



Price Guide £697,500

123 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, 10 with en-suites plus 2 public bathroom/shower rooms, with accommodation situated on the lower ground, ground, first, second and third floors.

An enclosed Entrance Lobby opens into the Reception Hall with public cloakroom and feature arch which opens onto the Bar Lounge/Reception room with bay window, feature fire surround with cast iron tiled inset, living flame gas fire, pine bar, fitted shelving, electronic cash register, wash basin and bottle chiller. Also on this level are 2 bedrooms both with en-suite shower rooms. The lower ground floor has an inner hallway with storage units and shelving, door to the front of the property, walk in utility /laundry store with water softener, shower room a further bedroom plus the fitted kitchen which benefits from an extensive range of storage units and appliances, with door to the side of the property. Also on this level is the dining room with bay window, laid for 18 covers with matching dark stained furniture. The first floor landing provides access to 3 bedrooms with en-suites and a 4th room with wash hand basin. The second floor has 4 bedrooms (2 en-suite) and a public bathroom with the third floor having a further 3 bedrooms with en-suite shower rooms.

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

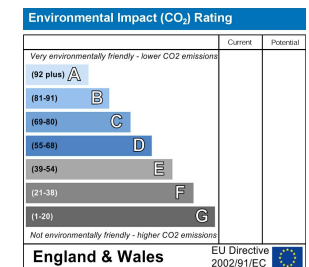
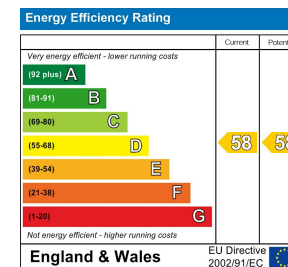
Bournemouth is one of the largest coastal towns on the south coast of England, with seven glorious miles of idyllic coastline from Poole to the west and Christchurch to the east. Bournemouth is very much open all year round but of course this seaside resort really comes alive during the summer months.

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
- Bar Lounge Reception Area
- Kitchen and Dining Area.

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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