

*Well Located Home & income B and B in Generous  
Plot Within Walking Distance of Bournemouth  
Travel Interchange & Business District*



**LEA HURST B & B**

8 FRANCES ROAD, BOURNEMOUTH, DORSET BH1 3RZ

**goadsby** //

## LOCATION

Bournemouth Travel Interchange approx. 400 yards. Cliff Top and Zig Zag path just over  $\frac{1}{2}$  mile (on foot). Bournemouth Square approx.  $1\frac{1}{4}$  miles. Bournemouth Pier within  $1\frac{1}{2}$  miles.

## FEATURES

Convenient to Business District and Travel Interchange. Substantial property with generously proportioned rooms. Thermostatically controlled gas fired central heating. UPVC double glazing throughout. 4 camera CCTV system. Re-wired in current ownership. Tea making facilities and flat screen (some smart) televisions to letting bedrooms. Well maintained and professionally redecorated throughout. Re-carpeting to the majority. Large south facing garden. Off road parking. Available after 12 year continued ownership. Planning consent for 9 residential apartments previously granted.

## SUMMARY OF ACCOMMODATION

**Covered Entrance Porch** with down lighting and new UPVC front door into Entrance Vestibule opening into:

### RECEPTION HALL

With brochure display, fire alarm control panel.

### DINING ROOM

Comfortably seating up to 22 covers with servery area with storage below, display shelving, feature cornice, wall lighting, matching central light.

### KITCHEN

With range of fitted wall and base units, tiled splashbacks, double drainer stainless steel sink unit, refrigerator, dishwasher, 4 burner Cordon Bleu Classic double oven with hot plate, wash hand basin, upright fridge freezer, terrazzo flooring, fluorescent strip lighting, window blinds, telephone point.

### LEAN-TO UTILITY ROOM

With fitted storage units, work surfaces, shelving, chest freezer, pre-lagged hot water cylinder, stainless steel sink unit, 2 washing machines, tumble dryer, Potterton Suprima gas fired boiler. Access to front and rear.

## Owners Accommodation

**Inner Hall** with under stairs storage cupboard. **Bathroom** fully tiled with panelled bath, electric shower over, close coupled WC, modern vanity unit, vinyl cushion flooring. Arch through to **Office Area** with telephone point. **Private Lounge/Dining Room** comfortably seating 5/6 persons, brick fire surround with twin display plinths, tiled hearth, feature cornice, twin ceiling lights, television point. **Bedroom 1 DOUBLE**. Casement door to rear garden leading into **Bedroom 2 DOUBLE** with casement doors opening onto rear garden. **NB** This room could be partitioned with a stud wall.

### First Floor

#### Landing

#### BEDROOM 2

FAMILY 4 (BUNKS) with **en-suite shower room**.

#### BEDROOM 3

LARGE DOUBLE with original fire surround, **en-suite shower room**.

#### BEDROOM 4

FAMILY 4 (Bunks) with original fire surround, **en-suite shower room**.

#### BEDROOM 5

FAMILY 4 with original fire surround, **en-suite shower room**.

### Second Floor

#### Landing

With large walk in linen cupboard with fitted shelving.

#### BEDROOM 6

DOUBLE with original fire surround, **en-suite shower room**.

#### BEDROOM 7

DOUBLE with original fire surround, **en-suite shower room**.

#### LARGE WALK IN STORE ROOM

(With sky light window) **en-suite shower room** with wash hand basin.

**NB** This room has been let as Bedroom 8.

## CLOAKROOM

With low flush WC.

## BEDROOM 9

DOUBLE with original fire surround, **en-suite shower room**.

## BEDROOM 10

TWIN with original fire surround, **en-suite shower room**.

## Outside

To the front of the property there is tarmacadam forecourt parking for 5/6 vehicles plus 2/3 on the roadside. To the rear of the property is a large wall/fence enclosed south facing garden laid mainly to patio with 2 timber garden sheds, flower, shrub and tree borders. Aluminium motorised pergola.

## TRADING & BUSINESS

The current owners operate on a B & B basis with a mix of longer stay guests. Accounts can be made available to genuinely interested parties.

## LICENCES/PERMISSIONS

Planning consent (7-2012-13856-B) has been granted (now lapsed) for 3 x 1 bedroom flats and 6 x Studio apartments. Reduced scale plans are available by request. The owners are currently applying for HMO planning consent.

## RATEABLE VALUE

£6,700 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.

