

*Well Established High Quality Home & Income  
Self-Catering Holiday Letting Business in Much  
Sought-after Alum Chine*



**ALUM CHINE BEACH HOUSE**

**36 BURNABY ROAD, ALUM CHINE, BOURNEMOUTH BH4 8JG**

**goadsby**

## LOCATION

Alum Chine Beach approx. 600 yards. Westbourne Centre within 1 mile. Bournemouth Square approx. 2 miles. Travel Interchange within 3½ miles. Poole approx. 4½ miles. Bournemouth International Airport approx. 8 miles.

## FEATURES

High quality home and income letting business. Much sought-after residential area. Successful established business model. Complete refurbishment programme with re-plumbing and re-wiring in current ownership. Online booking system. Full gas fired central heating. UPVC double glazing. Superbly equipped apartments. Digital door entry and entry phone. CCTV system. Off road parking with electric charging point. £120,000 per annum turnover. Fully paved rear garden.

## SUMMARY OF ACCOMMODATION

### Ground Floor

#### Entrance Lobby

#### Guest Use Laundry Room

With washing machine and tumble drier.

#### Entrance Hall

With strip wood flooring and reception area.

#### Apartment 1 (Sleeps 2)

Studio Room with splayed bay window. Kitchen. Shower Room.

#### Apartment 2 (Sleeps 2)

Studio Room with dual aspect, splayed bay window. Kitchen. Shower Room.

### Owners Self-Contained Maisonette

#### Dining Room

With strip wood flooring, suitable for 8-10 persons, feature lighting, views over rear garden, fitted shelving. Into:

#### Open Plan Kitchen

With extensive range of black high gloss storage units, granite work surfaces over, inset spotlighting, tiled flooring, tiled splashbacks, inset

double bowl sink unit with mixer tap, 5 burner gas hob, extractor hood, built in double oven, built in microwave oven, integrated fridge freezer, wine rack, wall mounted television.

#### Inner Hall

With independent access from the side of the property and **Utility Room**.

Stairs down to:

### Lower Ground Floor

**Hallway** with **Cloakroom** with low flush WC and **Large Plant Room** housing gas fired boiler and hot water cylinders.

#### Living Room

Comfortably seating 6-8 persons, strip wood flooring, dual aspect with splayed bay window, feature stone faced wall, contemporary wall fire, inset spotlighting,

#### Master Bedroom

DOUBLE with large walk in dressing room and **en-suite bathroom**.

#### Bedroom 2

DOUBLE with French doors onto rear garden, **en-suite shower room**.

#### Victorian Style Conservatory

With French doors onto rear garden.

**N.B.** The Owners Maisonette offers potential to sub-divide into two flats.

### First Floor

Landing

#### Apartment 3 (Sleeps 3)

Lounge/Kitchen with dual aspect, splayed bay window. Bedroom DOUBLE with splayed bay window, fitted wardrobe, **en-suite shower room**.

#### Apartment 4 (Sleeps 5)

Lounge/Kitchen. Bedroom 1 DOUBLE with **en-suite shower room**.

Bedroom 2 DOUBLE with **en-suite shower room**.

Stairs to:

### Second Floor

Landing

#### Apartment 5 (Sleeps 3)

Lounge/Kitchen. Bedroom DOUBLE with fitted wardrobe, **en-suite shower room**.

#### Apartment 6 (Sleeps 2)

Lounge/Kitchen. Bedroom DOUBLE with fitted wardrobe, **en-suite shower room**.

### Outside

To the front of the property there is tarmacadam forecourt parking for up to 5 vehicles with electric car charging point. A driveway to the side of the property leads to a **detached garage** with electric roller door, power and lighting. To the rear of the property there is a fence enclosed paved rear garden with raised shrub and ornamental tree borders.

### TRADING & BUSINESS

The letting apartments consistently generate an income of £120,000 per annum yielding an EBITDA figure of £80,000. Should the owners apartment also be let, it is forecast this figure would increase significantly.

### WEBSITE ADDRESS

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

### RATEABLE VALUE

£17,500 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Council Tax Band "C". Information taken from the Valuation Office Agency website.

### TENURE

FREEHOLD.

### PRICE

£ 1.295 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.





OWNERS APARTMENT



OWNERS APARTMENT



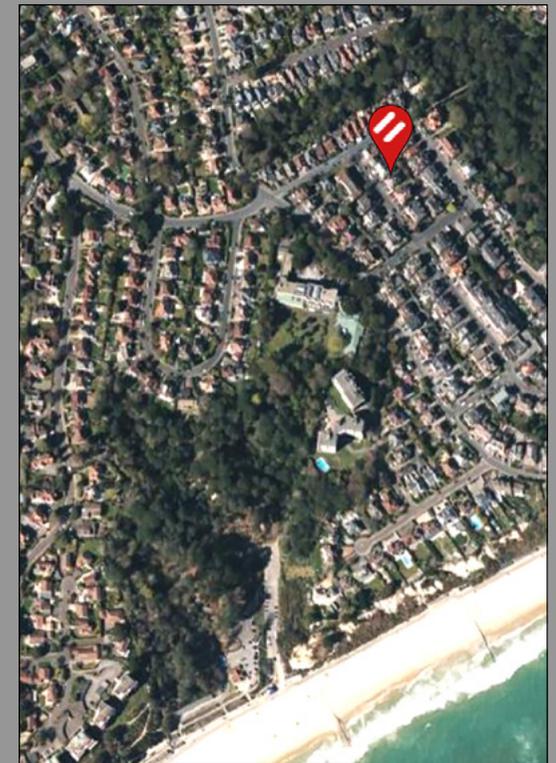
OWNERS APARTMENT



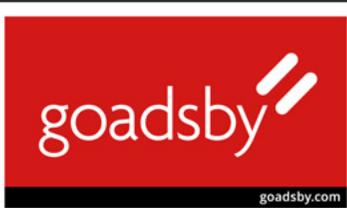
OWNERS APARTMENT



OWNERS APARTMENT



H207222



**01202 550077**

BOURNEMOUTH & WINCHESTER

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

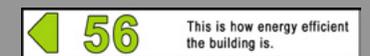
Contact

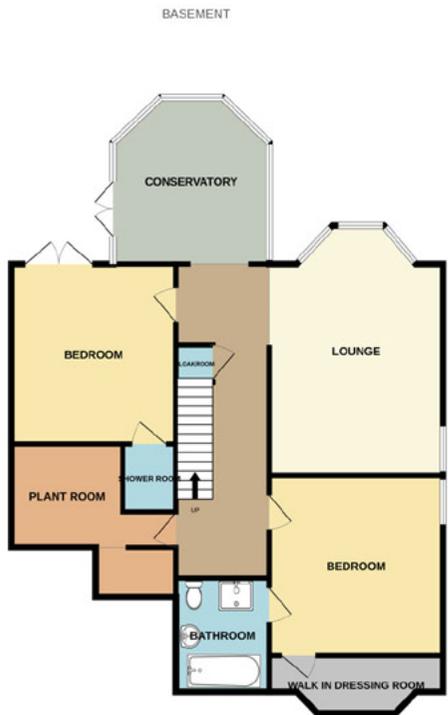
Ian Palmer MNAEA (Commercial)  
Divisional Director

Mark Nurse  
Associate Director

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 be 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.





ALUM CHINE BEACH 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



