

*Character Double Fronted Home & Income
B&B in Fashionable Suburb Ideally Located
Between Shops & Seafront*



ALEXANDER LODGE

21 SOUTHERN ROAD, SOUTHBOURNE, BOURNEMOUTH, BH6 3SR

goadsby

LOCATION

Cliff Top approx. 200 yards. Southbourne Grove approx. 350 yards. Pokesdown Station within ¼ mile. Health Sciences University within 1 mile. Boscombe Pier & Coastal Activity Park approx. 1½ miles. Christchurch approx. 2½ miles. Bournemouth Pier just over 3 miles.

FEATURES

Award winning double fronted property of rare character. “The prettiest house in the street”. Sea glimpse. Redecorated in current ownership. Highly rated on review websites. UPVC double glazing. Full gas fired central heating. Newly installed boilers (2020 & 2025). New en-suite bathrooms througout. Re-roofed in 1990. Flat screen TVs, tea making facilities and hairdryers to letting bedrooms. Established clientele base. Off road parking and garden. Generous owners accommodation. Ideal home and income.

SUMMARY OF ACCOMMODATION

Ground Floor

Covered Veranda

With quarry tiled flooring and guest seating. Into:

SPACIOUS RECEPTION HALL

With feature tiled flooring, plate rack and cornice.

DINING ROOM

With splayed bay window, suitable for 10/12 covers, vertical blinds, wall lighting and feature chandelier, laminate flooring, servery area with service dresser/cabinet and **guest lounge area**.

KITCHEN/BREAKFAST ROOM

With range of solid oak wall and base units with roll edge work surfaces over, tiled splashbacks, inset spot lighting, vinyl cushion flooring, Stoves double oven with grill and 7 burner hob, extractor hood, Lincat hot cupboard, 1½ bowl sink unit, dishwasher, upright refrigerator.

UTILITY ROOM

With wash hand basin, space for tumble dryer and washing machine, fitted storage cupboards with work surfaces over, fire alarm control panel, space for upright fridge freezer, Glow-Worm gas fired boiler.

Owners Accommodation

LOUNGE

With splayed bay window, vertical blinds, hardwood flooring, feature fire

surround, cornice, built in display cabinet, television point, return door to entrance hall.

Inner Hall

With 2 built in storage cupboards.

BEDROOM 1

DOUBLE with walk in dressing room through to **en-suite bathroom** with roll top bath, pedestal wash hand basin, quadrant shower cubicle, Victorian style high flush WC, tiled flooring.

DINING ROOM/CONSERVATORY LOUNGE

With hardwood flooring, **office area**, casement and sliding patio doors onto rear garden.

BEDROOM 2

SMALL DOUBLE with laminate flooring, outlook over rear garden/**Cloakroom** with low flush WC and vanity unit. **NB** It is possible to extend the cloakroom to create a full en-suite shower room.

Attractive Galleried Landing

First Floor

WALK IN LAUNDRY ROOM

(Formerly a Single Bedroom).

BEDROOM 2 (RIVER)

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

BEDROOM 4 (PAKENHAM)

DELUXE KING DOUBLE/TWIN (zip and link) with bay window, guest seating area and access to covered balcony, **en-suite shower room**.

BEDROOM 6 (FULLJAMES)

SUPERIOR KING DOUBLE/TWIN (zip and link) with bay window, **en-suite shower room**.

BEDROOM 7 (HERBERT)

SMALL DOUBLE/SINGLE with **en-suite shower room**.

Second Floor

Landing

With sea glimpse, central heating programmer and thermostat.

BEDROOM 8 (BROOK)

DOUBLE with vanity unit into recess **en-suite shower room**.

BEDROOM 9

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

BEDROOM 10

DOUBLE with loft access, **en-suite shower room**.

GUEST KITCHEN

With wall and base units with work surfaces over, 1½ bowl stainless steel sink unit, breakfast bar, dining table, 2 ring hob, combination microwave, 2 fridge freezers, vinyl flooring. **NB** The guest kitchen was formerly a bedroom and could be reinstated if required.

Outside

To the front of the property is tarmacadam forecourt parking for 7 vehicles and display signage. To the side of the property there is a private parking area and bin store behind double gates. To the rear of the property there is an enclosed garden with timber effect composite decking, lawn with shrub borders. **Large timber shed** (recently re-roofed) and lean to store.

TRADING & BUSINESS

The current owners operate on a B&B basis over 9 months trading to the VAT threshold. Additionally they offer the second floor rooms and kitchen on an Airbnb/student letting basis outside of the peak summer months generating a secondary income.

