



Instinct Guides You



The Esplanade, Weymouth £675,000

- Stunning Order Throughout
- 8 Guest Rooms + En-suites
- Period Features Throughout
- Sea Front Location
- Beautiful Views
- Substantial Freehold Guest House
- Ground Floor Vendor Accommodation
- Excellent Reviews



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This large versatile property has been renovated by the current owners and would make a great business venture for anyone to continue or large COMBINED FAMILY HOME (subject to change of use) making it a substantial, versatile accommodation spread over five floors with a level of grandeur hard to find elsewhere.

A SUBSTANTIAL beautifully presented EIGHT BEDROOM all ensuite FREEHOLD GUEST HOUSE enjoying a striking position moments from Weymouth's picturesque golden SANDY BEACH & all TOWN CENTRE AMENITIES & ATTRACTIONS. The property boasts PERIOD FEATURES and GROUND FLOOR owners accommodation.

The property is in fantastic order throughout and oozes Victorian charm and character from beautiful staircases to grand bay windows, therefore the property is Grade two listed. Positioned over five floors there are eight, beautifully presented bedrooms currently for guests, all of them with immaculate en-suites ranging from generous double rooms with bay windows flooding the space with light to cosy singles. Bedrooms eight and seven enjoy pleasant sea views with bedroom three having views towards Alexandra Gardens.

There is a generous lounge that has a large bay window creating a bright inviting space plenty large enough for a range of furniture and versatility on layout. Adjacent is the dining room currently arranged with an 10 seater table the room offers a contemporary space perfect for family living.

The rear of the ground floor comprises a large, fitted kitchen, and the current owners accommodation. A large lounge/diner has direct access outside and offers a peaceful retreat for the owners before continuing to a double bedroom with modern en-suite comprising of a shower cubicle, wash hand basin and W/C finished with decorative floor to ceiling tiles.



Room Dimensions

Bedroom Eight 10'2" max x 14'2" max + en-suite (3.12 max x 4.32 max + en-suite)

Bedroom Seven 9'10" x 11'9" + en-suite (3.01 x 3.60 + en-suite)

Bedroom Six 8'3" x 8'1" + en-suite (2.52 x 2.48 + en-suite)

Bedroom Five 10'5" x 7'11" + en-suite (3.20 x 2.42 + en-suite)

Bedroom Four 12'5" x 7'4" + en-suite (3.79 x 2.24 + en-suite)

Bedroom Three 17'9" max x 14'7" max + en-suite (5.43 max x 4.45 max + en-suite)

Bedroom Two 16'6" max x 11'5" max + en-suite (5.03 max x 3.50 max + en-suite)

Bedroom One 12'7" x 10'2" max + en-suite (3.84 x 3.11 max + en-suite)

Communal Lounge 14'2" into alcove x 10'7" into bay (4.33 into alcove x 3.25 into bay)

Communal Diner 16'0" x 11'8" (4.90 x 3.57)

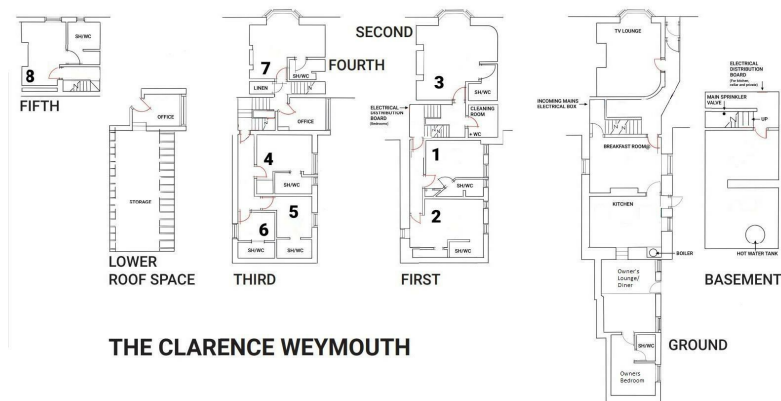
Kitchen 16'1" x 12'2" (4.92 x 3.73)

Vendor Bedroom 10'2" x 8'4" (3.10 x 2.55)

Vendor Lounge/Diner 18'11" max x 9'10" max (5.78 max x 3.0 max)

Business Information

The vendor informs us that The Clarence is currently and historically very busy and profitable, they can operate all year however typically close for roughly between four and two weeks. The property has a number of 5* star Google reviews and is rated excellent by Visit England.



THE CLARENCE WEYMOUTH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(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	

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

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.