



Kings Road West

Swanage

BH19 1HF

DECEPTIVELY SPACIOUS 9 BEDROOM GUESTHOUSE IN
CENTRAL TOWN LOCATION WITH INCOME POTENTIAL

£725,000

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Swanage sits on the eastern edge of the Purbeck peninsular and the sandy beach extends along the length of Swanage Bay with a pleasant walk along the Promenade into the town . Swanage has a wide variety of shops , restaurants and pubs , and is well known for the Historic Swanage Steam Railway , Durlston Country Park and the World Heritage Jurassic Coast and of course the amazing sandy beaches of Swanage , Studland and Shell Bay.

This deceptively spacious 9 bedroom Guest House in central town location is just a short walk from the shops , sandy beaches , Steam Railway and Promenade . A well presented property ideal for Bed & Breakfast or AirBnb , currently with 7 letting rooms and owner accommodation on the ground floor . An ideal business opportunity or conversion to large family home , subject to permissions . This property is ideally located for business and pleasure, a short walk from all amenities, shops and the sea. The rooms are light and airy, with original dado and picture rails . Gas Fired central heating throughout and UPVC windows. Presently the business is running at 35% of the possible income it could generate but has significant potential to run as a B&B or convert to apartments, or large family home, all subject to planning permissions.

Ground Floor Owner Accommodation - Along the Hallway is the owner Bathroom , a fully tiled room comprising of bath with screen and overhead shower, wash basin, w.c. and east facing window . The next room is the Kitchen / Utility/Laundry, an L shaped room with fully tiled walls and floors. The first part is laid out as the main Kitchen with a good selection of wall and base units , inset sink and five burner gas hob with extractor hood above . An integral double oven completes the built in appliances , leaving space for a large free standing fridge / freezer . The second section is laid out for the Utility/Laundry , with matching wall and base units, inset double sink and provision for dishwasher , washing machine and tumble drier. The boiler is also housed in this part of the room .

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Opposite the Kitchen is the owner Sitting Room , a lovely light room with parquet flooring, plenty of space for comfortable seating and south facing bay window fitted with central patio doors opening into an enclosed courtyard garden . Continuing along the Hallway opens into an open room currently used as an office /study with storage cupboard and from which the two ground floor bedrooms are accessed . Bedroom 1 is a bright double room with south facing patio doors which open into the rear garden and plenty of space for wardrobes . A fully tiled En Suite shower room fits nicely in the corner of the room , containing corner shower cubicle, wash basin and w.c. Bedroom 2, also a double room , has east facing window and ample space for wardrobes and bedroom furniture.

Ground Floor Guest Accommodation - The Front Door covered by an awning storm porch , opens into an Entrance Hall and extended Hallway giving access to all ground floor rooms and stairs . Immediately to the left is a guest sitting room , a dual aspect room large enough for comfortable seating , and television . To the right is a spacious guest dining room , facing to the front of the house , a large bay window bestows amazing light to the whole room , whilst original parquet flooring and feature fireplace brings a warm glow to this area.



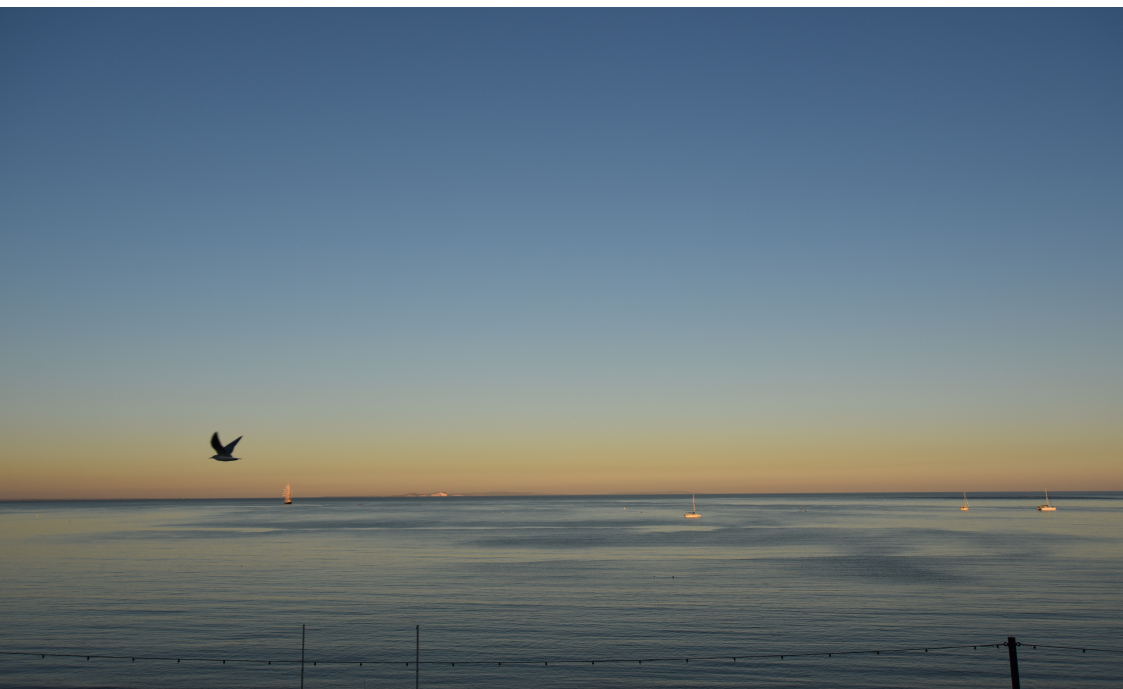


First Floor Guest Accommodation – Four bedrooms are located on this floor . Room 3 to the front of the house is a spacious and light double room with the benefit of a large bay window offering extra floor space whilst bringing plenty of natural daylight to the room. An En Suite shower room consisting of walk in shower , wash basin and w.c. has a sliding door to maximise space and built in wardrobes complete the room . Room 2 also to the front of the house is dual aspect and a comfortable single room with wash basin . Room 4 is along the Landing and is a lovely bright double room including a wash basin with vanity under and large south facing window overlooking the rear garden . A compact En Suite consists of shower and w.c. Room 5, to the rear of the property is bathed in light with dual aspect east and south facing windows . A large, bright double room with En Suite Shower Room with shower , wash basin and w.c. A separate fully tiled Bathroom is also located on this floor comprising of bath with overhead shower , wash basin with vanity unit and w.c.

Second Floor Guest Accommodation – On this floor there are three double bedrooms all with en suites . Room 6 to the front of the house is light and airy with large En Suite Bathroom comprising of bath with hand held shower , wash basin and w.c. Along the Landing is Room 7 a bright room with south facing window , eaves storage cupboard and sliding door to fully tiled En Suite Shower Room consisting of walk in shower , wash basin and w.c. Room 8, to the rear of the house is a large light room with built in storage and large En Suite Bathroom including bath with hand held shower , wash basin and w.c.

Outside – To the front of the property a low Purbeck stone wall encloses the boundary , there is plenty of off road parking on the stone crazy paved driveway . The rear courtyard is also crazy paving , low maintenance but with potential for garden if desired . Garden sheds provides extra storage.









Viewing by appointment through sole agents:
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