WEBSITE ADDRESS

alexanderlodge.org.uk

RATEABLE VALUE

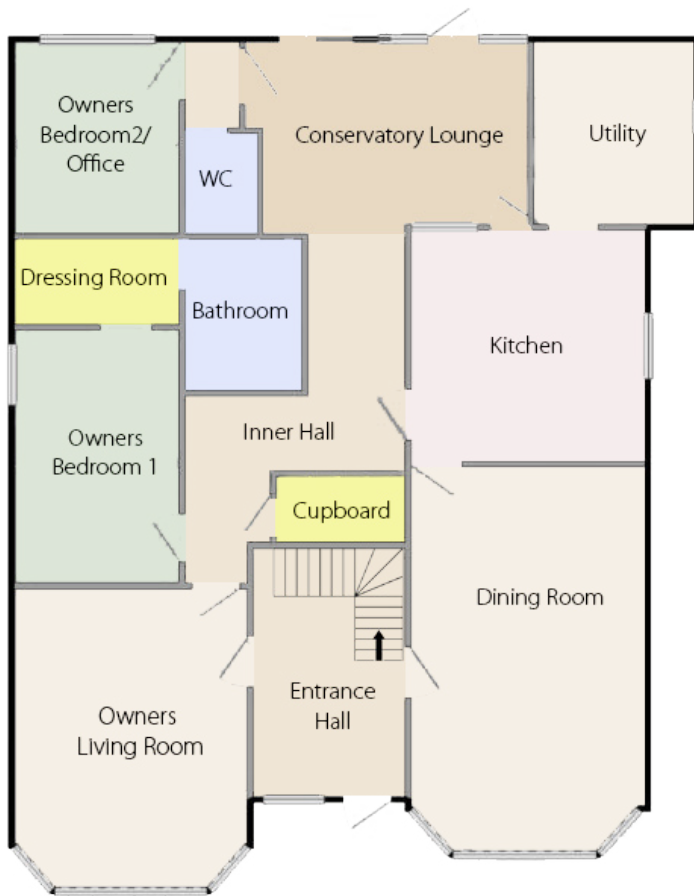
£4,850 at the Uniform Business Rate of 49.9p in the £ for 2025/26. For the year 2025/26 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band “A”. Information taken from the Valuation Office Agency Website.

TENURE

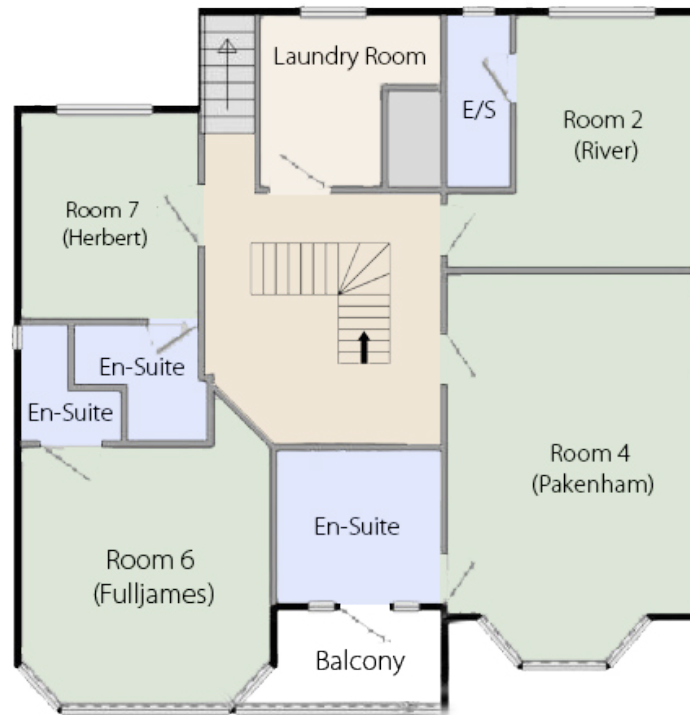
FREEHOLD.

PRICE

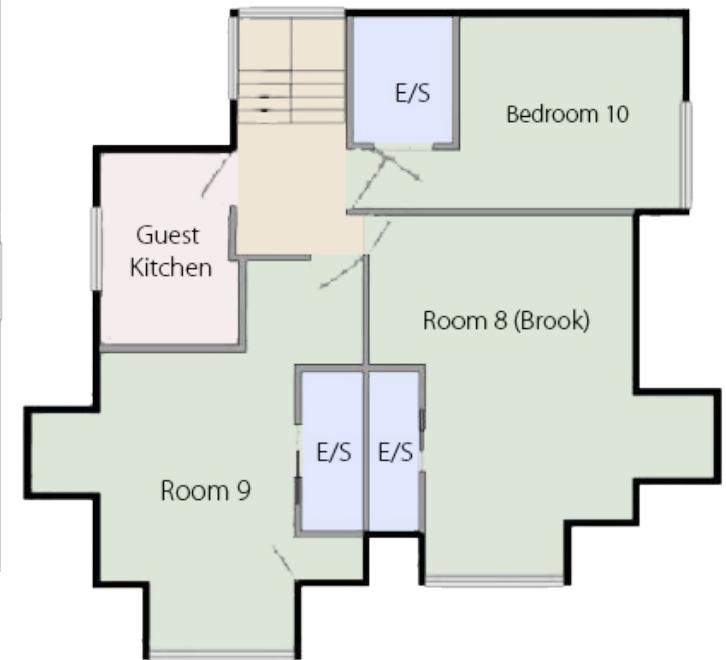
£899,500 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



Ground Floor



First Floor



Second Floor

Not to scale - for illustration purposes only



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