



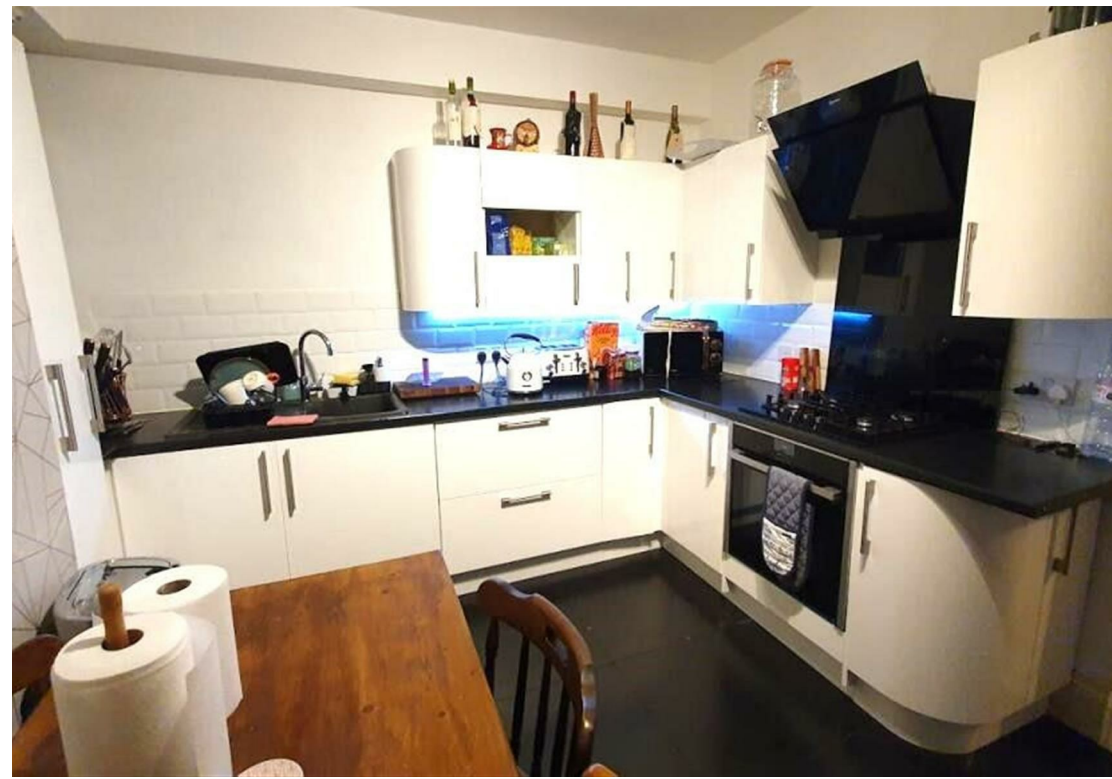
£697,500

121 West Hill Road, Bournemouth, BH2 5PH



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Main Description

Town centre hotel in prime location under 600 yards to Bournemouth International Centre, 700 yards to Bournemouth pier and less than 900 yards to Bournemouth square. Bournemouth bus and train station is within 1.5 miles.

In total, there are 14 bedrooms, 8 with en-suites plus 2 public bathroom/shower rooms, situated on the ground, first, second and third floors. There is a sizable owners apartment located on the lower ground floor with spacious 1 bedroom accommodation.

Double doors open into the Entrance Lobby with feature arch opening onto the Reception Hall which provides access to the 3 bedrooms on this level, the lower level has an inner hallway with private door into the spacious 1 double bedroom owners flat. This also benefits from a good size lounge with door to a rear courtyard, kitchen/breakfast room and shower room. The first floor landing has a cloakroom and provides access to 4 bedrooms on this level, the second floor landing has large walk in linen cupboards, a public bathroom and access to 4 bedrooms whilst the third floor landing has a shower room and access to a further 3 bedrooms.

Business

We are advised that the owner operates on a room only basis and that a residential licence is held.

Tenure

Freehold

Rateable Value: Council Tax Band A and Council Tax Band F
Information from the Valuation Office Agency Website.

Area

Bournemouth is one of the largest coastal towns on the south coast of England, with seven glorious miles of idyllic coastline from Poole to the west and Christchurch to the east. Bournemouth is very much open all year round but of course this seaside resort really comes alive during the summer months.

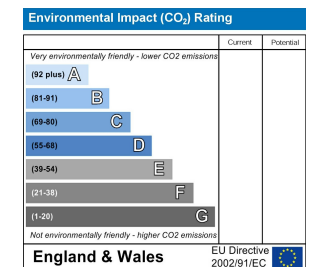
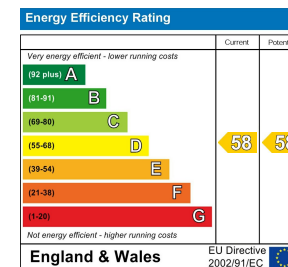
FEATURES & SPECIFICATIONS

- Ideal Town Centre Location
- Television, Tea Making facilities and Fridges to all Rooms
- Re-Tiled Roof
- CCTV System
- Gas Central Heating
- Double Glazing
- Master Key System
- Sea Glimpses From Upper Floors
- Freehold
- Spacious One Double Bedroom Owners Flat



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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