



359, Marine Road East, Morecambe

## The property at a glance 1 2 1 2

- Hotel With Sea Views
- Nine Letting Rooms All With En Suite
- Two Guest Reception Rooms
- Fitted Kitchen
- Utility/Laundry Room
- Separate Living Accomodation
- On Street Parking
- Freehold
- Council Tax Band: A
- EPC Rating: C

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£495,000**



# Get to know the property



Welcoming to the market this beautiful Hotel that will have you feeling like you're on an endless holiday!

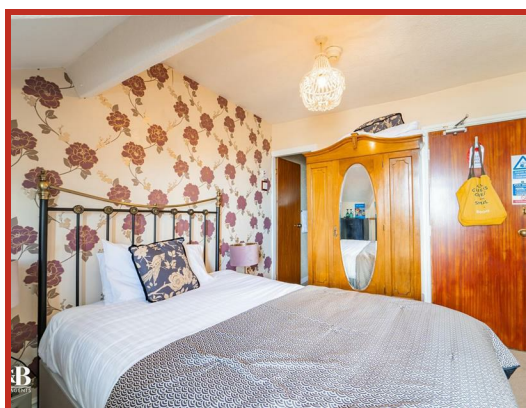
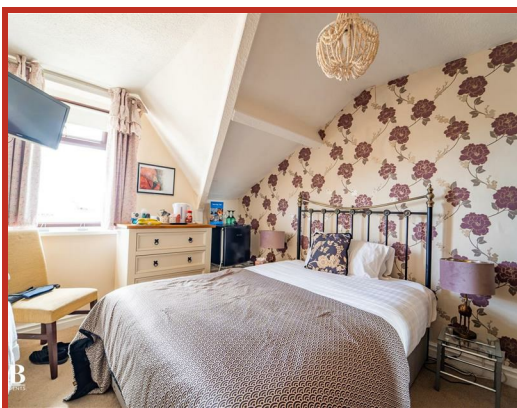
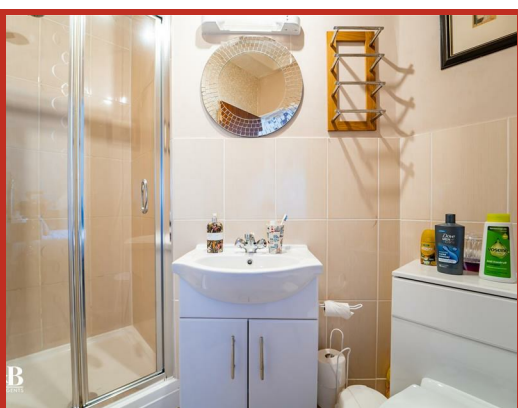
Nestled in the charming seaside town of Morecambe, the Yacht Bay View Hotel offers a unique opportunity to own a stunning 11-room hotel with breath-taking sea and lake land views. This well-maintained property boasts 2 reception rooms, 11 bedrooms, and 11 bathrooms, providing ample space for guests to relax and unwind..

One of the standout features of this property is the space downstairs designated for the owner to live, offering both convenience and privacy. Imagine waking up to the sound of the waves and enjoying your morning coffee with panoramic views of the sea and lakelands right at your doorstep.

The spacious reception rooms provide the perfect setting for guests to socialise and create unforgettable memories. Whether it's a cosy evening by the fireplace or a sunny afternoon on the terrace, this hotel offers versatile spaces for every occasion.

The well-equipped kitchen is a chef's dream, ideal for preparing and delivering delicious meals to waiting guests. From hearty breakfasts to gourmet dinners, the culinary possibilities are endless in this inviting space.

If you're looking for a turnkey property with endless potential, the Yacht Bay View Hotel is ready to welcome you with open arms. Don't miss this opportunity to own a piece of paradise by the sea.





## Ground Floor

### Porch

1.47m x 1.37m (4'10 x 4'6)

Composite double glazed frosted entrance door, cornice coving, tiled floor and single glazed leaded stained glass door to hall.

### Hall

7.80m x 1.37m (25'7 x 4'6)

Central heating radiator, cornice coving, stairs to first floor, doors to reception room two, kitchen and door to stairs to lower ground floor.

### Reception Room One

5.64m x 4.47m (18'6 x 14'8 )

Composite double glazed bay window, cornice coving, ceiling rose, picture rail and two feature wall lights.

### Reception Room Two

4.11m x 3.99m (13'6 x 13'1)

Composite double glazed window, central heating radiator, cornice coving, ceiling rose, picture rail, two feature wall lights, electric fire in marble surround and hearth and decorative surround, TV point and open to reception room one.

