



57/59, KING STREET

BRIXHAM, DEVON - £850,000

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Why this home is Chosen...

Nestled in the picturesque heart of Brixham, Torbay, an exceptional guest house awaits new ownership, presenting an unparalleled opportunity in the hospitality realm. With six generously appointed bedrooms and bathrooms, this property offers both luxury and comfort to guests seeking a retreat by the sea. The pièce de résistance lies in the breathtaking views of the Brixham harbour, a mesmerising vista that captivates visitors and sets the stage for unforgettable experiences. Boasting a track record of resounding success, this guest house presents the perfect canvas for an entrepreneur eager to continue its legacy of excellence. Whether one seeks to capitalise on the thriving tourism industry or simply indulge in the charm of coastal living, this remarkable establishment beckons with promise and possibility.

Quick Tour

Highlights of this lovely home include:

- * Dating back to 1762
- * Grade 2 listed
- * 5 parking spaces
- * 5 double bedrooms all with en-suites
- * Generous kitchen and dining room
- * Separate owners accommodation
- * Voted by TripAdvisor to be in the top 1% of Hotels and Guest Houses in the World
- * Voted by TripAdvisor to be in the top 15 Guest Houses in the UK for over two years running.
- * Voted 'Exceptional' by Booking.com
- * Chain free



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Oozing with character

This guest house stands as a testament to success, having flourished under the dedicated stewardship of its current owners for the past 15 years.

Their unwavering commitment to excellence has seen the business thrive, with each passing year witnessing a steady expansion of its loyal clientele, many of whom have transcended the realm of guests to become cherished friends.

Operating just beneath the VAT threshold, the guest house presents an enticing opportunity for prospective owners, with the potential to achieve an annual revenue exceeding £150,000. Moreover, an additional financial boon awaits those who opt for off-site residency, as converting the owners' accommodation could yield an extra £30,000 per annum.

The property's five parking spaces are currently rented off the council each year and are conveniently situated in the Southern Quay Car Park, provide ease of access for guests, while a dedicated loading and unloading area further enhances the guest experience.

Notably, the guest house's enviable location affords breathtaking views of Brixham's picturesque harbor and the stunning Torbay area, ensuring an unforgettable stay for visitors.

With the town center and Brixham Marina mere moments away, and the tranquil Breakwater Beach beckoning just a short stroll from the doorstep, this guest house epitomises the quintessential seaside retreat.

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Step inside this enchanting guest house and discover a haven of comfort and charm. The five double bedrooms, each equipped with modern ensembles and tea & coffee making facilities, ensure guests' utmost relaxation. Ample storage space further enhances their comfort, allowing for a seamless and clutter-free stay.

The recently refitted kitchen, spacious and well-appointed, beckons to be the heart of morning activities, catering to breakfast preparations with ease. Beyond lies a rear private garden, once home to hens providing fresh eggs and a smoker for tantalizing breakfast additions.

Adjacent stands a separate cottage, commanding a premium price with its private amenities including a kitchen, lounge area, and bathroom. The mesmerizing views from the bedrooms serve as a constant reminder of the proximity to the sea, offering glimpses into the vibrant coastal life.

Ascend to the top floor to unveil the owner's sanctuary, meticulously refurbished to the highest standards. The show stopper up here the newly installed glazing, offering panoramic views and accompanied by a side window and window seat, providing unparalleled vistas of the marina and beyond. Here, amidst the breathtaking sunsets, the burdens of daily operations fade, allowing for moments of pure tranquility and inspiration. This floor has the added benefit of a further double bedroom and separate bathroom.

