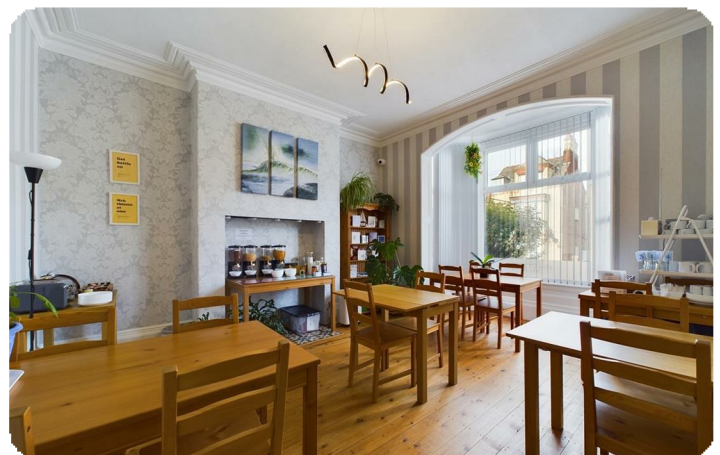
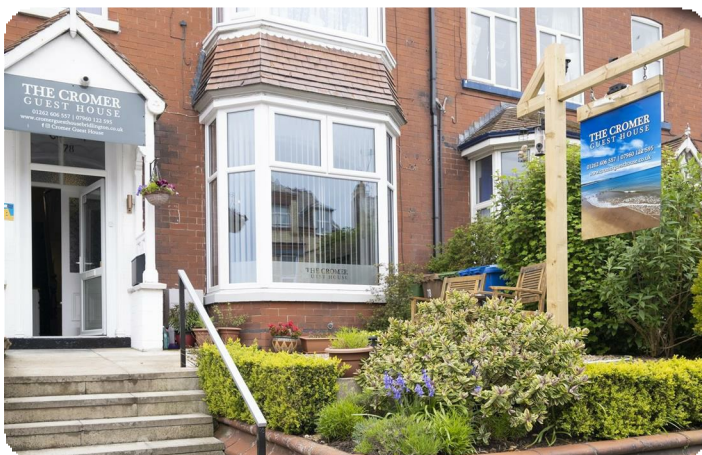




The Cromer Guest House 78 Trinity Road, Bridlington, YO15

Offers Over £325,000



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Bridlington, YO15 2HF

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An established, well-appointed guest house with seven letting rooms, owners accommodation and further office/storage room. Situated in a prime trading location, only a 2-minute walk to the North beach and convenient for the leisure centre and pool, Bridlington Town centre and harbour.

The Cromer Guest House has been meticulously modernised and maintained by the current owners to offer stunning accommodation. All rooms have En-suite facilities and are presented to the highest of standards, making for the most pleasant of stays. Each room also offers tea/coffee making facilities, excellent Wi-Fi, wall mounted TV and furnishings.

The establishment consistently achieves outstanding reviews and high scores across all platforms. The guest house is to be sold as a successful going concern with everything included to ensure trading can continue right from day one, this established business with returning clientele offers the opportunity to take the business to the next level. Full accounts are available upon request to any bonafide potential purchasers.

Entrance:

Upvc double glazed door into inner vestibule. Double doors into a spacious entrance hall, understairs storage cupboard, period tiled flooring and central heating radiator. Fire control panel.

Dining room:

13'11" x 13'10" (4.25m x 4.23m)

A front facing well laid out room which offers seating for 12, stripped floor boards, upvc double glazed bay window and central heating radiator.

Bedroom one:

13'10" x 12'5" (4.24m x 3.79m)

A rear facing double room, central heating radiator.

En-suite:

7'4" x 6'6" (2.24m x 1.99m)

Comprises bath with plumbed in shower over, wc, wash hand basin, part wall tiled, wall paneling and upvc double glazed window.

Kitchen:

15'1" x 12'2" (4.61m x 3.72m)

Fitted with a range of modern base and wall units offering ample storage, central island, under cupboard lighting, stainless steel one and a half sink unit, two electric ovens and electric hob with extractor over. Part wall tiled, floor tiled, integrated dishwasher, monitor offering cctv system, upvc double glazed window.

Owners accommodation:

Lounge:

12'0" x 7'3" (3.66m x 2.23m)

A rear facing room, gas combi boiler fitted in 2022 and upvc double glazed window.

