



395, Marine Road East, Morecambe

The property at a glance

15  13  2 

- Fantastic Investment Opportunity / Magnificent Home
- Boasting Stunning Sea Views Across To The Lakeland Hills
- 13 Bedrooms With 2 Bedrooms in Private Living Quarters
- Two Kitchens
- Spacious Lounge
- Character Features Throughout
- Tenure: Freehold
- Council Tax Band: A (for lower floor)
- EPC: TBC
- Coastal Walks, Amenities & Transport Links To The Lake District



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Offers Over
£475,000

Get to know the property



Positioned on Marine Road East in the charming town of Morecambe, this house presents a remarkable opportunity for investors seeking a property with great potential. Boasting stunning views over Morecambe Bay, this residence is not only a home but also a gateway to a thriving business venture.

With an impressive 15 bedrooms, the property is designed to accommodate a variety of needs, making it ideal for those looking to establish a bed and breakfast. The spacious lobby area, complete with a bar, offers a welcoming atmosphere for guests and residents alike. The two kitchens are a notable feature; one is dedicated to personal use, while the other is perfectly suited for catering to guests, ensuring a seamless operation for any hospitality endeavour.

The location is a significant draw, with the picturesque bay providing a stunning backdrop and a tranquil environment. Morecambe itself is known for its vibrant community and rich history, making it an attractive destination for visitors. This property not only offers a comfortable living space but also the potential for a lucrative business opportunity in a sought-after area.

In summary, this end terrace house on Marine Road East is a unique investment opportunity, combining beautiful views, ample accommodation, and the facilities necessary for a successful bed and breakfast. Whether you are looking to expand your property portfolio or embark on a new venture, this property is well worth considering.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.





Ground Floor

Lobby

UPVC double glazed window, central heating radiator, electric heater, smoke alarm, built-in wardrobes, coving.

Hallway

Coving, doors to bedrooms 2, 3, WC, lower ground floor kitchen, breakfast room, smoke alarm, stairs to first floor, door to rear.

WC

Low rise WC, wall mounted sink with traditional taps, lino floor.

Kitchen

UPVC double glazed frosted window, range of wall and base units, laminate worktop, extractor, 4 ring gas hob, 2 x high-rise electric ovens, stainless steel sink, traditional taps, plumbing for dishwasher, space for fridge freezer, lino floor.

Breakfast Room

UPVC double glazed frosted stained windows, 12 spot light points, smoke alarm, central heating radiator.

Private Living Quarters

Hallway

Central heating radiator, smoke alarm, stairs to ground floor, doors to two reception rooms, bedroom two and kitchen.

Reception Room

UPVC double glazed window, 3 x central heating radiators, coving.

Kitchen

UPVC double glazed box bay window, UPVC double glazed window, coving, tile splash back, laminate worktops, range of wall, drawer and base units, extractor hood, four ring gas hob, double high-rise electric oven, stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge, breakfast bar, tile floor, open to hallway.

Hallway

Central heating radiator, smoke alarm, coving, doors to utility, bathroom, bedroom one and UPVC double glazed frosted door.

Utility

UPVC double glazed window, central heating radiator, coving, smoke alarm, plumbing for washing machine, space for dryers, laminate floor.

Bathroom

UPVC double glazed frosted window, central heating radiator, cladded walls, low rise WC, pedestal sink, electric corner shower, Lino floor.

Bedroom 1

UPVC double glazed window, central heating radiator, coving.

Bedroom 2

UPVC double glazed window, central heating radiator, built in wardrobes, coving.

Bedroom 3

UPVC double glazed window, central heating radiator, coving, closet space - en-suite with cladding walls, pedestal sink, single shower cubicle, electric dual flush WC.

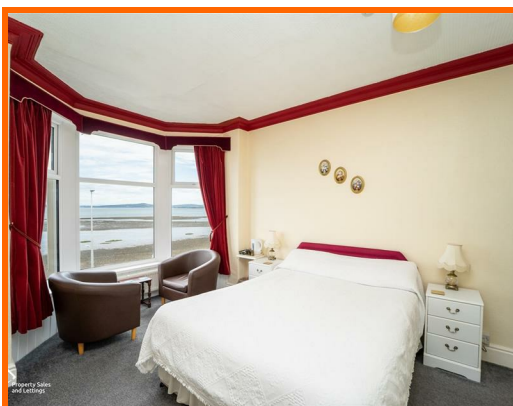
First Floor

Hallway

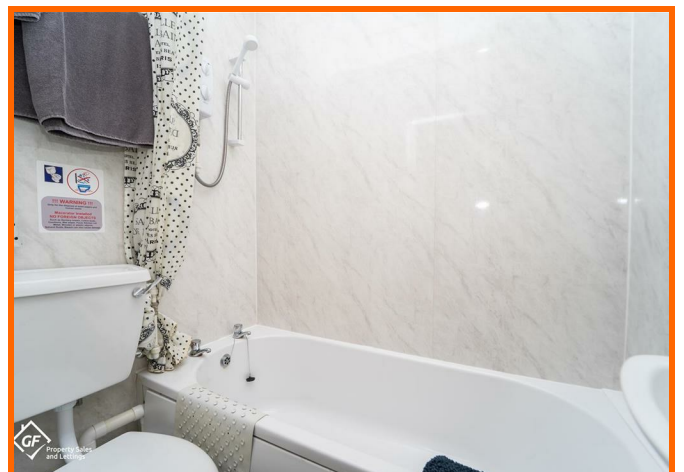
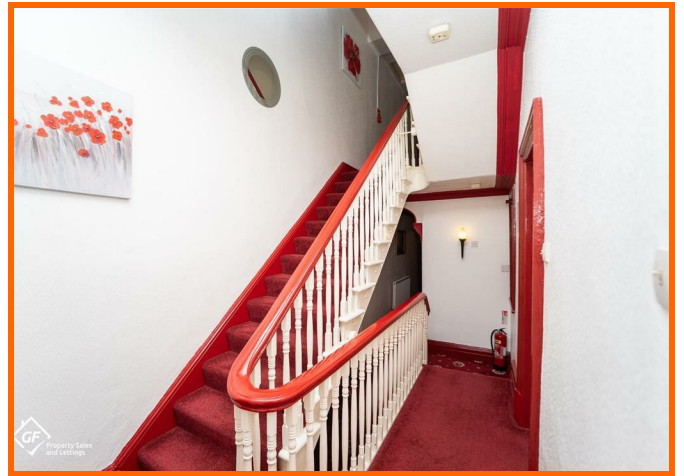
Coving, central heating radiator, cornice smoke alarm, stairs to 2nd floor and ground floor doors to bedrooms 4, 4A and 5, 5A.

