

*“Retro-Chic” Private Hotel Enjoying  
Distant Views in Fashionable Suburb,  
Specialising in Exclusive Private Hire*



**SOUTHBOURNE GROVE HOUSE**  
96 SOUTHBOURNE ROAD, SOUTHBOURNE, BOURNEMOUTH BH6 3QQ

**goadsby**

### LOCATION

Shopping thoroughfare approx. 100 yards. Cliff Top approx. 800 yards. Pokesdown Railway Station within ¾ mile. Christchurch within 2 miles. Bournemouth Pier approx. 3½ miles.

### FEATURES

Elevated position with views across Christchurch to the New Forest. Completely refurbished and modernised in chic retro style. Easily managed trading pattern. Two boiler central heating system. Flexible accommodation. Re-plumbed throughout. New flat roof (October 2017) with 25 year guarantee. Flat panel televisions, tea making facilities and hairdryers to letting rooms. UPVC double glazing throughout. Guest use fibre broadband. On site car parking. Generous garden. Potential for residential flat conversion/redevelopment s.t.p.p. **2 x 3 bedroom flats suiting 2 family ownership.**

### SUMMARY OF ACCOMMODATION

#### Ground Floor

Enclosed **Porch** opening into:

#### ENTRANCE HALL

With fire alarm control panel, feature corbelled arches. Large under stairs storage cupboard. **Reception area.**

#### LAUNDRY ROOM

With worktop, washing machine, tumble dryer and ice maker.

#### LOUNGE/DINING ROOM

With roof lights, inset spot lighting, wall lighting, comfortably seating 24/28 persons. French doors (fire doors) to rear garden, parquet wood block floor. **Public Cloakroom** with low flush WC, inset wash hand basin.

#### Suite 2

**Inner Hall** with inset spot lighting. **Living Room** comfortably seating 4 persons, solid fuel stove, television point. Sliding door into **Conservatory Dining Room** with vinyl flooring, television point, casement door to rear garden. **Bedroom 1** DOUBLE return door to Reception Hall. **Bedroom 2** SMALL DOUBLE/SINGLE with roof light. **Shower Room** fully tiled, double width shower cubicle with sliding door enclosure, low flush WC, pedestal wash hand basin. **Bedroom 3** SMALL DOUBLE/SINGLE with roof light.

#### CLUB ROOM (Formerly a Letting Room)

With double aspect, square bay window, seating up to 16 persons, fitted upholstered bench seating, feature marble fire surround, concealed meter cupboard and day/night

blinds.

#### BEDROOM 1 (Accessible Room)

**KING DOUBLE** (zip and link) with square bay window, **en-suite wet room.**

#### MAIN KITCHEN

With range of farmhouse style kitchen units, solid wood work surfaces, central island unit, tiled flooring, larder refrigerator, tiled splashbacks, dishwasher, double bowl stainless steel sink unit, Range double oven, extractor hood over. Door to **Lobby** fully tiled with wash hand basin. **Boiler Room** with 2 gas fired boilers, plastic water storage tank and pumped system. Door to **Lean-To Laundry/Utility Room** with door to the front and rear of the property, fitted shelving, plumbing for 2 washing machines, space for 2 tumble dryers.

#### First Floor

#### BEDROOM 3

DOUBLE with **en-suite shower room.**

#### Owners Apartment

(Approached both internally and externally)

**Inner Hall** with inset spot lighting, large airing cupboard. **Lounge/Dining Room** with square bay window, television point, comfortably seating 6 persons. **Kitchenette** with stainless steel sink unit, space for fitted wall and base units, roll edge work surfaces over, space for cooker, tiled splashbacks. **Office/Bedroom 4** to **enclosed balcony.** **Bedroom 1** LARGE DOUBLE with square bay window, wall of fitted wardrobes, **en-suite bathroom** with panelled bath, shower attachment over, shower screen, low flush WC, fully tiled walls and floors, pedestal wash hand basin. **Bedroom 2** LARGE SINGLE with fitted shelving, casement door to external staircase, **en-suite shower room** fully tiled, low flush WC, pedestal wash hand basin, shower cubicle with pivot door enclosure. **Bedroom 3** LARGE SINGLE with fitted shelving, **en-suite shower room** with close coupled WC, wash hand basin, shower cubicle with pivot door enclosure. **Office/Walk in Dressing Room.**

**NB** The owners apartment could be returned to 4 further letting rooms if required.

#### Second Floor

#### Spacious Landing

With sky light roof access, built in utility cupboard, loft storage.

#### BEDROOM 4

DOUBLE with pedestal wash hand basin, fitted dresser and wardrobe, **en-suite shower room.**

#### BEDROOM 5

**KING DOUBLE** (zip and link) with **en-suite shower room.**

#### BEDROOM 6

TWIN with **en-suite shower room.**

#### PUBLIC BATHROOM

With panelled bath, shower attachment, close coupled WC, pedestal wash hand basin, extractor fan.