Utility:

11'8" x 4'10" (3.58m x 1.48m)

Plumbing for two washing machines, shelving, tumble dryer facilities and upvc double glazed door onto the rear yard.

Bedroom:

12'11" x 11'8" (3.94m x 3.57m)

A rear facing double room, built in mirrored sliding wardrobes, electric radiator.

Bathroom:

11'5" x 5'4" (3.50m x 1.63m)

Comprises walk in shower, bath, wc and wash hand basin. Extractor, wall paneling, upvc double glazed window.

First floor:

Two built in storage cupboards and central heating radiator.

Bedroom two:

12'10" x 12'1" (3.92m x 3.69m)

A rear facing double room, period fireplace, stripped floor boards, upvc double glazed window and electric radiator.

En-suite:

6'8" x 6'3" (2.04m x 1.92m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, floor tiled, electric mirror, built in storage cupboard housing hot water store, sash window and stainless steel ladder radiator.

Bedroom three:

11'2" x 9'2" (3.42m x 2.81m)

A rear facing double room, period fireplace, stripped floorboards, upvc double glazed window and central heating radiator.

En-suite:

5'11" x 4'3" (1.81m x 1.32m)

Comprises a modern suite, shower cubicle with plumbed in shower above, wc, wash hand basin with electric vanity unit, fully wall and floor tiling and extractor.

Bedroom four:

17'3" x 10'5" (5.27m x 3.20m)

A front facing double room, upvc double glazed bay window and central heating radiator.

En-suite:

6'2" x 3'5" (1.90m x 1.06m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin, electric mirror, fully wall and floor tiling and extractor.

Office/Store Room

9'11" x 8'3" (3.03m x 2.53m)

A front facing single room, upvc double glazed window and plumbing for central heating radiator.

Second floor:

Built in storage cupboard and velux window.

Bedroom six:

12'11" x 12'2" (3.96m x 3.71m)

A rear facing family room that sleeps four, fitted wardrobes, upvc double glazed window and central heating radiator.

En-suite:

7'3" x 7'2" (2.23m x 2.19m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, shaver socket, velux window and stainless steel ladder radiator.

Bedroom seven:

11'2" x 7'7" (3.41m x 2.32m)

A front facing twin room, upvc double glazed window. Door into:

Bedroom:

11'0" x 9'11" (3.37m x 3.04m)

A front facing double room, upvc double glazed window and electric radiator.

En-suite:

5'8" x 3'10" (1.73m x 1.18m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin, electric mirror, wall panelling, floor tiled and extractor.

Bedroom Eight:

11'1" x 8'6" (3.40m x 2.61m)

A rear facing double room, upvc double glazed window and electric heating radiator.

En-suite:

7'6" x 2'11" (2.31m x 0.89m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin with electric vanity unity, floor tiled, wall paneling and extractor.

Exterior:

To the front of the property is a walled garden area.

To the rear of the property is a pebbled yard.

Notes:

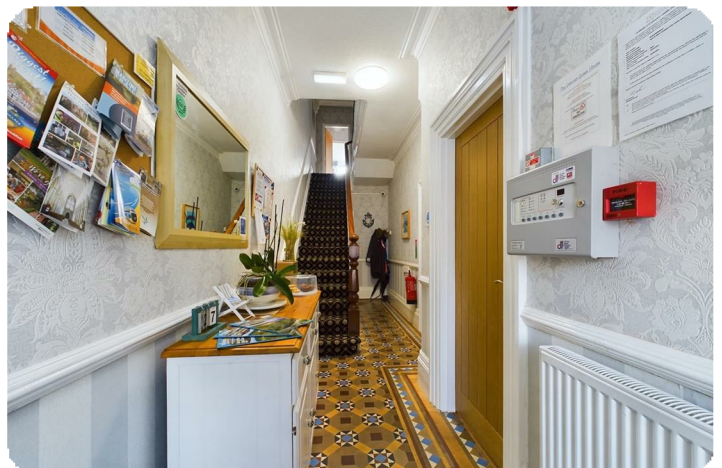
Council tax band: A

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



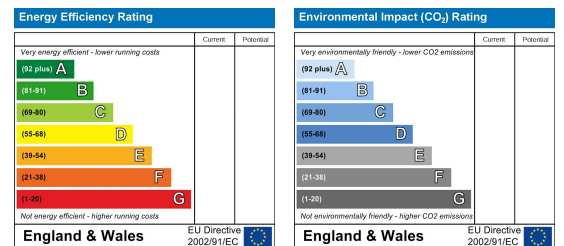
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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