

*Long Established Home & Income B&B on Corner  
Site Enjoying Solent Views, Well Located for  
Surrounding Businesses & Local Attractions*



**AVON MANOR GUEST HOUSE**  
12 SOUTH PLACE, LEE-ON-THE-SOLENT, HAMPSHIRE PO13 9AS

goadsby

## LOCATION

Solent Beach approx. 350 yards. Alver Valley Country Park within ¾ mile. The Hovercraft Museum approx. 1¼ miles. Fareham Civil Engineering College and Innovation Centre approx. 1½ miles. Solent Airport approx. 1¾ miles. Gosport War Memorial Hospital approx. 2 miles. HMS Collingwood approx. 3 miles. Gosport Ferry (to Portsmouth) approx. 3½ miles. NATS Swanwick just over 7 miles.

## FEATURES

Solent views from first floor. Established for over 40 years. Corner site. Arranged over 2 floors only. Historic naval connection. UPVC double glazing. Gas central heating. Wall mounted TVs. Ideal home & income with limited competition. Retirement sale after 24 year ownership.

## SUMMARY OF ACCOMMODATION

Front door with stained glass window opening into:

### RECEPTION HALL

### CONSERVATORY/BREAKFAST ROOM

For 10/11 covers, part panelled walls, bay window.

### Owner's Accommodation

### KITCHEN/DINING ROOM

With tiled flooring, built in larder cupboard, inset spotlighting, range of fitted wall and base units, roll edge work surfaces over, double bowl stainless steel sink unit, dishwasher, Belling double oven and 4 ring ceramic hob, eye level grill, tiled splashbacks, space for fridge freezer. Dining Area for up to 6 persons, French doors onto garden.

### OWNERS LIVING ROOM

With original polish wood strip flooring, twin aspect, exposed beams, open fire with cast iron fireplace and tiled inset, television point, casement doors to rear garden.

### UTILITY ROOM

With tiled floor, fitted shelving.

### SHOWER ROOM

With tiled floor, inset spotlighting, close coupled WC, vanity unit, large tray shower cubicle with Aquaboard and Mira power shower, extractor fan.

### OWNERS BEDROOM 1

LARGE DOUBLE with casement to the side of the property. Square arch to dressing area (formerly an en-suite shower room) with door..

N.B. This room was previously a letting bedroom and could be reinstated as such if required.

### OWNERS BEDROOM 2

DOUBLE with part bay window.

### OFFICE AREA

With double glazed door to rear garden, fitted shelving, Worcester gas fired boiler.

### BATHROOM

With corner bath, shower attachment, close coupled WC, tiled floor, pedestal wash hand basin.

### BEDROOM 6

TWIN with dual aspect, splayed bay window, en-suite shower room.

## First Floor

### Galleried Style Landing

With large loft access hatch.

### BEDROOM 1

DOUBLE with sea view, dual aspect, splayed bay window, en-suite shower room.

### BEDROOM 2

DOUBLE with fitted wardrobe, cupboard housing hot water cylinder, en-suite shower room.

### BEDROOM 3

SINGLE with en-suite shower room.

### BEDROOM 4

TWIN with en-suite shower room.

### BEDROOM 5

DOUBLE with sea view, en-suite shower room.

## Outside

To the front of the property there is block paved car parking for 5 vehicles. **Large Garage** with up and over door, extensive shelving, power and light, large chest freezer. To the side of the property approached from Clifton Road there is further block paved parking for 2 vehicles and a wraparound lawned garden behind dwarf brick wall, illuminated display sign with timer. To the rear of the property there is a wall and fenced enclosed garden, part laid to lawn with patio and raised decked area.

## TRADING & BUSINESS

The owner operates the business single handedly with a mix of commercial and leisure business. Accounts can be made available to genuinely interested parties.

## WEBSITE ADDRESS

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

## RATEABLE VALUE

£5,700 at the Uniform Business Rate of 49.9p in the £ for 2023/24. Council Tax Band "D". Information taken from the Valuation Office Agency website.

## TENURE

FREEHOLD.

