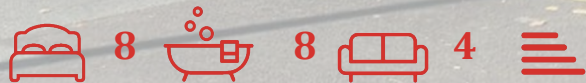




**3 Victoria Road**

Swanage, BH19 1LY



**Freehold**





## 3 Victoria Road

Swanage, BH19 1LY

- Hotel in Wonderful Jurassic Coast Location
- Eight Letting Bedrooms, all En Suite
- Two Bedroom Owners' Accommodation with Lounge
- Bar/Lounge and Guest Dining Room
- Beautifully Presented Accommodation
- Landscaped Rear Garden
- Parking for up to Seven Vehicles
- Successful Business
- Highly Recommended & Reviewed Local Hotel
- Must be Seen to Appreciate



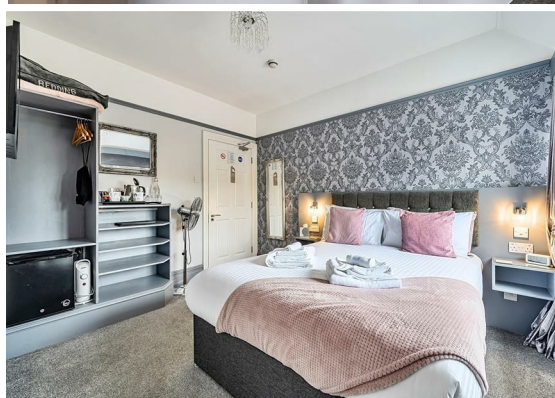




IDEALLY LOCATED in North Swanage, this SMART AND POPULAR, FIVE STAR BOUTIQUE HOTEL is BEAUTIFULLY PRESENTED, has EIGHT LETTING BEDROOMS with either shower or bathroom en suite and SEPARATE TWO BEDROOM OWNERS' ACCOMMODATION. Situated a short distance from the North Beach accessed via Sheps Hollow or Burlington Chine, and one mile from the charming hub of Swanage town centre with attractions such as Victorian Pier, Steam Railway and many festivals throughout the year, the Hotel has been successfully run for the past six years by the current proprietors.

Enter through the main door and into the Reception area with an office suitably located and doors open to the Guest Lounge/Bar, the Dining Room and to the Kitchen and Owners' Accommodation. A staircase rises to the upper floors.

The Breakfast/Dining Room seats sixteen



comfortably and the adjacent Lounge Bar provides a comfortable and congenial place to spend an hour or two after a day in the town, on the beach or after discovering the beautiful countryside walks along the Jurassic Coast from Studland or Durlston.

Ascend the staircase to the first and second floors to find the bedrooms, each individually designed with comfort and relaxation in mind and combined with either private bathroom or shower room. Rooms are equipped with double, twin or king-size beds, are beautifully furnished and have ample wardrobe space and room for suitcase storage. Some rooms have views to the hillside of Ballard Down.

On the ground floor, the Kitchen is well appointed to commercial standard with, in particular, a six ring gas burner with ovens and warmer with filtration canopy over, dishwasher and American style fridge, plenty of hard wearing marble worktops and cupboard storage for crockery and equipment. A marble-topped breakfast bar provides an excellent, occasional dining space. A Utility room is to be found alongside the kitchen and this provides space for extra capacity washing machine and tumble dryer and storage space.



The owners' Lounge gives access via French doors onto a raised decked area with steps leading down to the rear prettily landscaped garden, accessed by guests via a side path. The well-tended garden has a lawned area is well-stocked with shrubs, an ornamental fish pond, a paved patio with additional raised seating area and wooden shelter with table and benches.

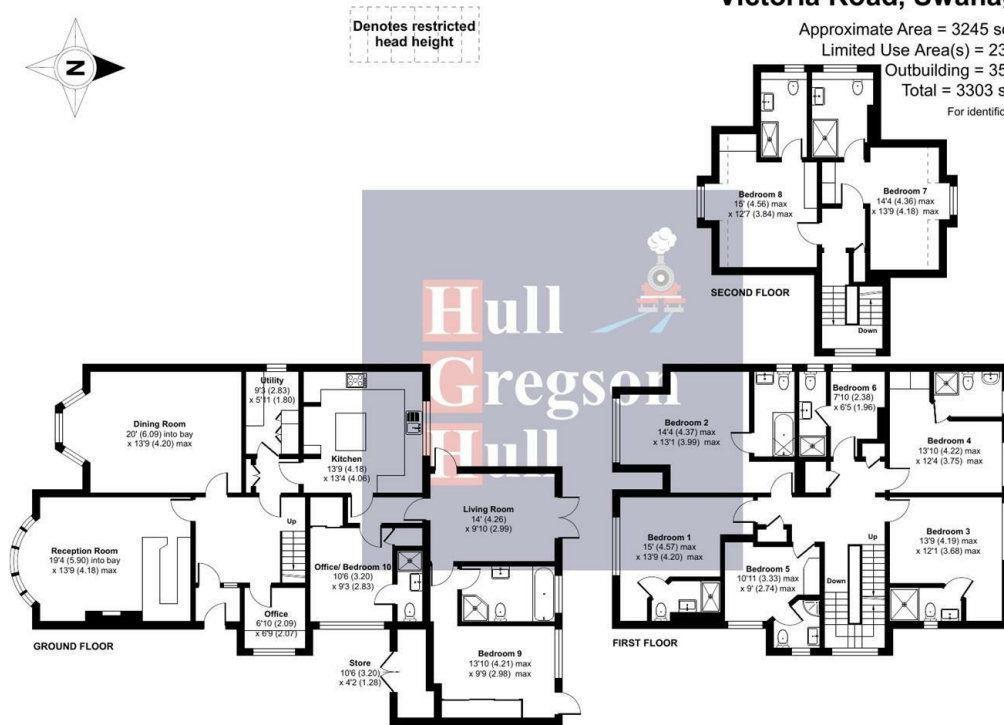
Both owners' bedrooms are spacious, have shower or bathroom en suite, built-in storage. The main bedroom has access onto the rear decking which offers space for tables and chairs or sun beds.

