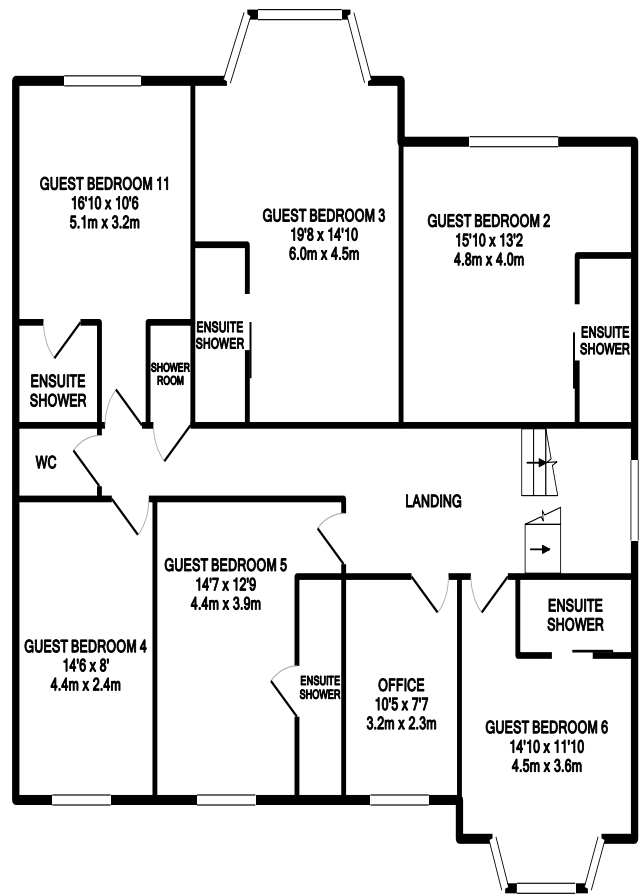


301 Wimborne Road, Winton, Banks, Bournemouth BH9 2AA.

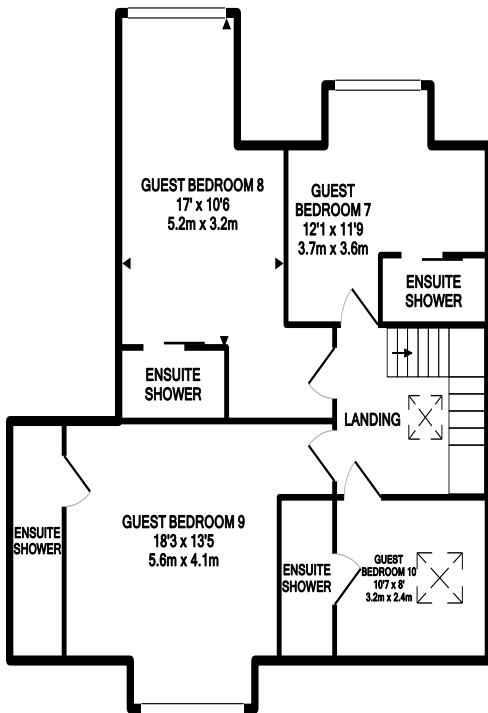




GROUND FLOOR
APPROX. FLOOR
AREA 1538 SQ.FT.
(142.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1490 SQ.FT.
(138.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 809 SQ.FT.
(75.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3837 SQ.FT. (356.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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*** Character Features * Residents Lounge & Dining Room with Bar Area * 11 Resident Bedrooms all having private shower/ WC facilities * Private Owners Accommodation & Office * Ample Off Road Parking & Large Garage * South Facing Garden * Viewing Recommended ***

The accommodation with approximate room sizes comprises; A feature pitched and tiled Entrance porch with fully glazed door to lobby area and further fully glazed doors and side screens to

RECEPTION HALL with original deep moulded ceiling cornice and central light, picture rail, radiator, under stairs storage space and ground floor **WC**.

RESIDENCE LOUNGE measuring approximately **15'3 x 11'10** with original moulded ceiling cornice and central light, picture rail, radiator, decorative wooden fire place surround with a tiled insert and feature arched bay window to the front elevation.

RESIDENCE DINING ROOM measuring approximately **18'5 x 13'1** with ceiling lights, picture rail and radiators. Currently arranged with seven two seater tables but further space if required and bar area. An adjoining door through to

KITCHEN measuring approximately **18'5 x 7'9** with strip lights, dual aspect windows, ceramic tiled floor, an extensive kitchen area with all necessary equipment. Adjoining door to owners accommodation.

RESIDENTS BEDROOM 1 measuring approximately **16'7 x 15'9** with original ceiling cornice and central light, picture rail, radiator, feature arched square bay window overlooking the southerly facing rear garden and glazed door onto patio. Door to **EN-SUITE SHOWER ROOM & WC**.

Stairs to first floor landing.

RESIDENTS ROOM 2 measuring approximately **15'10 x 13'2** with original moulded ceiling cornice and central light, picture rail, radiator, window overlooking the rear garden. Door to **EN-SUITE SHOWER ROOM & WC**.

RESIDENT ROOM 3 measuring approximately **19'8 x 14'10** with original moulded ceiling cornice and central light, picture rail, radiator and uPVC double glazed bay window to the rear elevation. Door to **EN-SUITE SHOWER ROOM & WC**.

RESIDENT ROOM 4 measuring approximately **14'6 x 8'** with ceiling light, picture rail, radiator, vanity style sink and window to the front elevation. Separate Shower Room & WC from landing.

RESIDENT ROOM 5 measuring approximately **14'7 x 12'9** with original ceiling cornice and central light, picture rail, radiator and 'Oriel' style bay window to the front elevation. Door to **EN-SUITE SHOWER ROOM & WC**.

RESIDENT ROOM 6 measuring approximately **14'10 x 11'10** with original ceiling cornice and central light, picture rail, radiator and bay window to the front elevation. Door to **EN-SUITE SHOWER ROOM & WC**.

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RESIDENT ROOM 11 measuring approximately 16'10 x 10'6 (split level) with ceiling light, radiator and uPVC double glazed window to the rear elevation. Door to **EN-SUITE SHOWER ROOM & WC**.

OFFICE measuring approximately 10'5 x 7'7 with ceiling light, radiator, window to the front elevation and linen cupboard currently used for storage.

Further stairs to the second floor and access to;

RESIDENT ROOM 7 measuring approximately 12'1 x 11'9 with uPVC dormer style window overlooking the rear elevation, vanity sink unit, radiator and door to **EN-SUITE SHOWER ROOM & WC**.

RESIDENT BEDROOM 8 measuring approximately 20' x 10'6 overall with uPVC window to the rear elevation, radiator and door to **EN-SUITE SHOWER ROOM & WC**.

RESIDENT BEDROOM 9 measuring approximately 18'3 x 13'5 with uPVC dormer style window to the front elevation, radiator and door to **EN-SUITE SHOWER ROOM & WC**.

RESIDENT BEDROOM 10 measuring approximately 10'7 x 8' with roof window, radiator and door to **EN-SUITE SHOWER ROOM & WC**.

OUTSIDE There is ample **off road parking** on the hard standing forecourt, the driveway to the right hand side of the property leads to the large **DETACHED GARAGE** whilst immediately abutting the rear of the property there is a patio/ barbecue area and the remainder of the garden is predominantly laid to lawn and enjoys a private south facing aspect.

TENURE FREEHOLD







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	54
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 10/23/2014

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