### Kitchen

4.32m x 2.34m (14'2 x 7'8)

Composite double glazed window, hardwood wall and base units, laminate worktops, two bowl stainless steel sink with draining board and mixer tap, single stainless steel sink with mixer tap, space for freestanding range cooker, double extractor fan, tiled splash back, plumbing for dishwasher, space for fridge freezer, part tiled elevations, tiled floor and composite double glazed door to rear.

## Lower Ground Floor

### Inner Hall

3.78m x 2.03m (12'5 x 6'8)

Smoke detector, laminate flooring and doors to reception room three, bedroom walk in wardrobe and utility room.

### Reception Room Three

5.54m x 4.34m (18'2 x 14'3)

Composite double glazed bay window, central heating radiator, ceiling fan, wall mounted electric fire, TV point and laminate floor.

### Bedroom One

3.91m x 3.89m (12'10 x 12'9)

Composite double glazed window, central heating radiator, TV point and door to en suite.

### En Suite

1.17m x 1.07m (3'10 x 3'6)

Dual flush WC, vanity top wash basin with mixer tap, part tiled elevation and laminate flooring.

### Walk In Wardrobe

4.42m x 2.36m (14'6 x 7'9)

### Utility/Laundry Room

4.22m x 2.06m (13'10 x 6'9)

Composite double glazed window, plumbing for numerous washing machines, boiler, under stairs storage and door to rear porch.

### Rear Porch

1.19m x 0.86m (3'11 x 2'10)

Laminate floor and composite double glazed door to rear.

## First Floor

### Further Landing

1.88m x 1.12m (6'2 x 3'8)

Doors to storeroom, bathroom and WC and stairs to landing.

### Bathroom

3.12m x 1.52m (10'3 x 5')

Composite double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, freestanding bath with mixer taps and rinse head, ceiling fan, wood panel ceiling, part tiled elevations and laminate floor.

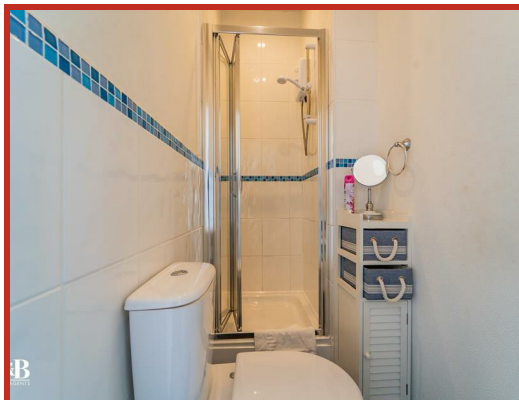
### WC

1.88m x 0.91m (6'2 x 3')

Composite double glazed frosted window, low level WC and wall mounted wash basin with traditional taps, boiler, part tiled elevations and vinyl flooring.

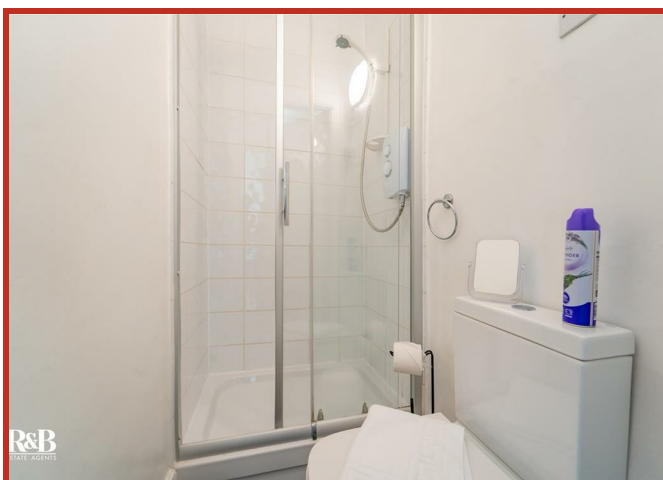
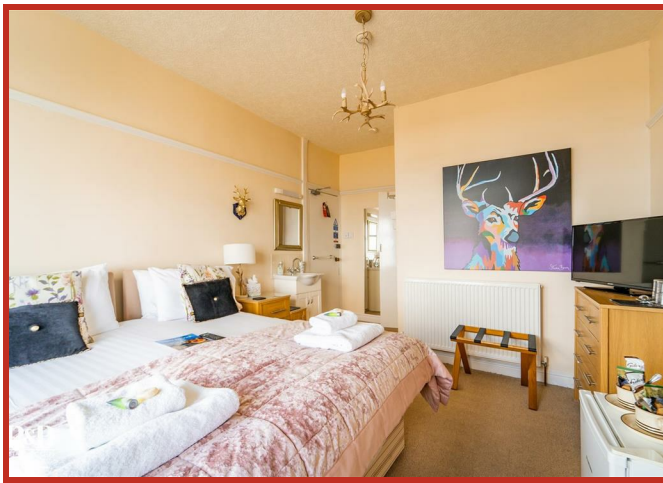
### Storeroom

