



Bycroft Estate Agents are delighted to present this rare opportunity to acquire this substantial guest house well positioned on this corner plot enjoying sea views to the front, off road parking for one car to the rear, eight letting bedrooms with en suites and spacious two bedroom lower level owners' accommodation. The current owners have owned the property for over 20 years and have built up an established, well run, business. Accommodation comprises entrance porch, spacious entrance hall, two dining rooms, bar/lounge, kitchen, laundry room, inner hall with access down to lower ground floor consisting of spacious hallway, lounge, two bedrooms and shower room, a first floor consisting of three en suite bedrooms with a family room consisting of two bedrooms and en suite and a second floor consisting of a further three en suite bedrooms, double glazing and gas central heating. The property is being sold as seen (excluding personal possessions).

ENTRANCE PORCH

door into spacious Entrance Hall.

SPACIOUS ENTRANCE HALL

radiator; understairs storage cupboards; doors into Dining Rooms.

DINING ROOM 1

16' 9" into bay x 16' 6" into side bay (5.11m x 5.03m) front and side bay windows; radiator; ceiling fan light; wall lights; door into Dining Room 2.

DINING ROOM 2

14' 10" into bay x 14' 3" (4.52m x 4.34m) bay window to side aspect; radiator.

BAR / LOUNGE

15' 6" x 12' 6" (4.72m x 3.81m) side window; fully fitted bar with shelving, power points, space for fridge; wall lights.

KITCHEN

16' 6" x 10' 4" (5.03m x 3.15m) windows to either side; rear access; worktops with a range of base cupboards; one and a half bowl sink with mixer tap; oven; upright fridge freezers; wall units; tiled flooring; extractor fan; opening to Laundry Room.

LAUNDRY ROOM

8' 6" x 6' 0" (2.59m x 1.83m) worktop with base cupboards, washing machines and tumble dryers; wall units; window to rear aspect; door into Inner Hall.

INNER HALL

door to Main Entrance Hall; door and stairs down to Lower Ground Floor.

LOWER GROUND FLOOR - OWNERS' ACCOMMODATION

SPACIOUS HALLWAY

radiator; two understairs storage cupboards; access to large walk in ironing room.

LOUNGE

16' 1" into bay x 16' 1" into bay (4.9m x 4.9m) bay windows to front and side aspects; French doors; radiator.

BEDROOM

13' 9" x 10' 10" into bay (4.19m x 3.3m) side bay window; radiator.

BEDROOM

14' 4" x 12' 2" (4.37m x 3.71m) tilt and turn window providing external access; radiator.

SHOWER ROOM

shower cubicle; vanity unit comprising wc, wash hand basin and storage cupboard; radiator.

FIRST FLOOR LANDING

radiator; storage cupboard; access to Bedroom 3; rear hall with access to Bedrooms 4 and 5; access to Family Room consisting of Bedrooms 1 and 2.

BEDROOM 4

14' 6" into bay x 11' 4" (4.42m x 3.45m) bay window to front aspect; French doors out to side balcony with wrought iron balustrading; radiator; ceiling fan light.

EN SUITE

shower with mains connected shower; wash hand basin; wc; frosted window.

BEDROOM 5

10' 4" x 7' 7" (3.15m x 2.31m) window to front aspect enjoying sea views; radiator; ceiling fan light.

EN SUITE

shower with mains connected shower; wash hand basin; wc; extractor fan.

BEDROOM 3

12' 9" x 9' 6" (3.89m x 2.9m) French doors to side balcony with wrought iron balustrading; radiator; ceiling fan light.

EN SUITE

shower with mains connected shower; wash hand basin; wc; frosted window.

FAMILY ROOM - BEDROOMS 1 AND 2

BEDROOM 1

8' 5" x 8' 8" (2.57m x 2.64m) rear window; radiator.

BEDROOM 2

12' 2" x 10' 0" (3.71m x 3.05m) side window; radiator; ceiling fan light.

EN SUITE

shower with mains connected shower; wash hand basin; wc; frosted window.

SECOND FLOOR LANDING

rear window; storage cupboard; access to Bedrooms 6, 7 and 8.

BEDROOM 8

10' 9" x 8' 7" (3.28m x 2.62m) window to front aspect enjoying sea views; radiator.

EN SUITE

shower with mains connected shower; wash hand basin; wc; extractor fan.

BEDROOM 7

12' 3" x 12' 1" plus door recess (3.73m x 3.68m) windows to side and front aspects, the front enjoying sea views; radiator; ceiling fan light.

EN SUITE

shower with power shower fittings; wash hand basin; wc; frosted window.

BEDROOM 6

12' 9" x 9' 4" (3.89m x 2.84m) side window; radiator; ceiling fan light.

EN SUITE

shower with power shower fittings; wash hand basin; wc; frosted window.

OUTSIDE

To the front of the property there is a wrought iron gate, tiled pathway with steps to the main entrance. Steps down to Lower Ground Level. Side forecourt area with metal storage shed. To the rear there is off road parking for one car.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.

COUNCIL TAX

The property is listed for Business Rates as Guest House & Premises with a rateable value of £4,550 pa.

