

*Superb Quality Exclusive Hire
Holiday Rental Opportunity with
Distant Sea Views Yielding
Highly Lucrative Income*



THE BEACH HOUSE

54 ST MICHAELS ROAD, WEST CLIFF, BOURNEMOUTH, DORSET BH2 5DY

goadsby

LOCATION

The Triangle approx. 200 yards. Cliff Top approx. 400 yards. Bournemouth Square approx. 600 yards. Bournemouth International Centre within 750 yards. Travel Interchange & Mainline Railway Station approx. 1½ miles.

FEATURES

Open aspect with distant sea view from front facing rooms. Contemporary styling. Gas fired central heating with thermostats throughout. Modern four poster beds. Guest use Wi-Fi. Complete refurbishment in current ownership. UPVC double glazing throughout. Window shutters. Quality furnishings and fittings. Excellent opportunity. Potential flat conversion s.t.p.p.

SUMMARY OF ACCOMMODATION

Ground Floor

Steps to Entrance Porch into RECEPTION HALL.

LIVING ROOM

Comfortably seating 6-8 persons with splayed bay window, laminate floor, feature fire surround with marble hearth and inset iron grate, wall mounted television. Square arch through to:

OPEN PLAN KITCHEN/DINING ROOM

With range of hand made in frame shaker style kitchen units, slimline work surfaces over, Belfast sink with jet spray, ceramic 4 ring hob, extractor hood over, built in double oven. Integrated fridge freezer, display shelving, laminate flooring, refectory style dining table for up to 14 covers.

CLOAKROOM

With low flush WC and wash hand basin.

Stairs to:

Lower Ground Floor (The Apartment)

LIVING ROOM

Comfortably seating 6 persons, wall mounted television, wall lighting, laminate flooring, walk in store cupboard.

Inner Hall

With door to rear garden.

KITCHEN

With range of fitted wall and base units, slimline work surfaces over, stainless steel sink unit, 5 burner double oven with grill, tiled splashbacks, extractor hood over, integrated fridge/freezer and washing machine/tumble dryer.

BEDROOM 7

DOUBLE with walk in airing cupboard, en-suite shower room.

Stairs from Ground Floor to:

Half Landing

With housekeeping cupboard housing washing machine and tumble dryer.

First Floor

BEDROOM 1

KING DOUBLE with en-suite bathroom.

BEDROOM 2

KING DOUBLE with bay window, en-suite wet room.

BEDROOM 3

TRIPLE (Bunks) with en-suite wet room.

Top Floor

BEDROOM 4

KING DOUBLE and Bunk Bed with en-suite

bathroom.

BEDROOM 5

KING DOUBLE with en-suite wet room.

BEDROOM 6

TRIPLE (Bunks) with en-suite wet room.

Outside

To the rear of the property there is an enclosed courtyard garden laid to artificial grass with barbecue and drying area. Timber Shed for outdoor equipment storage. Gate to access lane.

TRADING & BUSINESS

To the year ended 2024 we are informed a turnover of £137,939 was recorded yielding a gross profit of £99,949. If required, the current owners are willing to continue to manage the business for an incoming owner subject to agreeing terms.

RATEABLE VALUE

£6,400 at the Uniform Business Rate of 49.9p in the £ for 2025/26. For the year 2025/26 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

WEBSITE

www.beachhideaways.com/the-beach-house

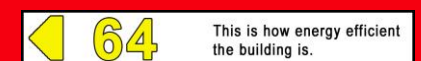
TENURE

FREEHOLD.

PRICE

£845,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

EPC RATING





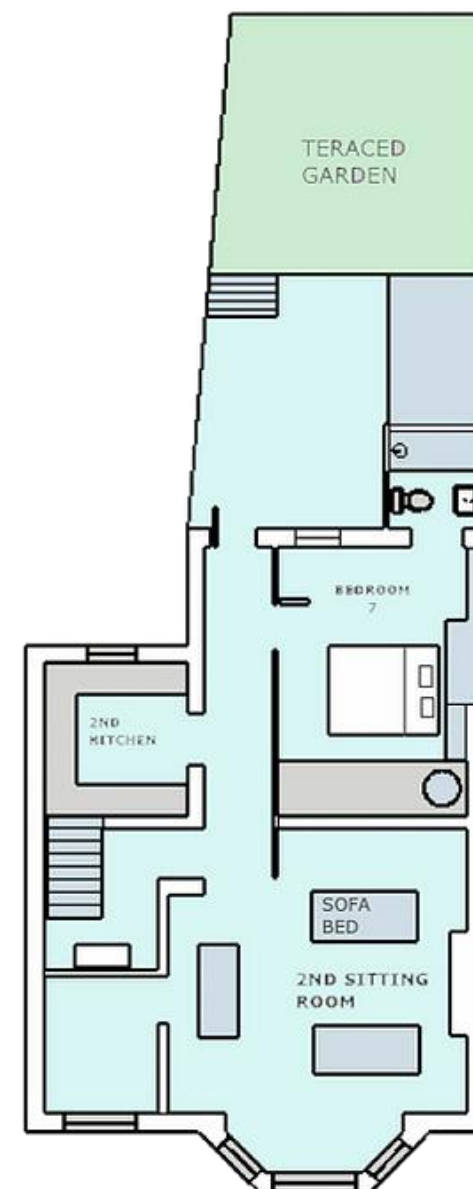
TOP FLOOR



FIRST FLOOR



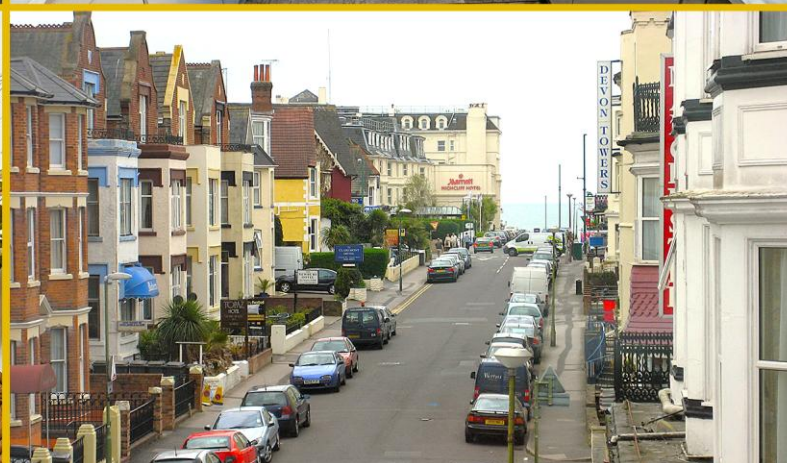
GROUND FLOOR



LOWER GROUND FLOOR



Ref: H292011



BOURNMOUTH
& WINCHESTER

99 Holdenhurst Road
Bournemouth BH8 8DY

Contact

Ian Palmer MNAEA (Commercial)
Divisional Director

Mark Nurse
Associate Director

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