

## 356 Marine Road East, Morecambe, LA4 5AQ



**£495,000**



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**Exceptional 12-Bedroom Seafront Guest House with Panoramic Views and Proven Business Success**

Positioned along the picturesque seafront, this outstanding 12-bedroom guest house offers breathtaking sea views from most rooms, providing guests with an unforgettable coastal experience. Each room has been thoughtfully designed and immaculately presented, featuring luxurious finishes that blend comfort with elegance. Ten of the bedrooms boast private en-suite facilities, ensuring privacy and convenience for guests.

The property includes an inviting guest lounge, perfect for relaxation while enjoying the stunning vistas. Additionally, the owner's private accommodation comprises an open-plan kitchen, lounge, bedroom with en-suite, and a secluded patio area, offering a comfortable retreat with the potential for personal use or additional income. Off-road parking is available at the rear, providing ease and security for the owners.

Having been successfully operated for a number of years, the guest house enjoys an enviable reputation for quality and hospitality, as reflected in its top ratings on platforms like Booking.com and TripAdvisor. The current owner is now seeking retirement, presenting a unique opportunity for new proprietors to take over a thriving, turnkey business in a prime seaside location.

This property is ideal for a couple or individual looking to step into a profitable venture with an established client base and excellent potential for continued growth. Don't miss the chance to own a piece of

coastal charm with a proven track record of success.

If you need further assistance or additional details, feel free to ask!

## Entrance Hallway



Stairs to the first floor, carpeted floor, radiator.

## Breakfast Room



Double-glazed bay window with glorious views over the bay, fireplace, carpeted floor, radiator.

## Kitchen



Double glazed window to the rear, range of wall and base units, composite sink, dishwasher, four plates electric hob and oven, extractor hood, fridge/freezer,

**Vendors Private Accommodation**  
Steps down.

## Inner Hallway

Stairs down to the living area, cupboard housing the combi boiler, carpeted floor, radiator,

## W.C.

Double-glazed window to the side, tiled floor, W.C.

## Bedroom

Double-glazed window to the rear, carpeted floor, radiator, door to the en-suite.

## En-Suite Shower Room



Double-glazed window to the side, walk-in shower, vanity unit with inset wash hand basin, heated towel rail, W.C.

## Workshop

Built-in shelving, tiled floor, consumer unit.

## Kitchen/Diner

Open plan kitchen diner with a

double glazed window to the rear, a range of matching wall and base units, dumb waiter, a five-ring gas hob, extractor hood and electric oven, stainless steel sink, dishwasher and dining area.

## Laundry Room

Double-glazed window to the front, stainless steel sink.

## Hallway

Storage cupboard, door to the rear yard.

## Lounge

Double-glazed windows to the side and rear, carpeted floor, radiators.

## Outside



Rear yard with a patio area, water tap and gate to access the off-road parking.

## First Floor Landing

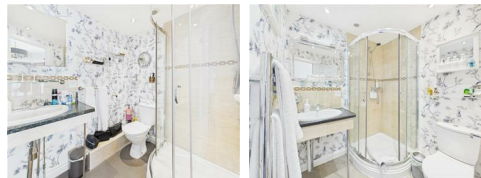
Split level, electric radiator, stairs to the 2nd floor, storage rooms.

## Bedroom One



Double-glazed bay window to the front, electric radiator, carpeted floor, door to the en-suite.

## En-Suite Shower Room



Shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

## Guest Lounge



Double-glazed window to the front, carpeted floor, electric radiator.

## Bedroom Two



Double-glazed window to the rear, cast iron Victorian fireplace, carpeted floor, electric radiator, door to the en-suite.

## En-Suite Shower Room

Shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

## Bedroom Three



Double-glazed window to the rear, carpeted floor, electric radiator, door to the en-suite.

## En-Suite Bathroom

Double-glazed window to the side, panelled bath with thermostatic shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

## Second Floor Landing

Split level, stairs to the third floor, storage room, carpeted floor, electric radiator.



### Bedroom Four

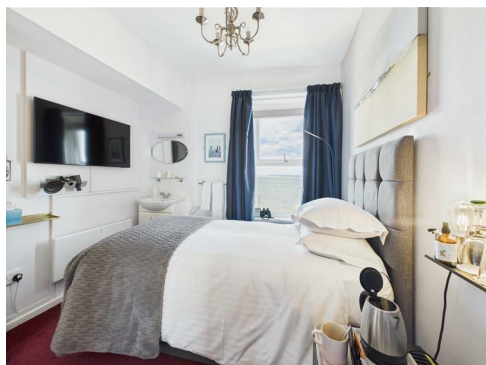


Double-glazed bay window to the front, carpeted floor, electric radiator, door to the en-suite.

#### En-Suite Shower Room

Shower cubicle with Triton electric shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

### Bedroom Five



Double-glazed window to the front, vanity unit with inset wash hand basin, carpeted floor, electric radiator, door to the en-suite.

#### En-Suite Shower Room

Shower cubicle with Triton electric shower, heated towel rail, vinyl floor, W.C.

### Bedroom Six



Double-glazed window to the rear, carpeted floor, radiator, door to the en-suite.

#### En-Suite Shower Room

Shower cubicle with Triton electric shower, wash hand basin, heated towel rail, vinyl floor, W.C.

### Bedroom Seven



Double-glazed window to the rear, carpeted floor, electric radiator, door to the en-suite.

#### En-Suite Shower Room

Shower cubicle with Triton electric shower, wash hand basin, heated towel rail, vinyl floor, W.C.

### Bedroom Eight



Double-glazed window to the side, built-in wardrobes, wash hand basin, carpeted floor, electric radiator, door to the en-suite.

#### En-Suite Shower Room

Shower cubicle with Triton electric shower, heated towel rail, vinyl floor, W.C.

### Third Floor Landing

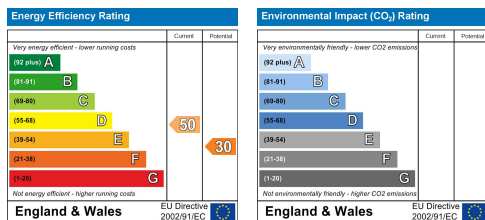
Double-glazed window to the rear, access to the loft, storage cupboard.

### Bedroom Nine



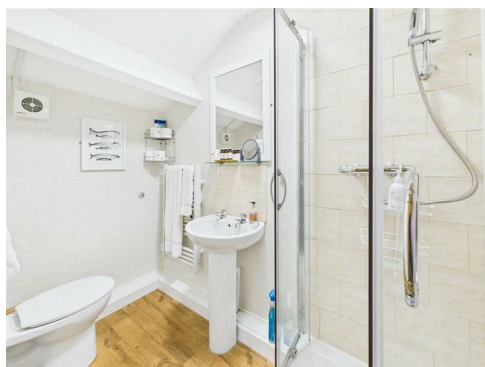
Double-glazed window to the front, wash hand basin, carpeted floor, electric radiator.

## Bedroom Ten



Double-glazed window to the front, wash hand basin, carpeted floor, electric radiator.

## Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

## Bedroom Eleven

Double-glazed window to the rear, carpeted floor, electric radiator.

## Useful Information

Tenure Freehold  
Council Tax Band (A) 1,157.19 for the vendor's accommodation  
Income-producing Guest House with a good letting history and outstanding accommodation.  
The property has 100% business rate relief  
Please call the office for further information.