To the front of the property there is off-road parking for up to seven vehicles, access to the main door and a useful, lockable storage shed.

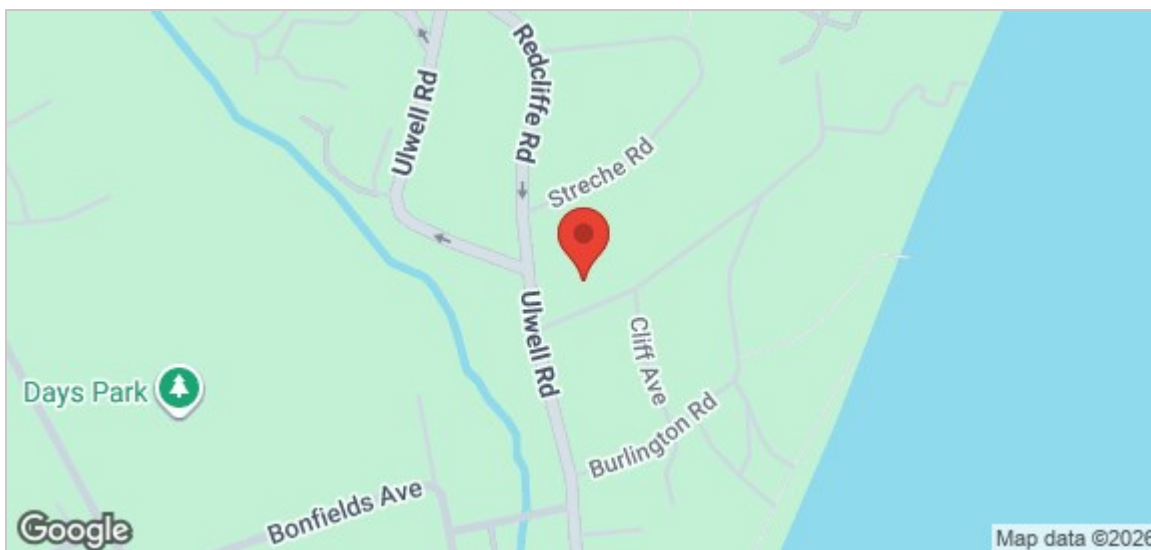
In essence this MOST ATTRACTIVE HOTEL offers an WONDERFUL OPPORTUNITY to earn an income throughout the year or to operate as flexibly as you would prefer.

## Victoria Road, Swanage, BH19

Approximate Area = 3245 sq ft / 301.4 sq m  
Limited Use Area(s) = 23 sq ft / 2.1 sq m  
Outbuilding = 35 sq ft / 3.2 sq m  
Total = 3303 sq ft / 306.7sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1362593



## HOTEL

Dining Room 19'11" into bay x 13'9" max (6.09m into bay x 4.20m max)

Bar/Lounge 19'4" into bay x 13'8" max (5.90m into bay x 4.18m max)

Office 6'10" x 6'9" (2.09m x 2.07m)

Kitchen 13'8" x 13'3" (4.18m x 4.06m)

Utility 9'3" x 5'10" (2.83m x 1.80m)

## FIRST FLOOR (all bedrooms with En Suite)

Bedroom One 13'9" max x 9'9" max (4.21m max x 2.98m max )

Bedroom Two 14'4" maxx 13'1" max (4.37m maxx 3.99m max)

Beroom Three 13'8" max x 12'0" max (4.19m max x 3.68m max)

Bedroom Four 13'10" max x 12'3" max (4.22m max x 3.75m max)

Bedroom Five 10'11" max x 8'11" max (3.33m max x 2.74m max)

Bedroom Six 7'9" x 6'5" (2.38m x 1.96m)

## SECOND FLOOR

Bedroom Seven 14'3" max x 13'8" max (4.36m max x 4.18m max)

Bedroom Eight 14'11" max x 12'7" max (4.56m max x 3.84m max)

## OWNERS LIVING ACCOMMODATION

Bedroom Nine (En Suite Bathroom Extra) 13'9" max x 9'9" max (4.21m max x 2.98m max)

Bedroom Ten (En Suite Shower room Extra) 10'5" x 9'3" (3.20m x 2.83m )

Living Room 13'11" x 9'9" (4.26m x 2.99m)

## Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. Property type: Detached Hotel and Premises Property construction: Standard Tenure: Freehold CEPC: D Business Rateable Value: £7,100 per annum. £0 payable 2025/26 Mains Electricity Mains Water & Sewage: Supplied by Wessex Water Heating Type: Gas Central Heating Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker: [checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)

## Disclaimer.

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. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.