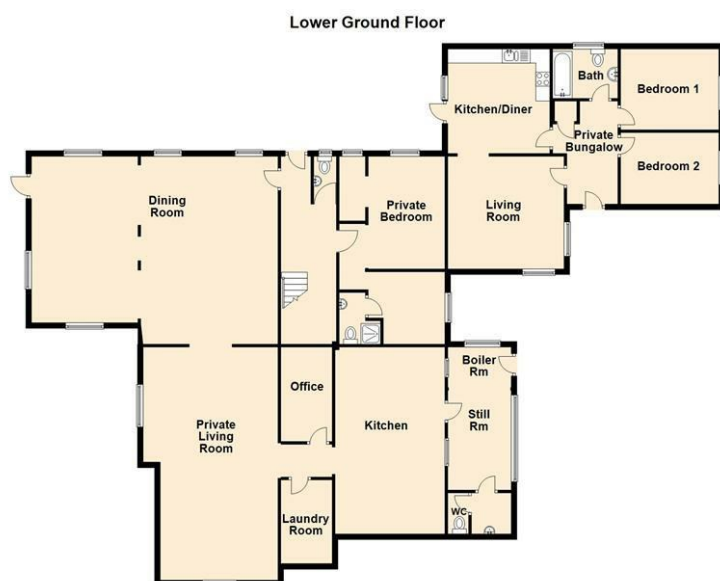




Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

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The Kenbury Hotel is a well established, family run hotel that is well located on a corner plot of Wilton Park Road and Clarence Road and is conveniently situated to the Town Centre, Railway Station, Esplanade and beach. The substantial property also features a two bedroomed self contained owners' private bungalow. The current vendors operate the business on a limited Bed and Breakfast basis and have achieved good ratings to date on Booking.com, Expedia and Hotels.com. The present owners have had the property for six years and they currently let ten guest bedrooms. All rooms feature a smart TV, refrigerator, fan, tea/coffee making facilities and hairdryer. The accommodation is presented in a good tasteful decorative condition and features include gas fired central heating and replacement uPVC double glazed windows. In our opinion the property would make an ideal package for someone looking for their first venture into the hotel and leisure industry and we would recommend an internal inspection. It comprises:

GROUND FLOOR

ENTRANCE PORCH

Leading to:

ENTRANCE HALL

With dumbwaiter, walk in linen store and separate WC.

ROOM 1

Double with en suite shower.

ROOM 2

Double with en suite shower.

ROOM 3

Family suite. Double room with en suite bathroom and a further Twin/Double Room.

FIRST FLOOR

ROOM 4

Single with en suite shower.

ROOM 5

Double with ensuite shower.

ROOM 6

Superior Double with dressing room off and en suite bath.

ROOM 7

Superior deluxe with en suite bath.

ROOM 8

Large Superior Double with en suite bath.

ROOM 9

Double with en suite bath.

ROOM 10

Double with en suite bath.

LOWER GROUND FLOOR

SEPARATE WC

OWNERS BEDROOM

Comprising double room with en suite shower and separate Dressing Room.

PRIVATE DINING AREA

PRIVATE OWNERS LIVING ROOM 28'2 x13'2 (8.59m x4.01m)

OFFICE/STORE ROOM

KITCHEN 21'5 x 12'8 (6.53m x 3.86m)

With 6 burner oven grill, domestic oven hot cupboard, refrigerators, freezers, microwave, water boiler, toasters, base and wall storage cupboards etc.

STILL ROOM

With commercial dishwasher, freezers and tumble dryers. With gas fired boiler, fitted in 2019 and water cylinder storing the hot water with mains pressure. Walk in store room with wash basin and staff WC off.

WALK IN STORE ROOM

With wash basin and staff WC off.

PRIVATE BUNGALOW

ENTRANCE HALL, LIVING ROOM (13'8 X 13'4), KITCHEN/DINER (12'3 X 12), SHOWER ROOM, BEDROOM1 (11'7 X9'5), BEDROOM 2 (11'7 X 8'5). The bungalow had a new gas boiler in 2024.

OUTSIDE

Car park area with space for up to 7 cars. Feature side garden.

TENURE

Freehold.

SERVICES

All mains are available.

COUNCIL TAX

Bungalow and private accommodation Band B

Uniform Business rateable value £11,250. Business Rate relief at a Small Business Rate Multiplier 2024/25 of 49.9 pence in the pound.

