



AMBERLEA, 36 VICTORIA AVENUE, SWANAGE
£775,000 FREEHOLD

This fine detached property is currently used as a highly successful guest house, but is equally suitable as a large family home and is situated in an excellent position some 500 metres from the town centre and beach. The original property is thought to date back to the 1920s, although substantially extended in later years and has been maintained to a good standard throughout.

The owners currently let 7 en-suite bedrooms from February through the summer months until October, providing an excellent income, with many customers returning year on year. There is considerable scope to increase this amount by extending the season, adding in school trips and evening meals. Full details of this successful B&B, including direct booking facility, can be found on the owners website amberleabandbswanage.co.uk The majority of the furniture, fixtures and fittings will be included in the price. A full inventory will be provided and attached to the contract in the event of a sale. In addition, the owners accommodation comprises 3 bedrooms (one en-suite), living room and bathroom. At the rear is an easily maintained courtyard garden, 5 parking spaces and double garage.

Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. It is perfectly located for a coastal walk along the Jurassic coastal path and World Heritage Coastline, which incorporates Old Harry Rock.

Viewing is strictly by appointment through the **Sole Agents, Corbens, 01929 422284.**
Postcode **BH19 1AP.**



The entrance hall welcomes you to the property and leads through to the owners living room and dining room which is used by the guests. Both rooms are South facing and have polished stone fireplaces with fitted gas fires. There is a kitchen fitted with large 5 burner gas range cooker, a preparation room and separate laundry with integrated appliances.

GUEST ACCOMMODATION

Ground Floor

Dining room, 1 double guest suite.

First Floor

1 family guest suite, 3 double guest suites, 1 twin guest suite and 1 single suite. All rooms are fitted to a high standard with en-suite shower/wet room and are equipped with TV and tea/coffee facilities.

OWNERS ACCOMMODATION

Ground Floor

Living room, kitchen, preparation room, laundry room, 1 double en-suite bedroom

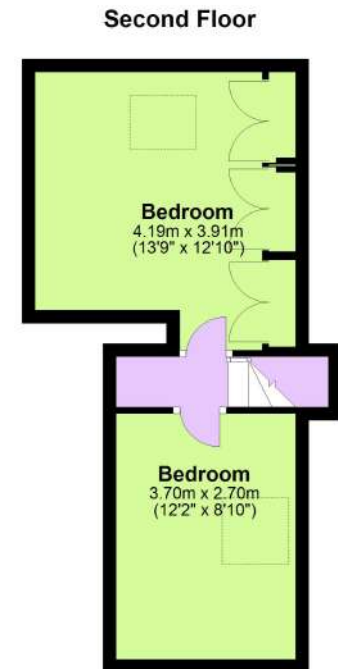
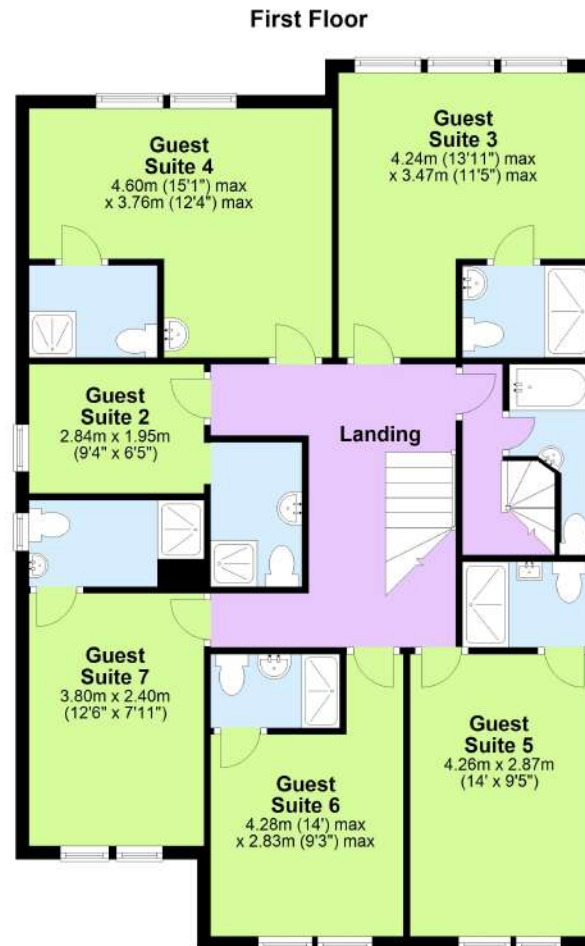
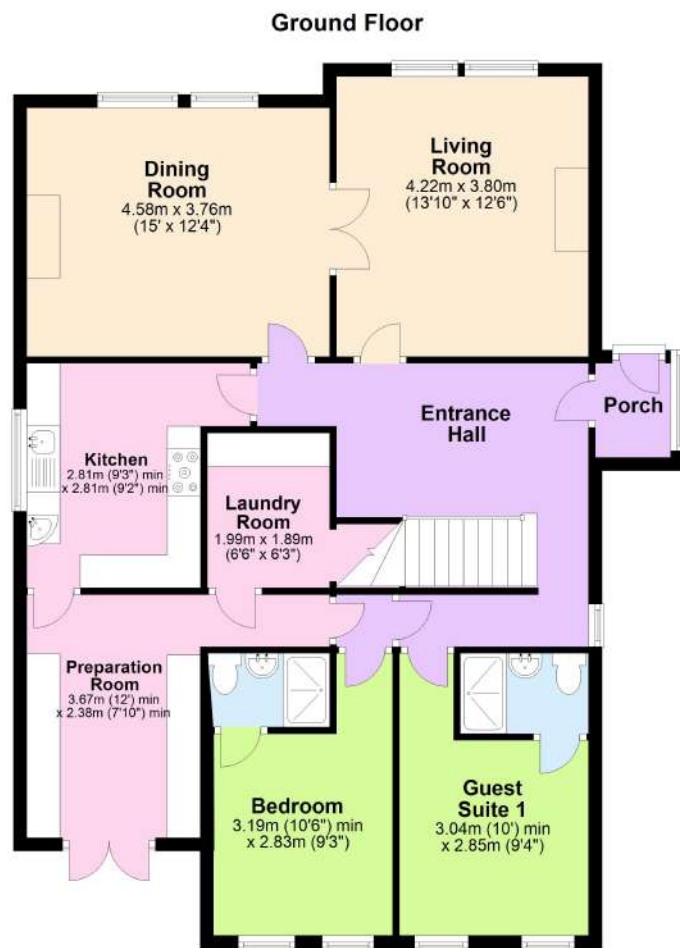
First Floor

Bathroom

Second Floor

2 double bedrooms

Rateable Value £7,600, full rates payable 2020/21 £3,792.40, however, with the current Small Business Relief the Rates Payable is nil. Council Tax Band A - £1,443.69 2020/2021
Reference: VIC1187



Total Approximate Floor Area 228m² (2,454 sq ft)

Energy Performance Asset Rating



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. 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. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

