

Genuine Retirement Sale of Well Presented Centrally Located B&B Suiting Various Uses S.T.P.P.

THE BONDI

43 ST MICHAELS ROAD, BOURNEMOUTH, DORSET, BH2 5DP

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LOCATION

West Cliff – Cliff Top approx. 600 yards. Bournemouth Square approx. 650 yards. Bournemouth International Centre within 750 yards. Travel Interchange approx. 1½ miles.

FEATURES

Well presented throughout. Town views from upper floors. Externally repainted 2024. Full gas fired central heating with thermostatic control. Double glazed throughout. Refurbishment programme in present ownership. UPVC fascias and gutters. CCTV. TVs in letting rooms. Sought-after central location. Ideal first time buy. No forward chain. Genuine retirement sale.

SUMMARY OF ACCOMMODATION

Double glazed door opening into:

RECEPTION HALL
With wall lighting, fire alarm control panel, electric fuse and meter cupboard.

LOUNGE
With casement doors onto front patio, fire surround with open fire, television point. Square arch into:

DINING ROOM
With original fire surround, open fire, comfortably seating 4/6 persons, fitted shelving. Into:

KITCHEN
With vinyl floor tiles, large roof light, fluorescent strip lighting, tiled splashbacks, range of fitted wall and base units, roll edge work surfaces over, 4 burner gas cooker with double oven and grill, upright fridge freezer, stainless steel sink unit. **Wash Up/Utility Area** with stainless steel sink unit, fitted shelving, plumbing for washing machine.

Inner Hall
With door to rear courtyard.

PRIVATE BEDROOM
SMALL DOUBLE.

PRIVATE BATHROOM
Fully tiled with panelled bath, shower attachment over, close coupled WC and pedestal wash hand basin.

First Floor

Landing

BOILER ROOM
(Formerly a Shower Room) With Ariston boiler, pre-lagged hot water cylinder and fitted shelving.

BEDROOM 1
DOUBLE with **en-suite shower room**.

BEDROOM 2
DOUBLE with part splayed bay window, **en-suite shower room**.

BEDROOM 3
SINGLE with **en-suite shower room**.

Second Floor

Landing
With loft access hatch, fitted linen cupboards.

SHOWER ROOM
With close coupled WC, wash hand basin, corner enclosure, fully tiled.

GUEST USE KITCHEN
(Previously Bedroom 4) With modern fitted base units, work surface over, tiled splashbacks, 1½ bowl sink unit, tiled splashbacks, vinyl flooring, fridge, freezer and microwave.

BEDROOM 5
DOUBLE with **en-suite shower room**.

BEDROOM 6
DOUBLE with **en-suite shower room**.

Outside

To the front of the property there is a tiled patio behind a dwarf brick wall suitable for guest seating. To the rear is a small courtyard garden with gate onto access lane.

TRADING & BUSINESS

The property is essentially occupied as the owners home, choosing only to let on a restricted Airbnb basis in the summer months.

LICENCES/PERMISSIONS

We understand that planning permission has previously been granted (App. No. 7-2008-11536-B) for a three storey rear extension.

RATEABLE VALUE

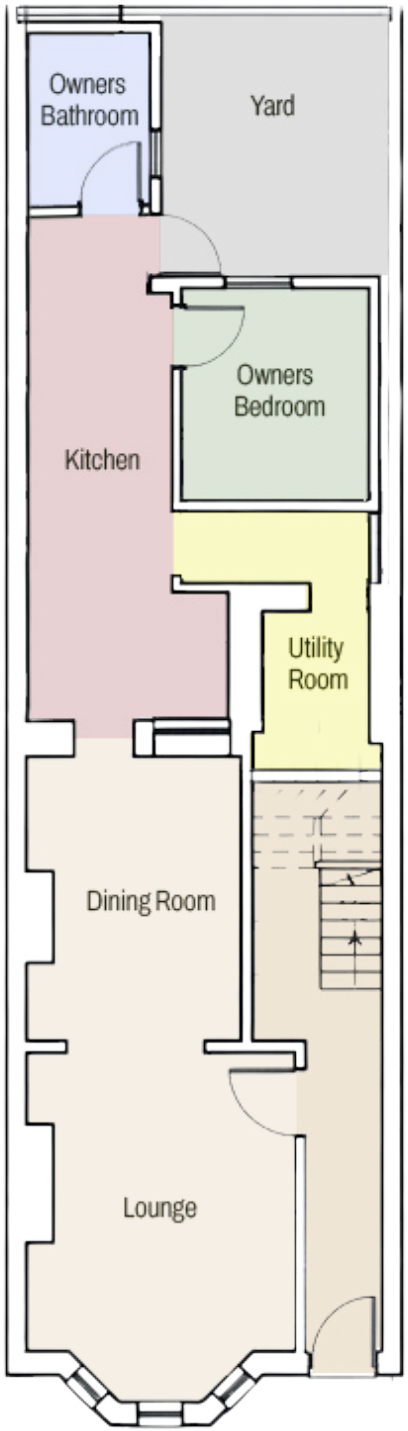
£5,400 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

