

AA 4 Star Hotel of Rare Character and Quality with Superior Owners 3 Bedroom Accommodation and Gardens Front and Rear



WASHINGTON HOUSE
T: 01202 556111

WARNING
PROBING FOR OCTOPUS HOLES
PUNCTURE CLIPPING HOLES BY PUNCTURE
AND REPAIRING HOLES
RELEASE FREE COLAS

WASHINGTON HOUSE
3 DURLEY ROAD, WEST CLIFF, BOURNEMOUTH, DORSET BH2 5JQ

goadsby

LOCATION

Cliff Top approx. 500 yards. Central Gardens approx. 500 yards. Bournemouth Square just over 800 yards. Bournemouth International Centre approx. 850 yards. Travel Interchange approx. 1½ miles.

FEATURES

Sought-after central location. Character Grade II listed building. Highly rated on review websites. Superior 3 bedroom owner's accommodation. Corner plot providing parking and gardens front and rear. Ongoing refurbishment programme in current ownership. Commercial pumped water system. Gas fired central heating throughout with 2 new boilers. High quality letting bedrooms. Re-wired and re-roofed. CCTV system. Masterkey system. Fully certificated. Viewing recommended.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

With part tiled floor, arch through to Reception Area with fitted reception desk.

GUEST'S LOUNGE

With bright double aspect and feature fire surround, comfortably seating up to 6 persons.

BREAKFAST ROOM

With square bay window, suitable for 20 to 30 covers with central service area, feature wall and wall lighting. NB This room could be converted to a 14th letting room.

BREAKFAST KITCHEN

Fully fitted and equipped.

BEDROOM 21

TWIN with en-suite shower room.

BEDROOM 22

DOUBLE with "V" bay window, en-suite shower room.

BEDROOM 23

SINGLE with en-suite shower room.

BEDROOM 24

LARGE DOUBLE with corner bay window, en-suite shower room.

PUBLIC CLOAKROOM

Fully tiled with close coupled WC and wash hand basin.

Stairs from Reception Hall to:

Half Landing

With boiler cupboard.

PUBLIC CLOAKROOM

(Currently used as a linen cupboard).

First Floor

BEDROOM 11

TWIN with en-suite shower room.

BEDROOM 12

SUPERIOR DELUXE DOUBLE with mini fridge, en-suite shower room.

BEDROOM 14

LARGE SINGLE/SMALL DOUBLE with en-suite shower room.

BEDROOM 15

SUPERIOR DELUXE DOUBLE with mini fridge, en-suite bathroom.

BEDROOM 16

GOLD DOUBLE with corner bay window, mini fridge, with en-suite bathroom with Jacuzzi bath and shower.

Half Landing

With access onto balcony.

Second Floor

Landing

With roof light providing access to the roof.

BEDROOM 17

LARGE DOUBLE with en-suite shower room.

BEDROOM 18

LARGE DOUBLE with feature window, en-suite bathroom.

BEDROOM 19

2 ROOM SUITE comprising Double and Single Rooms with mini fridge, en-suite shower room.

BEDROOM 20

LARGE DOUBLE with corner bay window, with en-suite shower room.

Lower Ground Floor

Owner's Apartment

Long Entrance Hall

With independent entrance from the car park, part tiled/oak effect laminate flooring, built in under stairs storage cupboard, walk in storage cupboard. Door to garden.

Shower Room

Fully tiled walls and floors with contemporary suite comprising wash hand basin, close coupled WC, quadrant shower cubicle.

Living Room

With square bay window, wall lighting, high quality oak effect laminate flooring, contemporary living flame fireplace.

Kitchen/Breakfast Room

With tiled flooring, inset spot lighting, extensive range of modern fitted wall and base units, glass tiled splashbacks, Corian work surfaces, inset 1½ bowl stainless steel sink unit with jet spray. Casement door to rear garden. Utility Kitchen off with tiled flooring, cooker space, roll edge work surfaces, fitted shelving, Hotpoint dishwasher, Hotpoint refrigerator, Worcester gas fired boiler (serving the owners apartment and top floor), tiled splashbacks.

Master Bedroom

LARGE DOUBLE With corner bay window, television point, casement door to garden.

Bedroom 2

DOUBLE with corner bay window, wall lighting, television point, recessed display shelving.

Bedroom 3

SINGLE/SMALL DOUBLE.

Office

With tiled flooring, inset spot lighting, built in storage cupboards, commercial water system.

Large Utility Room

With washing machine, tumble drier, upright fridge freezer, fitted shelving

Outside

To the front of the property there is a screened garden laid to lawn. To the side of the property there is hard-standing for 10/12 vehicles with external lighting. Further enclosed parking area for 2/3 vehicles and bike stands. To the rear of the property there is a fenced enclosed lawned garden with large decked patio and barbecue area for the owner's private use.

