

*Retirement Sale of 11 Bedroom Home & Income B&B
well Located Between Shopping Thoroughfare & Pier*



THE RAVENSBOURNE HOTEL

17 WESTBY ROAD, BOSCOMBE, BOURNEMOUTH BH5 1HA

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LOCATION

Shopping thoroughfare and Sovereign Centre approx. 300 yards. O2 Academy approx. 300 yards. Boscombe Pier and Coastal Activity Park approx. 600 yards. Travel Interchange approx. 1¼ miles. Bournemouth International Centre approx. 2¼ miles. Bournemouth International (Hurn) Airport approx. 7 miles.

FEATURES

Well located between shops and pier. Full gas fired central heating. UPVC double glazing. Guest use kitchen. Potential for additional en-suite rooms. Deceptively spacious. Genuine retirement sale. South facing garden. Easily run limited service business. Also suit HMO use s.t.p.p.

SUMMARY OF ACCOMMODATION

Canopied Entrance into **Entrance Vestibule** with quarry tiled flooring. Glazed door into:

RECEPTION HALL

With art deco wall lighting, central heating thermostat, small reception area, fire alarm control panel, 2 chambermaid cupboards.

BEDROOM 11 (In private use)

LARGE DOUBLE/FAMILY ROOM with splayed bay window, **en-suite bathroom** with panelled bath, shower over, close coupled WC, pedestal wash hand basin, heated towel.

BREAKFAST ROOM/LOUNGE

With original fire surround, feature coved ceiling, comfortably seating 6 persons with Welsh dresser servery, fitted work surface with drawer storage, 2 refrigerators, microwave and 2 toasters. **Lounge Area** seating 4 persons with television point. Sliding doors to:

CONSERVATORY

For a further 7 covers, dual aspect, sliding door onto rear garden.

KITCHEN

With range of extensive fitted wall and base units, roll edge work surfaces over, 4 burner gas hob, built in oven, fluorescent strip lighting, sealed non slip flooring, 2 fridge freezers, inset sink unit, plumbing for washing machine and dishwasher, cupboard housing gas fired boiler and lagged hot water cylinder, central heating programmer.

LAUNDRY ROOM

With door to the side of the property, 2 washing machines, Speed Queen gas tumble dryer, fitted linen cupboard with electric meter and trip switch consumer unit.

Inner Lobby

BATHROOM

With panelled bath, shower attachment over, shower screen, pedestal wash hand basin, part tiled, close coupled WC, built in storage cupboard.

OWNERS BEDROOM

DOUBLE with casement door onto rear garden.

Staircase to:

First Floor

Landing

With art deco wall lighting, guest dining facilities, fitted linen cupboard.

BEDROOM 1

SINGLE with wash hand basin.

BEDROOM 2

DOUBLE with splayed bay window, modern vanity unit.

BEDROOM 3

FAMILY 3 with modern vanity unit, fitted wardrobe.

BEDROOM 4 (In private use)

SINGLE.

BEDROOM 5

FAMILY 4 with modern vanity unit.

PUBLIC CLOAKROOM

Half tiled with close coupled WC, wash hand basin.

PUBLIC SHOWER ROOM

Extensively tiled with double width shower cubicle, sliding door enclosure, close coupled WC, pedestal wash hand basin, sealed non slip flooring.

GUEST USE KITCHEN

With range of storage units, roll edge work surfaces over, stainless steel sink unit, fitted shelving, microwave oven, toaster, kettle, fridge freezer, vinyl tiled flooring, table top oven.

SHOWER ROOM

With Quadrant shower cubicle, part tiled, low flush WC, wash hand basin.

Stairs to:

Second Floor

Landing

With sky light window, built in linen cupboard.

BEDROOM 6

SINGLE with pedestal wash hand basin, sky light window.

BEDROOM 7

FAMILY 3.

BEDROOM 8

DOUBLE with dormer window and modern vanity unit.

BEDROOM 9

TWIN with dormer window and modern vanity unit.

BEDROOM 10

FAMILY 3 (double + single) with dormer window, vanity unit.

PUBLIC SHOWER ROOM

With Quadrant shower cubicle, close coupled WC, wash hand basin, heated towel rail, sky light window.

PUBLIC BATHROOM

With short bath, shower over, close coupled WC, sky light window, corner wash hand basin.

Outside

To the front of the property there is tarmacadam forecourt parking for 3 vehicles. To the rear of the property there is south facing ornamental garden with mature trees and shrubs, gazebo with seating for 4 persons, paved patio, ornamental fish pond, large timber shed/workshop.

TRADING & BUSINESS

The current owner chooses to trade only in the summer season details of which can be made available to genuinely interested parties.

WEBSITE ADDRESS

www.ravensbournehotel.co.uk

RATEABLE VALUE

Council Tax Band "E". Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

PRICE

£580,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



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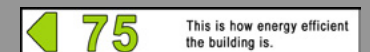
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