

*High Quality Home & Income Self-Catering Holiday Letting Business in Much Sought-after Alum Chine*



**ALUM CHINE BEACH HOUSE**

**36 BURNABY ROAD, ALUM CHINE, BOURNEMOUTH, DORSET BH4 8JG**

**goadsby**

## **LOCATION**

Alum Chine Beach approx. 600 yards. Westbourne Centre within 1 mile. Bournemouth Square approx. 2 miles. Travel Interchange within 3½ miles. Poole approx. 4½ miles. Bournemouth International Airport approx. 8 miles.

## **FEATURES**

High quality home and income letting business. Much sought-after residential area. Successful established business model. Complete refurbishment programme with re-plumbing and re-wiring in current ownership. Online booking system. Full gas fired central heating. UPVC double glazing. Superbly equipped apartments. Digital door entry and entry phone. CCTV system. Off road parking with electric charging point. Fully paved rear garden.

## **SUMMARY OF ACCOMMODATION**

### **Ground Floor**

#### **Entrance Lobby**

#### **Guest Use Laundry Room**

With washing machine and tumble drier.

#### **Entrance Hall**

With strip wood flooring and reception area.

#### **Apartment 1 (Sleeps 2)**

Studio Room with splayed bay window. Kitchen. Shower Room.

#### **Apartment 2 (Sleeps 2)**

Studio Room with dual aspect, splayed bay window. Kitchen. Shower Room.

### **Owners Self-Contained Maisonette**

#### **Dining Room**

With strip wood flooring, suitable for 8-10 persons, feature lighting, views over rear garden, fitted shelving. Into:

#### **Open Plan Kitchen**

With extensive range of black high gloss storage units,

granite work surfaces over, inset spotlighting, tiled flooring, tiled splashbacks, inset double bowl sink unit with mixer tap, 5 burner gas hob, extractor hood, built in double oven, built in microwave oven, integrated fridge freezer, wine rack, wall mounted television.

#### **Inner Hall**

With independent access from the side of the property and **Utility Room**.

Stairs down to:

### **Lower Ground Floor**

**Hallway with Cloakroom** with low flush WC and **Large Plant Room** housing gas fired boiler and hot water cylinders.

#### **Living Room**

Comfortably seating 6-8 persons, strip wood flooring, dual aspect with splayed bay window, feature stone faced wall, contemporary wall fire, inset spotlighting,

#### **Master Bedroom**

DOUBLE with large walk in dressing room and **en-suite bathroom**.

#### **Bedroom 2**

DOUBLE with French doors onto rear garden, **en-suite shower room**.

#### **Victorian Style Conservatory**

With French doors onto rear garden.

### **First Floor**

#### **Landing**

#### **Apartment 3 (Sleeps 3)**

Lounge/Kitchen with dual aspect, splayed bay window. Bedroom DOUBLE with splayed bay window, fitted wardrobe, **en-suite shower room**.

#### **Apartment 4 (Sleeps 5)**

Lounge/Kitchen. Bedroom 1 DOUBLE with **en-suite shower room**. Bedroom 2 DOUBLE with **en-suite**

**shower room**.

Stairs to:

### **Second Floor**

#### **Landing**

#### **Apartment 5 (Sleeps 3)**

Lounge/Kitchen. Bedroom DOUBLE with fitted wardrobe, **en-suite shower room**.

#### **Apartment 6 (Sleeps 2)**

Lounge/Kitchen. Bedroom DOUBLE with fitted wardrobe, **en-suite shower room**.

### **Outside**

To the front of the property there is tarmacadam forecourt parking for up to 5 vehicles with electric car charging point. A driveway to the side of the property leads to a detached garage with electric roller door, power and lighting. To the rear of the property there is a fence enclosed paved rear garden with raised shrub and ornamental tree borders.

### **TRADING & BUSINESS**

We are informed that an income of £120,000 is currently being generated from the rental apartments. We have not had sight of accounting information to verify this.

### **WEBSITE ADDRESS**

[www.alumchinebeachhouse.co.uk](http://www.alumchinebeachhouse.co.uk)

### **RATEABLE VALUE**

£20,000 at the Uniform Business Rate of 49.9p in the £ for 2024/25. Council Tax Band "C". Information taken from the Valuation Office Agency website.

### **TENURE**

FREEHOLD.

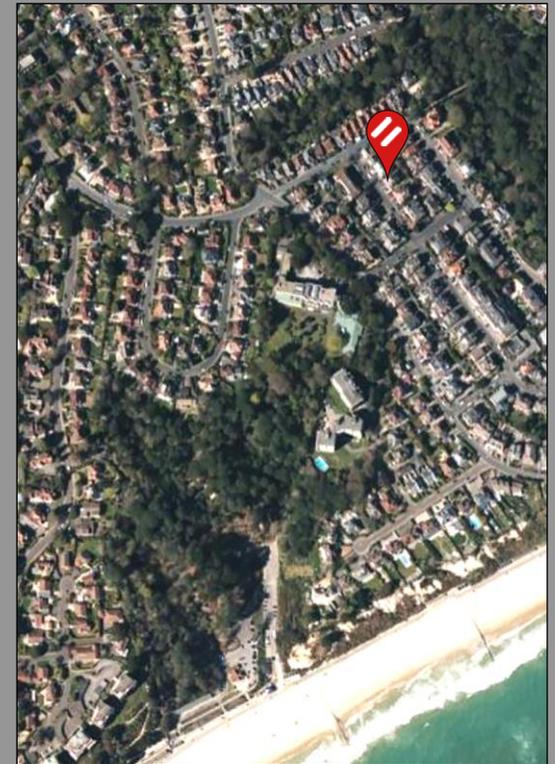
### **PRICE**

£1.495 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

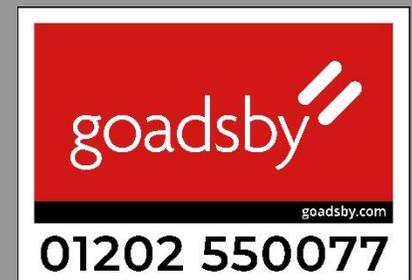


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BOURNEMOUTH  
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