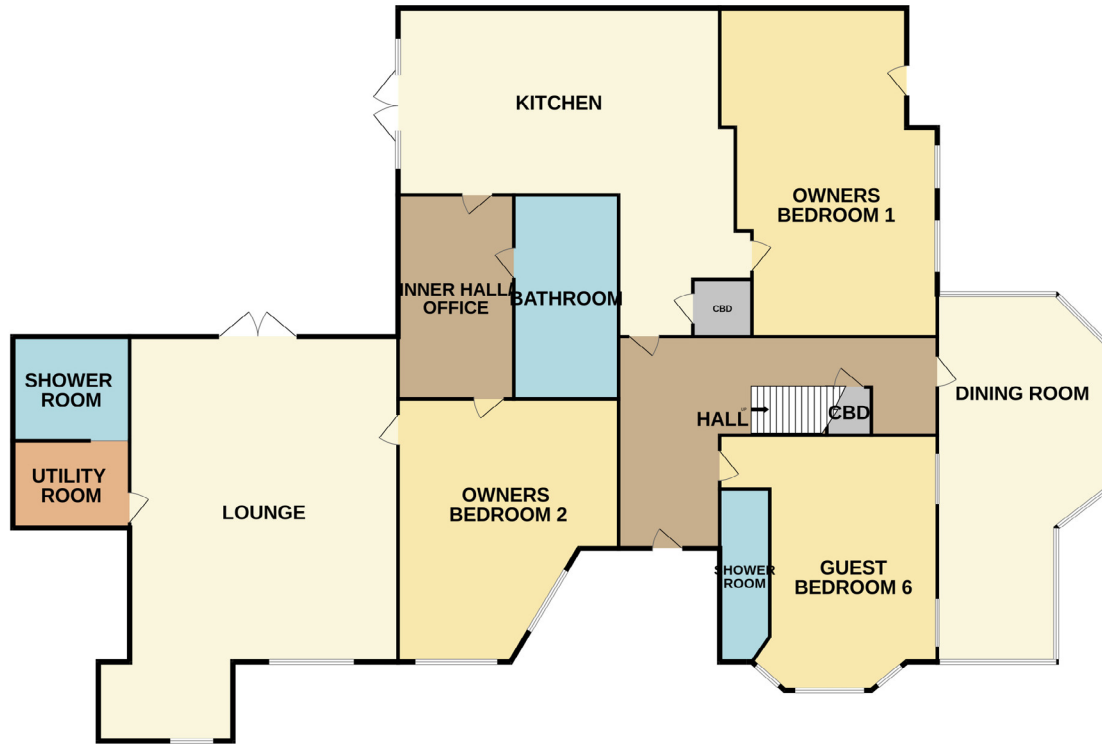
## PRICE

£795,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

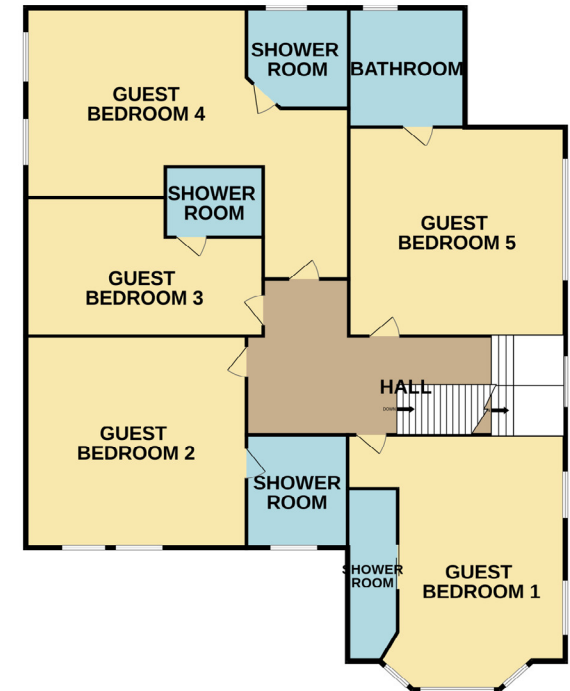
## EPC

D - 84

GROUND FLOOR

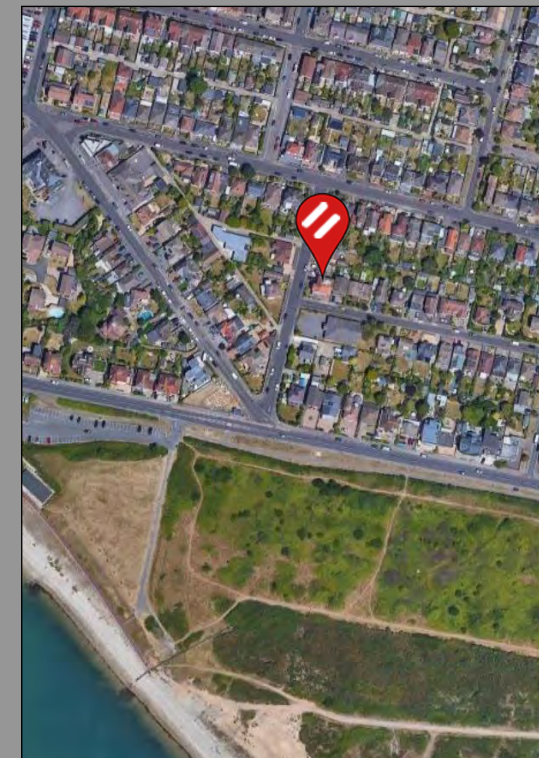


FIRST FLOOR



AVON MANOR GUEST HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024



Ref: H198680



BOURNEMOUTH  
& PORTSMOUTH

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

Contact

Ian Palmer MNAEA (Commercial) Divisional Director  
Thomas Siddall Surveyor

**IDENTIFICATION:** Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

**AGENTS NOTE:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that are subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.