Bedroom 4

UPVC double glazed window, 2 x UPVC double glazed windows, central heating radiator, 2 x built-in wardrobes, coving, smoke alarm, door to en-suite, UPVD double glazed frosted window, full tile walls, extractor fan, dual flush WC pedestal sink with traditional taps, panelled bath with traditional taps, electric overhead shower, lino floor.

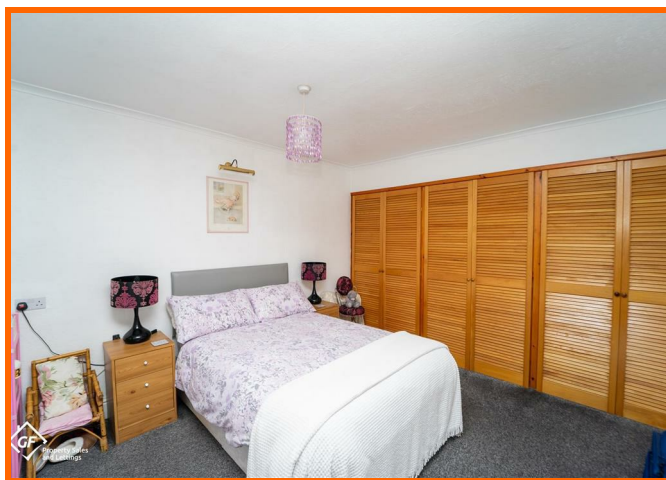


Beach Mount Hotel, 395 Marine Road East, Morecambe, LA4 5AN





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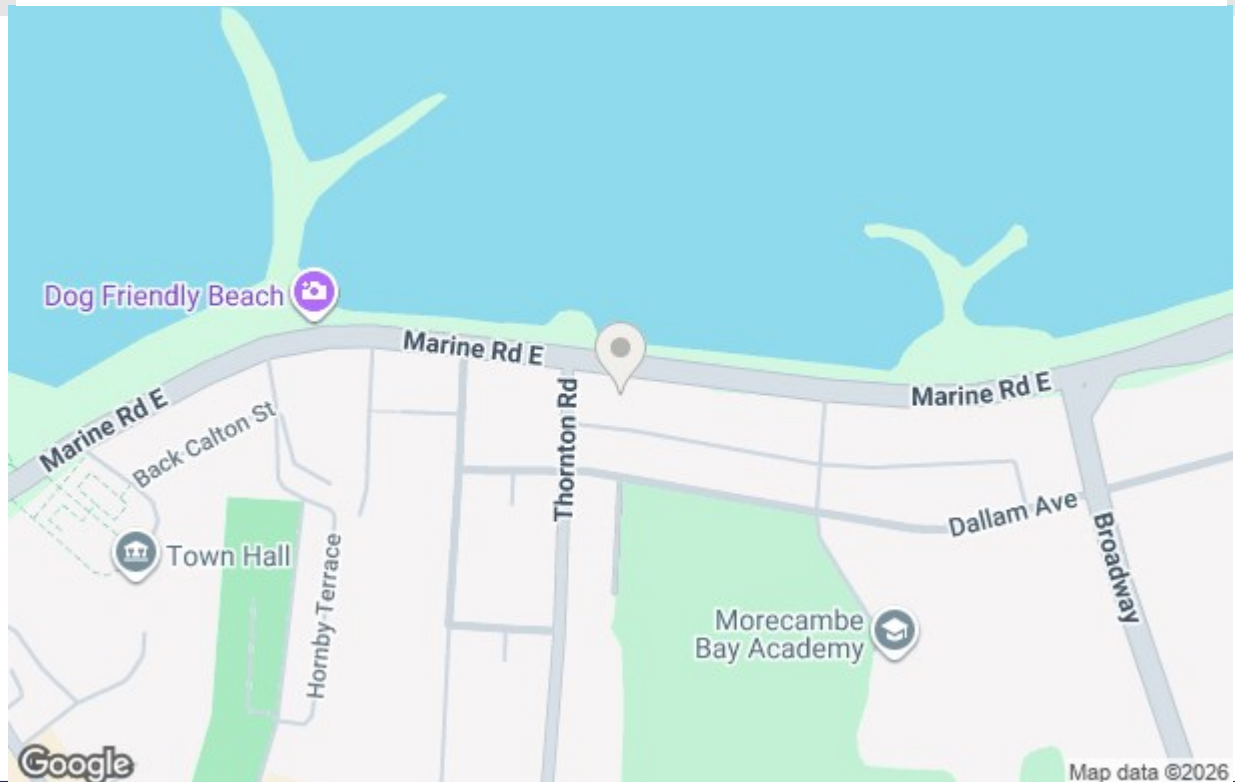
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	