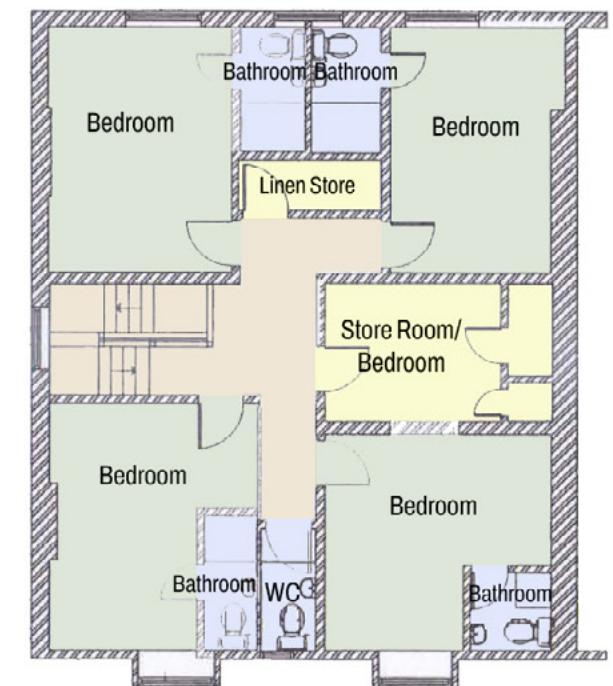
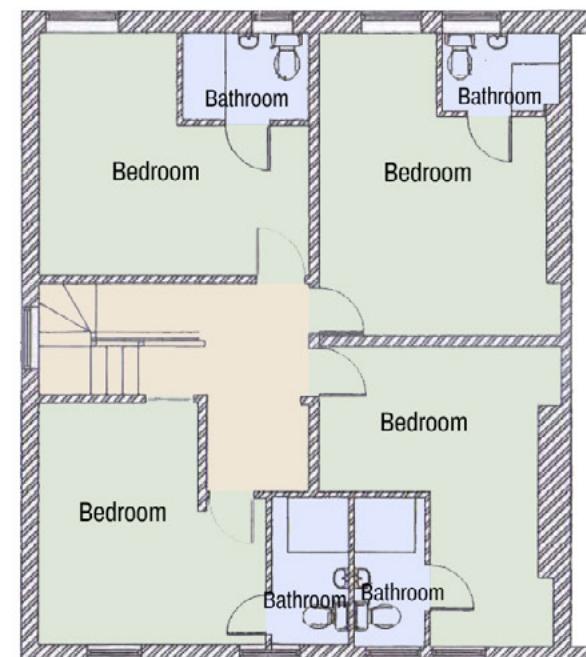
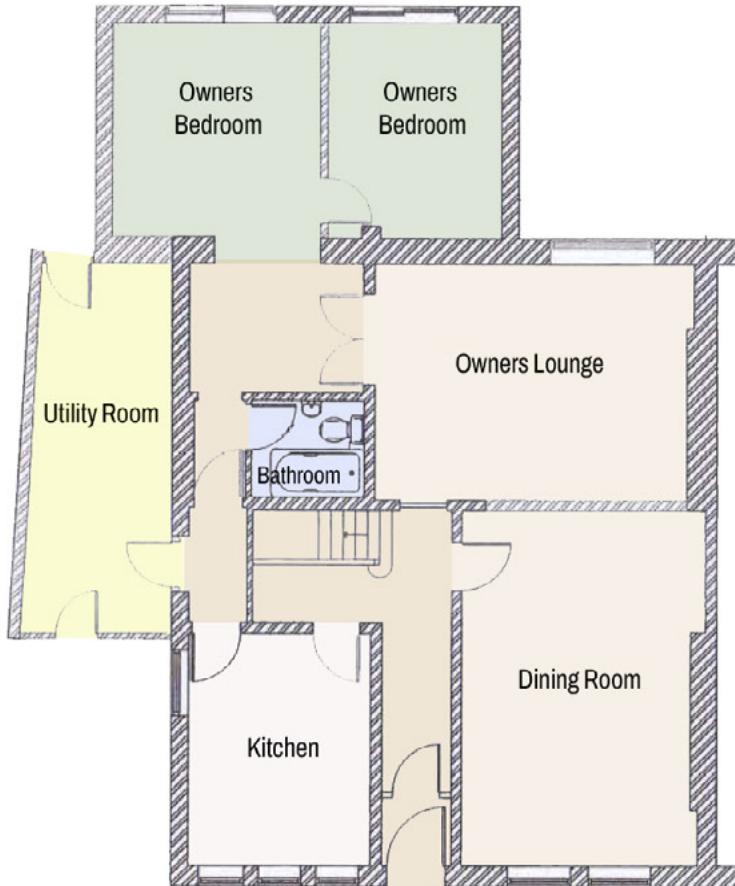
## PRICE

£635,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

## EPC RATING



This is how energy efficient the building is.





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& WINCHESTER

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