



GUIDE PRICE £525,000

THE TOWNHOUSE, 101 STATION AVENUE, SANDOWN, PO36 8HD

Hose Rhodes Dickson Commercial

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Hose
Rhodes
Dickson



A great opportunity to purchase a well trading bed and breakfast in a good location in Sandown.

The Business

The Townhouse, formerly The Belmore, is a semi-detached bed and breakfast offering accommodation over two floors. The property offers 8 well-presented guest rooms, a 3-bedroom owners' apartment, off road parking for 2 vehicles and a lovely enclosed, part walled garden to the rear.

The Townhouse has traded very well since the current owners took possession approximately 9 years ago. Normally trading from Easter to October although we have found the trading season has extended across the Island in recent years.

An inventory can be provided upon request and accounts can be shown to bona fide applicants only once a viewing has been undertaken.

The Premises

Beautifully presented throughout, the property has been decorated to a very high standard and offers bespoke boutique style accommodation.

Ground Floor

Entrance Hall

A lovely and wide entrance hall with decorative cornicing, Amtico flooring and stairs to the first floor.

Dining Room 4.3m x 4.8m

With bay window to the front, feature fireplace and surround, radiator, ornate coving and ceiling rose.

Bedroom 8 3.6m max x 3.6m

A double room with bay window to side, basin and en suite shower room with WC. This room is ideal for guests with mobility concerns and guests holidaying with dogs.

Kitchen 5.7m max x 2.5m max

Fitted with a range of wall and base units the kitchen includes a Rangemaster cooker, fridge, freezer and large pantry. Door to Owners Accommodation.

First Floor

Stairs to first floor landing giving access to all other bedrooms. The landing has a skylight giving a lovely natural light to this area. Airing cupboard, storage cupboard and fire escape.

Bedroom 1 2.6m x 1.9m

A single bedroom with window to front and en suite shower room with WC and basin. This room is currently utilised as storage but can be converted back to a single bedroom very easily.

Bedroom 2 5m max x 3.6m

With bay window to the front, decorative coving and wooden flooring.

En suite shower room with fully tiled shower, WC and basin. Part panelled walls, exposed brick feature wall and window to side.

Bedroom 3 4m x 3.8m max

A double room with bay window to side. En suite shower room with tiled shower, basin and WC. Heated towel rail. This room is part tiled to mid-way and has feature lighting.

Bedroom 4 2.6m x 3.5m

A twin bedroom with the lovely advantage of having a private balcony to the side aspect with views towards Culver Downs. En suite shower room, tiled shower, WC and basin, heated towel rail.

Bedroom 5 4.7m max x 3.5m

A double room with window to side aspect. Feature light. En suite bathroom, with claw footed bath, basin and WC. Exposed brick feature wall.

Bedroom 6 4.7m x 2.9m

A double room with feature panelled wall and window to side. En suite shower room with tiled shower and wet area, basin and WC.

Bedroom 7 3.5m x 2.9m

A double room with window to rear aspect with views towards Culver Down. En suite shower room with enclosed shower cubicle, basin and WC and window to side.

Owners Accommodation

Lounge 5.7m x 3.2m

With feature chimney breast and surround, door and window to side access. Laminate flooring, feature ceiling lights and wall lights. opening into:

Dining Area 4.03m x 1.7m

With ceiling spotlights, laminate flooring and door to hallway.

Bedroom 1 2.6m x 4.6m

A double room with window to side, radiator and en suite shower room with tiled shower cubicle, basin and WC and further window to side.

Bedroom 2 3.6m max x 3.5m

A double room with window to side and radiator.

Bedroom 3 / Snug 2.7m x 2.6m

With window to rear and radiator.

Family Bathroom

With white suite comprising bath, basin and WC. Heated towel rail.

Laundry Room

An insulated timber room with plumbing and electric housing the washing machine and tumble dryer.

Store

A brick-built store giving access to the rear garden.

Outside

The Townhouse offers a front paved garden with steps to the front door. There is side access to the rear with garden and parking. The property benefits from a right of way over the side lane to the parking area.

Rear Garden

An enclosed part walled rear garden with various shrubs and borders. Decking to the side and rear. 2 sheds.

Terms

The property is available freehold, Guide Price £525,000.

Viewings

All viewings to be arranged via HRD Commercial. Please contact on 01983 527727 or commercial@hrdiw.co.uk

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