1.96m x 1.52m (6'5 x 5')



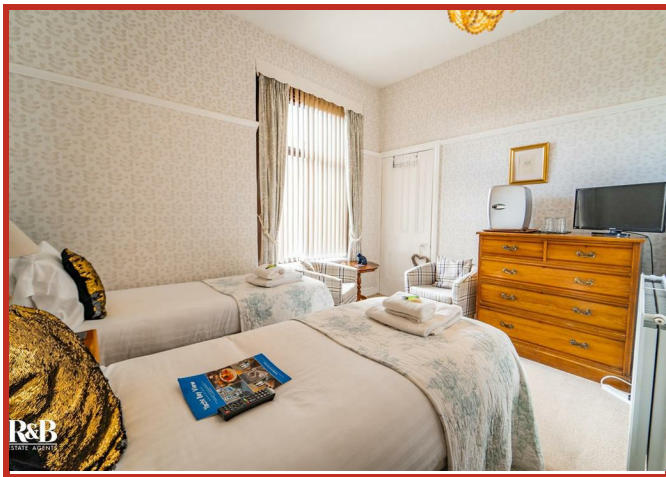
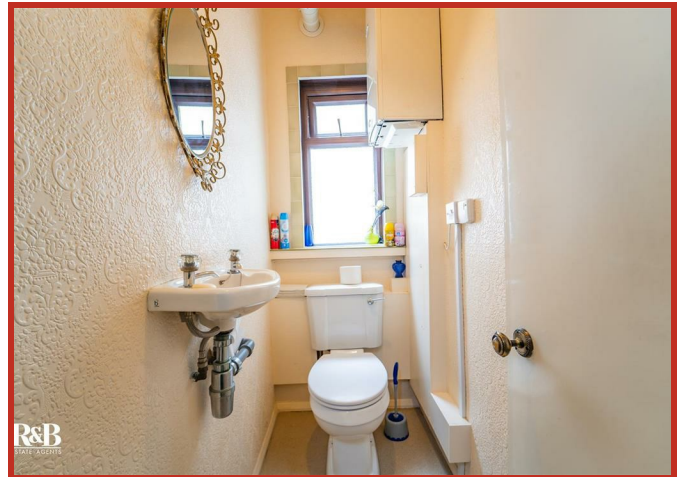