TENURE

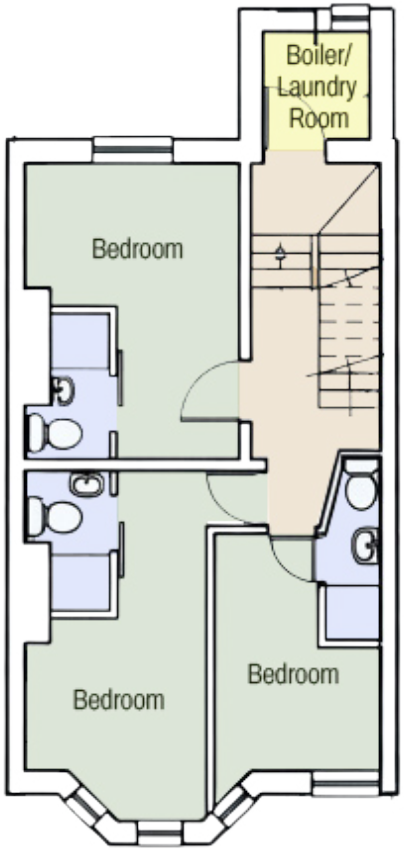
FREEHOLD.

PRICE

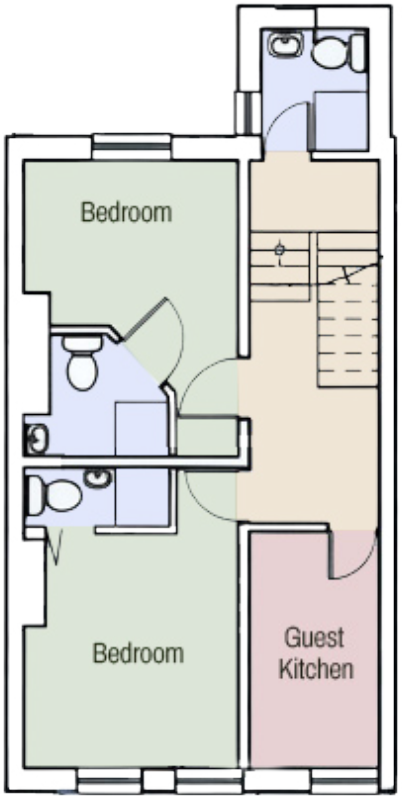
£395,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



Ground Floor



First Floor



Second Floor



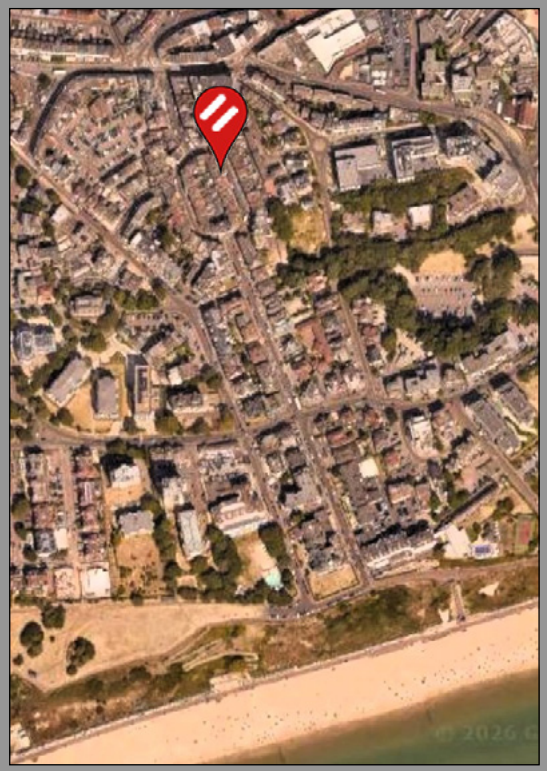












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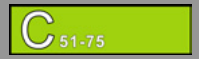
BOURNEMOUTH & WINCHESTER

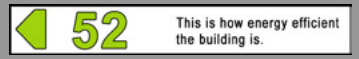
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