

Symonds
& Sampson

The Pebbles
Guest Accommodation
www.thepebbles.co.uk

NO VACANCIES

The Pebbles
Guest Accommodation
Car Parks
Front and Rear

2K63

Pebbles Guest House

18 Kirtleton Avenue, Weymouth, Dorset

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18 Kirtleton Avenue
Weymouth
Dorset DT4 7PT

A spacious semi-detached 7 bed guest house with owners accommodation conveniently situated a short walk from the seafront and Weymouth town centre.



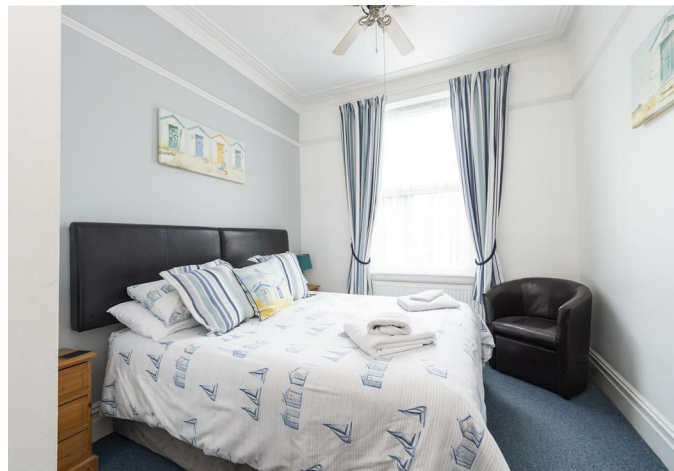
- Close to seafront
- 7 letting rooms
- Off street parking for 9 vehicles
 - Ensuite facilities
- 3 bed owners accommodation
- Close to town centre and facilities
- Ideal lifestyle business opportunity
 - Scope for income growth

Guide Price **£575,000**

Freehold

Private Treaty Sale

Dorchester Commercial
01305 261008 ext 3
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THE PROPERTY

A spacious and well presented semi-detached guest house with seven ensuite letting bedrooms situated a short walk from Weymouth seafront and approximately one mile from the town centre. The property also benefits from a one bedroom owners accommodation to the rear with two additional bedrooms with shared shower room on the second floor of the main house. There is also ample off-street parking. The three storey Victorian property is a grand red-brick semi detached house with double height bay windows to the front, decorative woodwork and a slate roof.

The whole house also benefits from a commercial water softener installed in 2022 and garden and patio renovations including a hot tub.

ACCOMMODATION

The Pebbles Guest House Accommodation is currently arranged over three floors with a total of seven letting rooms, all with contemporary fitted ensuite facilities and free 1GB high speed WiFi internet spread over a comprehensive home network both inside and outside the property which includes a comprehensive 12 Ring cameras security system. A bright and airy reception hall gives a welcoming atmosphere and leads to the guest dining room with two bay windows, the kitchen and a convenient ground floor king ensuite guest room. The recently renovated kitchen has a range of units comprising two and a half Franke sink unit set into a quartz work surface with drawers and cupboards below. Range of wall mounted cupboards. Large Rangemaster cooker with five ring gas hob with double electric warmer plate, electric double oven and electric grill with double extractor cooker hoods, dishwasher and two large fridge/freezers. Beyond the kitchen is the owners private accommodation at the rear of the property with one ensuite king bedroom, dining room, lounge, office and separate WC. A staircase from the entrance hall leads to the first floor with an additional two double ensuite letting rooms, one king ensuite and one single en-suite. A second staircase leads up to a further landing on the second floor with two king ensuite letting rooms and two further bedrooms currently used by the owners.





THE BUSINESS

Under the current ownership since January 2003 and selling due to retirement. The house has been painstakingly renovated over the last 22 years and with clean and contemporary 'seaside' style decoration, Pebbles Guest House enjoys a 4.6 star rating with Tripadvisor, 9.2 with Booking.com and produces an excellent annual turnover and repeat bookings. Average annual turnover in the last 5 years is £80,000 with the highest being £93,597 in 2023 whilst being closed from November through to Easter. With scope to utilise two further letting rooms and opening year-round, there is potential for an even higher turnover of around an additional £20,000 - £30,000.

OUTSIDE

To the front, there is off-road parking for up to four vehicles. At the rear, there is access to a parking area for five vehicles from Park Lane. Side access leads to an attractive garden at the rear, which is partly laid to patio, with a timber shed that has power and light and is currently used as a utility room. There are two outside taps, one of which provides softened water. Steps lead down to the lower garden area, which is mainly laid with artificial lawn and bordered with a range of shrubs and a mature Acer. There are two further sheds, one of which is large and equipped with power, light, and a workbench. Additionally, there is a six-meter gazebo with a further seating area and a six-person hot tub and access through the back gate to the rear car park.

SITUATION

The house is well-positioned to enjoy this lively seaside resort. The beach is within a short walk of the beautiful Greenhill Gardens with its tennis courts, putting green and lawn bowls club. The popular Lodmoor Country Park and RSPB Nature Reserve are also within easy reach.

There are a good range of local amenities within a few hundred yards including a Post Office, Mini Supermarket, Bakery and Public Houses. The town centre is within 1 mile and provides a comprehensive range of shopping and educational facilities as well as access to a large sandy beach and a stunning picturesque harbour which is surrounded by galleries, eateries and café/bars. The area is



surrounded by rolling countryside and is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. From the house, a walk along the Preston Beach promenade leads to Bowleaze Covey, where you can enjoy a range of water sports pursuits or join the Coastal Path to Osmington Mills. Weymouth benefits from rail links to both London Waterloo and Bristol Temple Meads as well as access via the relief road to the County town Dorchester and main road routes A35 to the south west and south east, A37 north.

DIRECTIONS

What3words:///burns.chip.back

SERVICES

Mains electric, water and drainage.
 Gas fired central heating system.
 Broadband: Ultrafast speed is available in the area. Highest download speed 1000Mbps.
 Mobile phone: Network coverage is reported to be likely indoors and outdoors (Info from www.ofcom.org.uk)

LOCAL AUTHORITY

Dorset Council: 01305 221000
 Business Rates RV £6,300
 Council Tax: Band A (owners living accommodation)

ENERGY PERFORMANCE CERTIFICATE

C (66)



WWW.EPC4U.COM



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT