



Guide Price
£750,000
Freehold

Esplanade, Shanklin, Isle of Wight, PO37

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10.4 miles from Fishbourne to Portsmouth Ferry
8.6 miles from Ryde Catamaran & Hover Travel
13.1 miles from East Cowes to Southampton Ferry



This beautiful, double fronted, guest house, occupies a wonderful position on Shanklin seafront. Many of the rooms have wonderful views across the water and all rooms are accompanied by modern en-suite facilities.



Prime beach front location

Beautiful, double fronted detached guest house

9 en-suite guest bedrooms

Separate 3 bedroom holiday apartment

2 bedroom owners accommodation

Superb elevated front terrace ideal for private guests and passing trade





A fantastic opportunity has arisen to purchase this impressive guesthouse and holiday apartment property in the hugely popular tourist destination of Shanklin, renowned for its golden, sandy beaches, family-friendly entertainment and quality bars and restaurants. Ideally located on the seafront, with spectacular views across the bay, this incredibly flexible accommodation boasts nine ensuite guest rooms, as well as a three-bedroom self-catering apartment, plus a two-bedroom owner's apartment. Furthermore, it affords an enormous amount of flexibility, with the potential to make the owner's accommodation an additional guest apartment and there's a further ensuite bedroom on the ground floor, currently used by the owners, that could also work as another guestroom.

On the ground floor is the current owners accommodation that includes two ensuite shower rooms, an open plan living area with stunning sea views from its bay windows, plus access to a patio dining area. Across the hallway is the open plan guest dining room and bar area, with wide bay

windows maximising the beautiful views across the sandy beach and sea beyond. The current owners have utilised this space as well as the impressive commercial kitchen to their advantage, by throwing the doors open to the general public and marketing themselves as a restaurant and cocktail bar, to great success.

Currently all of the main guestrooms reside on the first floor and all boast ensembles, two of which enjoy bathrooms with bathtubs. Towards the rear of the first floor is the three-bedroom apartment, the master benefiting from an ensuite, with a large family bathroom, kitchen and an open plan living area with direct access to a patio outside for alfresco dining. In addition to all of this, there is potentially a one-bedroom apartment available by separate negotiation.

This remarkable property is already an incredibly successful business and offers enormous flexibility to maintain, adapt or grow into whatever its new owner's desire.

What the owner says...

"Shanklin is a charming, traditional seaside holiday destination, steeped in history but with all the advantages of modern conveniences as well. Hope beach is a stunning, golden sandy bay with traditional entertainments, such as crazy golf, ten pin bowling and banana boat rides, as well as several bars and restaurants overlooking the beach.

For a quieter beach experience there's small Hope; an unspoilt sandy beach with pretty beach huts and cafés along the revetment. A short walk along the scenic Red Squirrel coastal path will take you to many more of Shanklin's delights, such as the Victorian park, Rylstone Gardens and the beautiful natural landmark Shanklin Chine.

There's also the picturesque Shanklin Old Village; lined with pretty thatched cottages housing traditional pubs serving local ales and produce as well as artisan shops, restaurants and tea rooms.

Shanklin is also an ideal base for exploring what the rest of the island has to offer. There are no less than seven bus routes, covering the whole of the island, as well as a train station with a line to Ryde pierhead, stopping at Brading, Sandown and Lake."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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