Yacht Bay View Hotel, 359  
Marine Road East,  
Morecambe, LA4 5AQ





# Yacht Bay View Hotel, 359 Marine Road East, Morecambe, LA4 5AQ



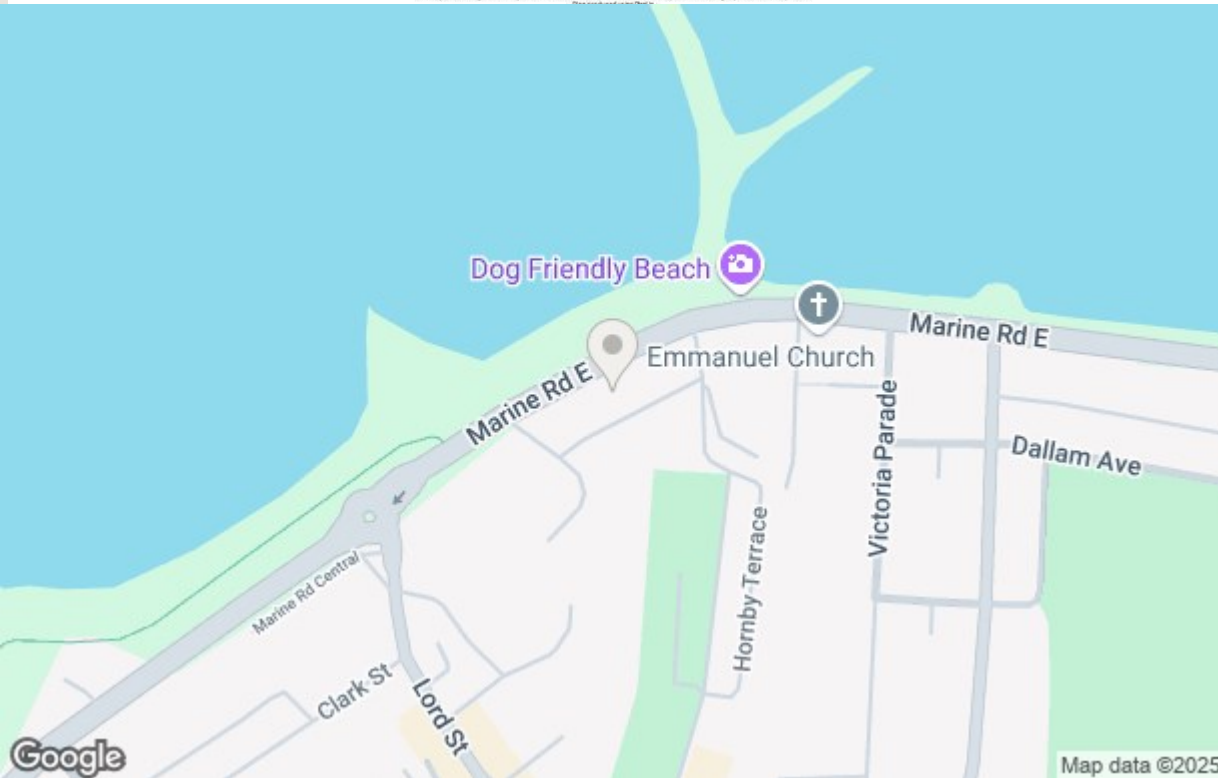
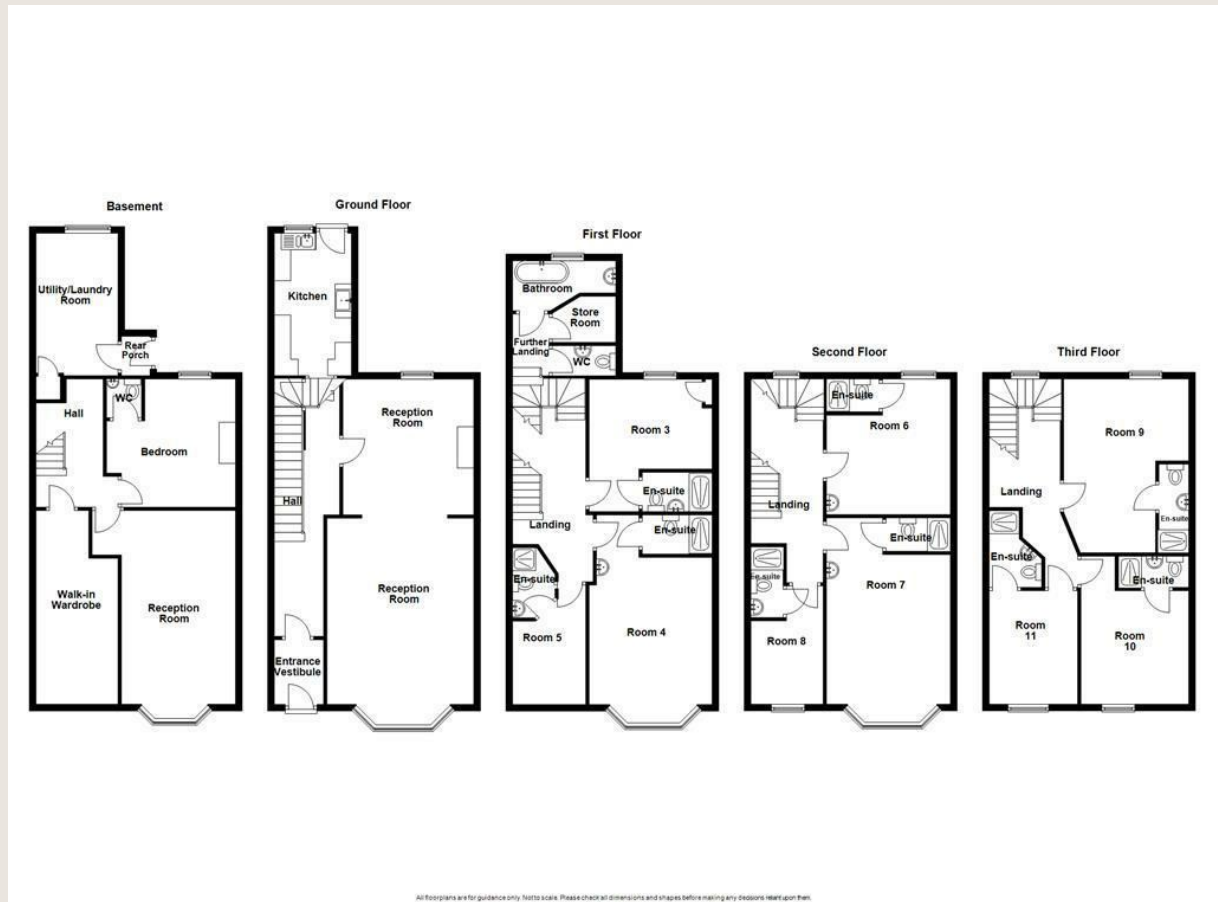
GET IN TOUCH TODAY

01524 889000


[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

# Take a nosey round



**GET IN TOUCH TODAY**  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	