#### BEDROOM 7

DOUBLE with fitted dresser, wardrobe, **en-suite shower room.**

#### BEDROOM 8

SUPER KING with pedestal wash hand basin, fitted wardrobe.

#### BEDROOM 9

**KING DOUBLE** with fitted wardrobe and dresser, **en-suite shower room.**

#### Outside

To the front of the property there is tarmacadam forecourt car park for 7/8 vehicles in addition to which there is unrestricted on road parking. To the rear of the property there is a garden mainly laid to lawn with flower and shrub borders, raised paved and decked patio. **Chalet/Log Cabin** insulated with power and light and television point. **Timber Workshop.**

#### TRADING & BUSINESS

Trading information will be made available to genuinely interested parties.

#### WEBSITE ADDRESS

[www.southbournegrovehotel.com](http://www.southbournegrovehotel.com)

#### RATEABLE VALUE

£7,100 at the Uniform Business Rate of 49.9p in the £ for 2024/25. For the year 2024/25 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "B". Information taken from the Valuation Office Agency website.

#### TENURE

FREEHOLD.

#### PRICE

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

## Ground Floor

**Ground Floor**

**Conservatory**  
12'6" x 9'0"  
4.50m x 2.74m

**APARTMENT 2**

**Lounge**  
14'9" x 11'11"  
4.50m x 3.64m

**Bedroom**  
8'2" x 10'10"  
2.50m x 3.29m

**Bathroom**  
8'2" x 4'11"  
2.50m x 1.49m

**Bedroom**  
8'2" x 8'0"  
2.50m x 2.44m

**Bedroom**  
12'0" x 11'11"  
3.65m x 3.64m

**En-suite**

**Bedroom 1**  
13'9" x 10'8"  
4.18m x 3.24m

**Dining Room**  
20'11" x 23'7"  
6.47m x 7.18m

**Kitchen**  
15'8" x 11'11"  
4.78m x 3.64m

**Club Room**  
21'11" x 10'3"  
6.70m x 3.12m

**Utility Room**

**Boiler Room**

**Laundry Room**

**Linen Store**

The floor plan for the Owners Flat is a rectangular layout. At the top left is a Bedroom (12'5" x 13'0", 3.79m x 3.95m) with an adjacent En-suite. To its right is Bedroom 3 (12'5" x 9'10", 3.79m x 2.99m) with an En-suite. Below the top left bedroom is another Bedroom (11'6" x 9'10", 3.50m x 3.00m) with an En-suite. To the left of the central Owners Flat area is an Office. To the right of the central area is a Kitchenette and a Lounge (13'3" x 15'11", 4.04m x 4.86m). At the bottom center is a CBD (Cable Distribution Box) and at the bottom right is an Office/Bedroom (5'9" x 10'4", 1.74m x 3.14m). A staircase is located between the top right bedroom and the lounge area.

Bedroom  
12'5" x 13'0"  
3.79m x 3.95m

En-suite

Bedroom 3  
12'5" x 9'10"  
3.79m x 2.99m

En-suite

OWNERS FLAT

Office

En-suite

CBD

Bedroom  
11'6" x 9'10"  
3.50m x 3.00m

Kitchenette

Lounge  
13'3" x 15'11"  
4.04m x 4.86m

Office/Bedroom  
5'9" x 10'4"  
1.74m x 3.14m

The floor plan shows a large central hall (25'1" x 6'4") with a central staircase and a central door. The hall is surrounded by ten bedrooms, each with an en-suite bathroom. The bedrooms are arranged in a circular pattern around the central hall. The en-suites are located adjacent to each bedroom. The central hall also features a central staircase and a central door.

Room	Dimensions (ft x in)	Dimensions (m x m)
Bedroom 1	8'10" x 13'0"	2.69m x 3.95m
Bedroom 2	11'11" x 7'6"	3.64m x 2.27m
Bedroom 3	8'4" x 13'0"	2.54m x 3.95m
Bedroom 4	4'7" x 6'4"	1.39m x 1.93m
Bedroom 5	25'1" x 6'4"	7.64m x 1.93m
Bedroom 6	11'10" x 10'8"	3.62m x 3.24m
Bedroom 7	8'11" x 15'11"	2.71m x 4.86m
Bedroom 8	11'5" x 12'10"	3.49m x 3.91m
Bedroom 9	11'10" x 10'8"	3.62m x 3.24m
Bedroom 10	8'11" x 15'11"	2.71m x 4.86m



Ref: H278466



BOURNEMOUTH  
& WINCHESTER

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B 26-50

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This is how energy efficient  
the building is.

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