



01947 601301



COAST
GUESTHOUSE, 21
PROSPECT HILL

4 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Semi-Detached Victorian Villa with Parking
- Newly Refurbished to an Excellent Standard
- Currently trading as a Guest House with 3 Letting Rooms
- Separate Owners Suite on the Ground Floor
- Elegant Lounge with Fireplace & Bay Window
- Breakfast Room & Modern Kitchen with Integrated Appliances
- 4 Double Bedrooms & 4 Ensuite Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- South-Facing Terrace & Parking for 6 Cars
- Ideal as either a Family Home or Small Business

Type: **SEMI-DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **4**

Reception Rooms: **2**

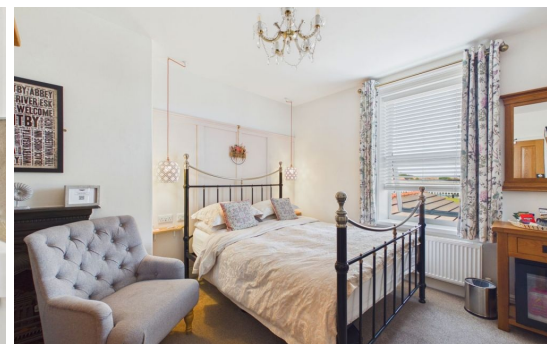
Parking: **ALLOCATED PARKING**

Outside Space: **TERRACE**

Tenure: **FREEHOLD**

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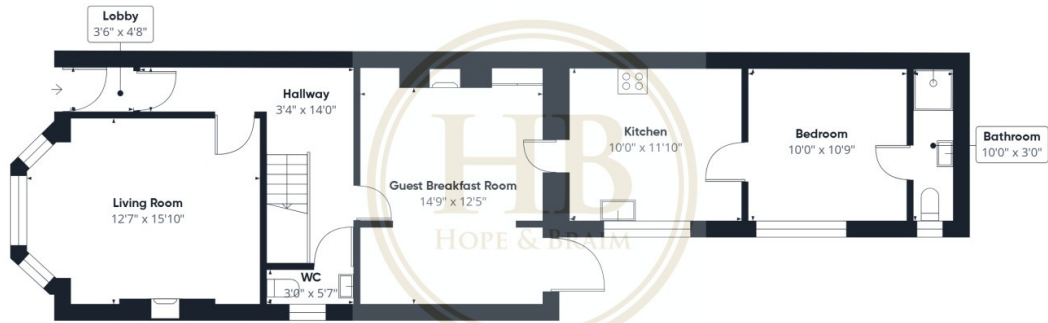
COAST GUESTHOUSE, 21 PROSPECT HILL- 4 bed Semi-Detached House -£465,000



Hope & Braim are delighted to present Coast Guesthouse, a semi-detached Victorian villa on Prospect Hill, Whitby, offering a genuinely flexible opportunity as either a substantial family home or a well-established small business. Currently trading as a successful guest house, the property has been newly refurbished to an excellent standard throughout, combining period character with contemporary comfort. The ground floor comprises a separate owner's suite, offering self-contained living away from the letting accommodation, alongside an elegant lounge with a working fireplace and bay window, a breakfast room, and a modern kitchen fitted with integrated appliances. This layout allows an owner-occupier to run the business while maintaining genuine day-to-day privacy. Above, the property provides three double bedrooms, each with its own ensuite bathroom, ensuring guests enjoy a high standard of privacy and comfort. Gas central heating with a fully pressurized hot water system, hard-wired fire detection, and double glazing are fitted throughout, keeping the property efficient and comfortable across all seasons. Outside, a south-facing terrace provides a pleasant spot to relax, while parking for up to six vehicles is a notable advantage in this part of Whitby, of particular benefit to a guest house operation where guest parking is often at a premium. Coast Guesthouse represents a rare combination of scale, standard of finish, and commercial flexibility. Whether continuing its current use as a thriving hospitality business, converting to a generously proportioned family home, or adapting to suit another purpose entirely, the property is presented ready to accommodate a new owner's plans with minimal further work required. Prospect Hill offers a convenient position within Whitby, placing the property within easy reach of the town's amenities, harbour, and coastline.



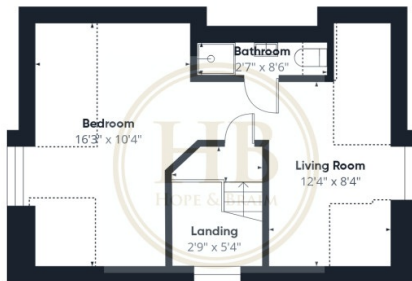
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1587 ft²
Reduced headroom
101 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

