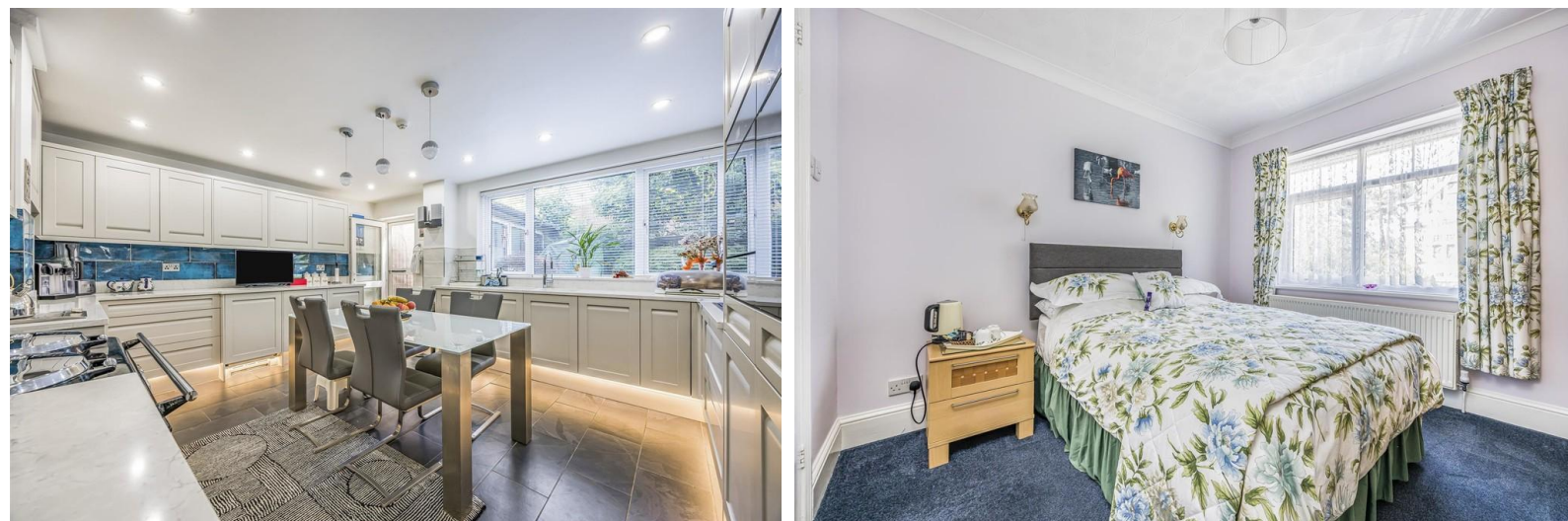
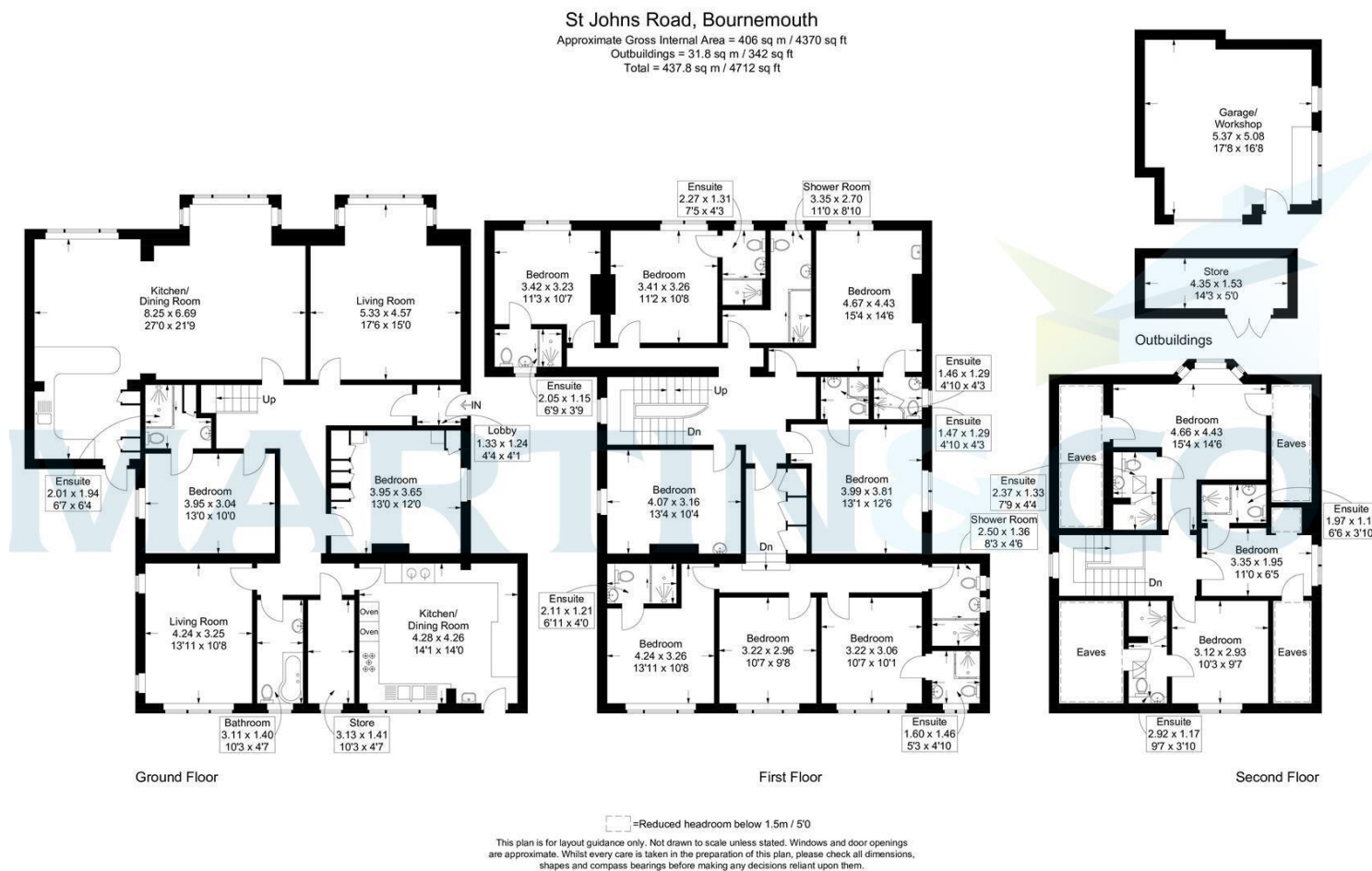


Property Location
Boscombe Spa, Bournemouth

St John Road is one of the most sought-after residential roads within the prestigious Boscombe Spa conservation area. Located just a short walk from Bournemouth's award-winning sandy beaches, it offers an attractive blend of period architecture, mature surroundings and an exceptional coastal lifestyle. The road is predominantly lined with elegant Victorian and Edwardian apartment buildings, many of which have been converted into spacious character apartments retaining original features such as high ceilings, bay windows and decorative fireplaces. Its quiet, tree-lined setting creates a peaceful residential environment while remaining within easy reach of local amenities. Residents enjoy excellent access to Boscombe Beach, Boscombe Pier and the picturesque Boscombe Overcliff Gardens, providing miles of scenic coastal walks, cycling routes and opportunities for water sports. The nearby Boscombe High Street offers a wide selection of cafés, restaurants, independent shops, supermarkets and everyday conveniences, while Southbourne Grove is also within easy reach.



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

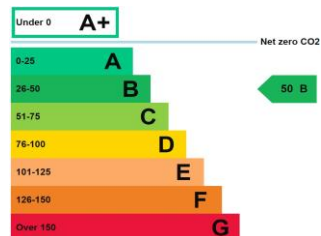
Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

St. Johns Road, Bournemouth

Asking Price Of £1,000,000

KEY FEATURES

Freehold
Close to Sandy Beaches
High Specification Fittings
13 Bedroom Detached Hotel
Three Levels
13 Bathrooms
3 Reception Rooms
2 Kitchen
Large Dining Room
Store Room
Private Garage / Workshop
EV Charger Point
Parking up to 11 Cars
Commercial EPC B
CCTV Room
Owners Accommodation



Why you'll like it

This exceptional 13-bedroom, 13-bathroom hotel offers a rare opportunity to acquire a beautifully presented, fully refurbished property in a prime coastal location, just a short distance from award-winning sandy beaches.

Arranged over three expansive floors, the property combines elegant period features with stylish contemporary interiors. High ceilings, large bay windows, and an abundance of natural light create a bright and welcoming atmosphere throughout, while the high-specification refurbishment ensures a turnkey business ready for immediate operation. The hotel features 13 well-appointed guest bedrooms, each finished to an excellent standard and complemented by modern en-suite facilities. The rooms are tastefully decorated with a cohesive, calming design, offering comfort and quality expected by today's guests. On the ground floor, three versatile and beautifully styled reception rooms provide generous space for guest relaxation, dining, and socialising. A standout open-plan dining kitchen area showcases sleek cabinetry, quality fittings, and ample seating-ideal for both guest service and entertaining.

A private owner's suite offers a practical and desirable addition, with direct access to the rear garden-perfect for maintaining privacy while living on-site. The landscaped outdoor space provides a tranquil and secluded setting, further enhanced by mature greenery. To the rear, a substantial detached garage incorporates a useful utility area, supporting the day-to-day running of the business. A dedicated CCTV control room adds an extra layer of security and operational convenience.

Externally, the property continues to impress with ample forecourt parking for multiple vehicles-an invaluable asset in such a sought-after seaside location.

This outstanding property seamlessly blends character, space, and modern convenience, presenting an ideal opportunity for investors or owner-operators seeking a high-quality hospitality business in a thriving coastal destination.

Agent's Notes:

Tenure: Freehold

Council Tax: Band A | EPC: B

All mains are connected

Income/Expenses: Ask Agent

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

