



Instinct Guides You



## Belle Vue, Weymouth £550,000

- Freehold
- Six Letting Rooms
- Five Bathrooms
- Moments From Harbour & Beach
- Separate Owners Accommodation
- Views Of Harbour & Beach
- Great Potential
- Versatile Layout & Use



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A WELL PRESENTED CHARACTER versatile SIX LETTING ROOMS plus owners accommodation FREEHOLD GUESTHOUSE situated in a PRIME POSITION in between Weymouth's award winning BEACH & HARBOURSIDE. Perfect for anyone wishing to continue this successful business or to be used as a large home with income\*. ( subject to change of use ).

The property is substantial in size with flexible accommodation covering four floors, enjoying views from the front over the beach & some to the rear of the harbour.

The current owners are selling due to retirement, currently only using four letting rooms through choice giving extra scope for increased income and versatility.

A generous dining room with character features including a fireplace and cornicing is positioned at the front of the property with large bay window creating a comfortable pleasant room. There is a guest room with ensuite on the ground floor which is ideal for older clientele and generally uncommon which is a definite benefit to this property, offering future versatility & revenue. The kitchen is at the rear with space for all appliances with stairs down to a cellar which is a great space perfect for storage with access out to a courtyard from the kitchen & storage area.

To the first floor is bedroom two with shower built within & private use of a separate w/c positioned on the landing leading to the owners accommodation, which resides on this floor. The owners accommodation consists of a good size lounge with log burner benefiting the continuation of the large bay window for light with bedroom & bathroom.

To the second floor is guest rooms four & five which are both ensuite bedrooms with bedroom five positioned at the front being a family room benefiting the view.

Finishing the accommodation on the third floor is bedroom six & seven being a similar arranged to the floor below again enjoying excellent views from the front family room.



## Room Dimensions

Dining Room 14'0" x 11'10" (4.29 x 3.62)

Bedroom One 11'9" plus bay x 8'11" (3.59 plus bay x 2.73)

Kitchen 14'3" x 8'11" (4.35 x 2.73)

First Floor

Bedroom Two 10'4" x 8'9" (3.17 x 2.69)

W/C

Owners Lounge 15'3" > 10'0" x 13'10" plus bay (4.67 > 3.07 x 4.24 plus bay)

Owners Bedroom 10'2" x 8'11" plus recess (3.12 x 2.74 plus recess)

Owners Bathroom

Bedroom Four 11'9" x 10'5" max (3.6 x 3.2 max)

Bedroom Five 14'4" x 9'6" plus bay (4.38 x 2.92 plus bay)

Second Floor

Bedroom Six 11'11" x 10'6" (3.64 x 3.22)

Bedroom Seven 14'8" x 9'4" plus recess (4.49 x 2.87 plus recess)

## Agents Notes

\* subject to change of use and any necessary consents.

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