

*Superb Quality Exclusive Hire Holiday Rental  
Opportunity with Distant Sea Views Yielding  
Highly Lucrative Income*



**THE BEACH HOUSE**

54 ST MICHAELS ROAD, BOURNEMOUTH, DORSET BH2 5DY

**goadsby**

## LOCATION

The Triangle approx. 200 yards. Cliff Top approx. 400 yards. Bournemouth Square approx. 600 yards. Bournemouth International Centre within 750 yards. Travel Interchange & Mainline Railway Station approx. 1½ miles.

## FEATURES

Open aspect with distant sea view from front facing rooms. Contemporary styling. Gas fired central heating with thermostats throughout. Modern four poster beds. Guest use Wi-Fi. Complete refurbishment in current ownership. UPVC double glazing throughout. Window shutters. Quality furnishings and fittings. Excellent opportunity. Potential flat conversion s.t.p.p.

## SUMMARY OF ACCOMMODATION

### Ground Floor

Steps to **Entrance Porch** into **RECEPTION HALL**.

### LIVING ROOM

Comfortably seating 6-8 persons with splayed bay window, laminate floor, feature fire surround with marble hearth and inset iron grate, wall mounted television. Square arch through to:

### OPEN PLAN KITCHEN/DINING ROOM

With range of hand made in frame shaker style kitchen units, slimline work surfaces over, Belfast sink with jet spray, ceramic 4 ring hob, extractor hood over, built in double oven. Integrated fridge freezer, display shelving, laminate flooring, refectory style dining table for up to 14 covers.

### CLOAKROOM

With low flush WC and wash hand basin.

Stairs to:

## Lower Ground Floor (The Apartment)

### LIVING ROOM

Comfortably seating 6 persons, wall mounted television, wall lighting, laminate flooring, walk in store cupboard.

### Inner Hall

With door to rear garden.

### KITCHEN

With range of fitted wall and base units, slimline work surfaces over, stainless steel sink unit, 5 burner double oven with grill, tiled splashbacks, extractor hood over, integrated fridge/freezer and washing machine/tumble dryer.

### BEDROOM 7

DOUBLE with walk in airing cupboard, **en-suite shower room**.

Stairs from Ground Floor to:

### Half Landing

With housekeeping cupboard housing washing machine and tumble dryer.

### First Floor

### BEDROOM 1

KING DOUBLE with **en-suite bathroom**.

### BEDROOM 2

KING DOUBLE with bay window, **en-suite wet room**.

### BEDROOM 3

TRIPLE (Bunks) with **en-suite wet room**.

### Top Floor

### BEDROOM 4

KING DOUBLE and Bunk Bed with **en-suite bathroom**.

### BEDROOM 5

KING DOUBLE with **en-suite wet room**.

### BEDROOM 6

TRIPLE (Bunks) with **en-suite wet room**.

### Outside

To the rear of the property there is an enclosed courtyard garden laid to artificial grass with barbecue and drying area. **Timber Shed** for outdoor equipment storage. Gate to access lane.

### TRADING & BUSINESS

To the year ended 2025 we are informed a turnover of £108,815 exclusive of VAT was recorded yielding a net profit approaching £70,000. If required, the current owners are willing to continue to manage the business for an incoming owner subject to agreeing terms.

### WEBSITE ADDRESS

[www.beachhideaways.com/the-beach-house](http://www.beachhideaways.com/the-beach-house)

### RATEABLE VALUE

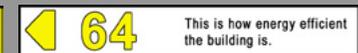
£9,500 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

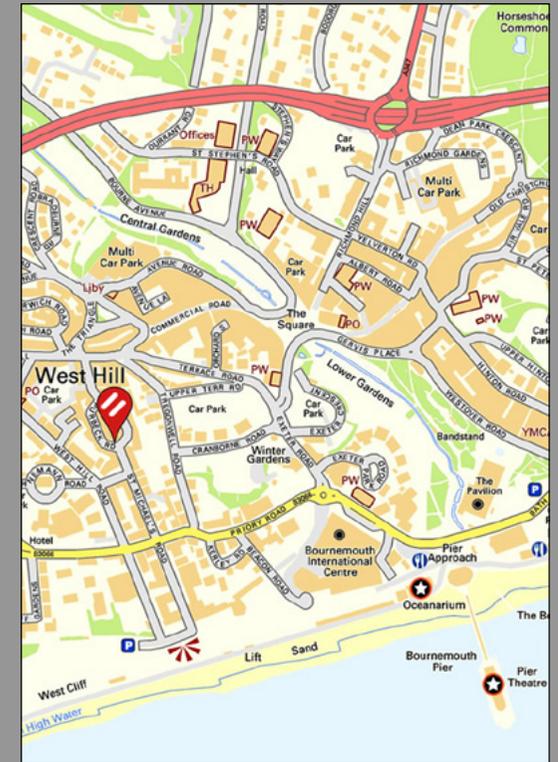
### TENURE

FREEHOLD.

### PRICE

£750,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.





H292011



**BOURNEMOUTH  
& WINCHESTER**

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