TRADING & BUSINESS

Trading on a room only bed and continental breakfast basis, a turnover of £186,557 exclusive of VAT was recorded to the year end 2023. This figure is forecast to be exceeded to the year ended 2024.

WEBSITE ADDRESS

washingtonhousehotel.com

RATEABLE VALUE

£13,500 at the Uniform Business Rate of 49.9p in the £ for 2024/25. Council Tax Band "A". Information taken from the Valuation Office Agency Website.

TENURE

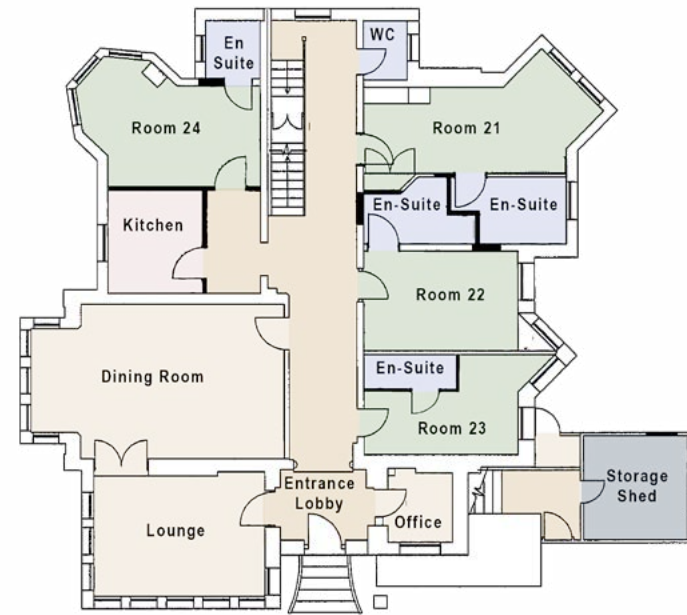
FREEHOLD.

PRICE

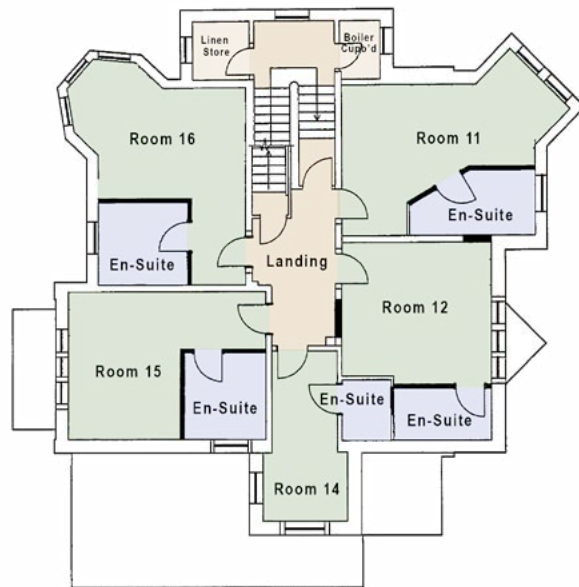
£1.35 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



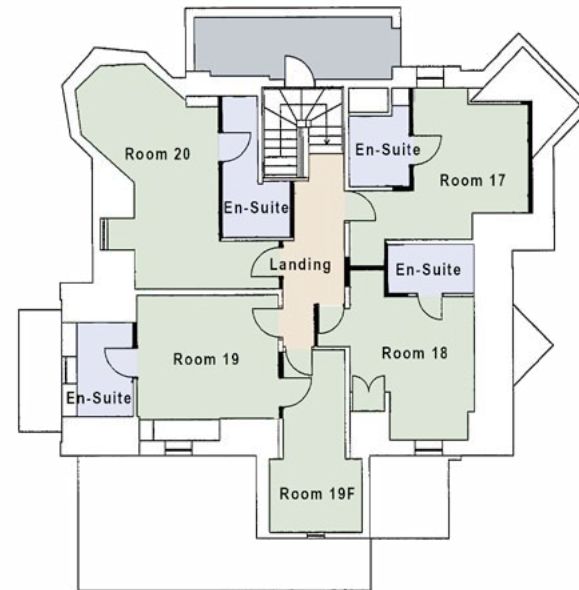
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BOURNEMOUTH
& WINCHESTER

99 Holdenhurst Road
Bournemouth BH8 8DY
E-mail: hotels@goadsby.com

Contact

Ian Palmer MNAEA (Commercial)
Divisional Director

Mark Nurse
Associate Director

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