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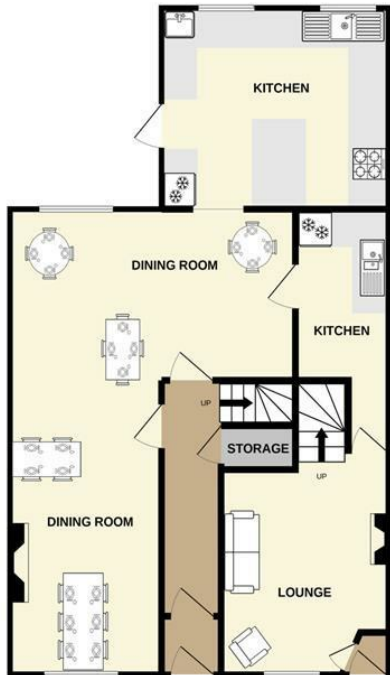
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GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



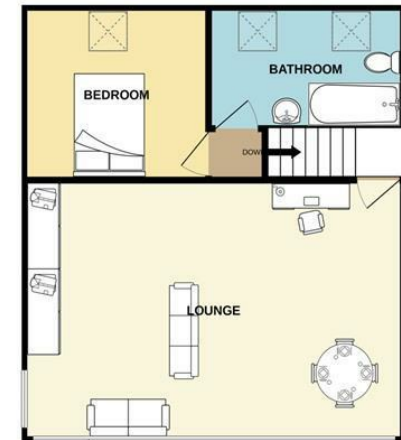
1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



2ND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



3RD FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 2541 sq.ft. (236.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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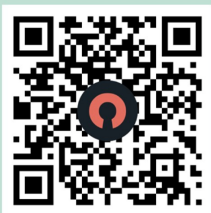
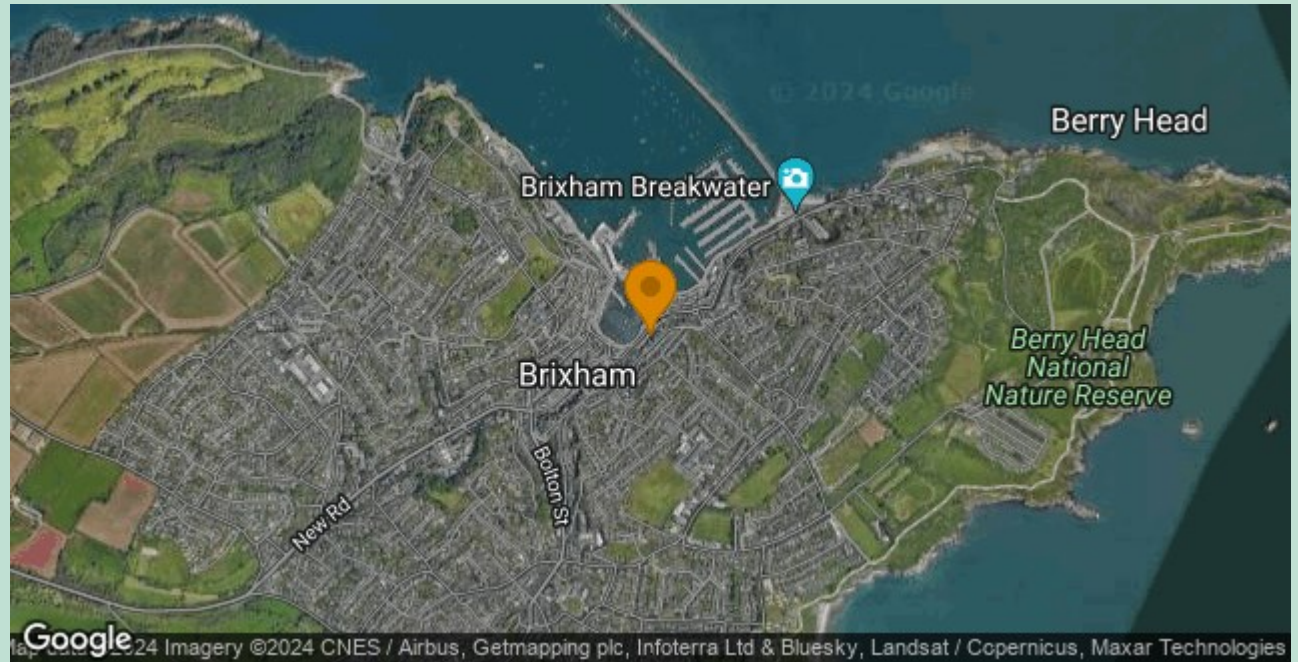
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Enquiries

57/59 King Street is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(69-80) C	69	81
(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	



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