

*Home & Income B&B with South
Facing Garden in the very
Sought-After Alum Chine*



THE NEWLANDS

14 ROSEMOUNT ROAD, ALUM CHINE, BOURNEMOUTH, DORSET BH4 8HB

goadsby

LOCATION

Sandy Beach within ½ mile (through Chine Walk). Westbourne Shopping Centre approx. ½ mile. Bournemouth International Centre approx. 1½ miles. Poole approx. 4½ miles.

FEATURES

Refurbishment programme in present ownership. Re-wiring and re-plumbing. Radio clock alarms, tea making facilities, remote control colour televisions, luggage stands and hairdryers to letting rooms. Thermostatically controlled gas fired central heating. South facing rear garden. Off road parking. UPVC double glazing to letting rooms. Retirement sale after 7 year ownership. Suit large family house. Floor plan available by request.

SUMMARY OF ACCOMMODATION

Ground Floor

Covered Entrance Porch with tiled step opening into:

Entrance Lobby

With Public Cloakroom with corner wash hand basin, close coupled WC.

SPACIOUS RECEPTION HALL

With reproduction sideboard/reception desk.

RESIDENTS LOUNGE

With splayed bay window, television point, comfortably seating 6 persons.

DINING ROOM

Suitable for 20/24 covers, splayed bay window, feature slate fire surround and tiled hearth with Victorian cast iron tiled inset and grate.

KITCHEN

With tiled flooring, extensive range of fitted storage units, roll edge work surfaces over, inset spotlights, 4 burner gas cooker with grill, 4 ring electric cooker, dishwasher, new Vaillant gas fired boiler, central heating programmer, microwave oven, Xpelair extractor fan, double drainer double bowl stainless steel sink unit, tiled splashbacks, stainless steel wash hand basin. Walk in Larder with fitted shelving. Door to Covered Utility Area with wash hand basin, washing machine, chest freezer and tumble dryer access to the front of the property. Walk through Store Room with access to

cellar. NB The walk through store area and kitchen could be opened out to create an improved kitchen/dining room.

Spacious Owners Accommodation

LARGE OWNERS LOUNGE

With feature side light windows, marble fire surround and tiled hearth with Victorian cast iron tiled inset and grate. Casement door into:

CONSERVATORY DINING ROOM

With French doors to rear garden, tiled flooring, wall lighting. Further double doors into:

INNER HALL/DINING ROOM

(Currently used as an extensive Office)
With wall lighting. Door to rear garden.

BATHROOM

Tiled, tiled floor, modern close coupled WC, extractor fan, panelled bath, shower attachment and screen, wash hand basin.

OWNERS BEDROOM 1

DOUBLE with extensive mirror fronted fitted wardrobes.

OWNERS BEDROOM 2

SINGLE with built in wardrobe.

First Floor

Galleried Landing

BEDROOM 2

SINGLE with built in wardrobe, large en-suite bathroom.

BEDROOM 4

LARGE DOUBLE with double aspect, en-suite shower room.

BEDROOM 5

DOUBLE with splayed bay window, en-suite shower room.

BEDROOM 6

TWIN with dressing area, en-suite shower room.

BEDROOM 7

TWIN with built in wardrobe, en-suite shower room.

BEDROOM 8

SPACIOUS FAMILY 3 with feature side light windows, large en-suite shower room.

Second Floor

Spacious Landing

BEDROOM 9

FAMILY 4 with dormer window, under eaves storage area, en-suite shower room.

BEDROOM 10

FAMILY 4 with en-suite shower room.

Outside

To the front of the property there is tarmacadam forecourt parking for 5 vehicles with a further 2 vehicles parking on the road. To the rear of the property there is an enclosed south facing garden mainly laid to artificial lawn and paved patio, mature hedge screening, panelled fencing, flower and raised shrub borders, water butt, 2 storage sheds.

TRADING & BUSINESS

The business has operated as a successful B&B for many years, however, the current owners now mostly occupy the property as a private residence.

WEBSITE ADDRESS

www.newlandsguesthouse.com

RATEABLE VALUE

£6,100 at the Uniform Business Rate of 49.9p in the £ for 2023/24. For the year 2023/24 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.

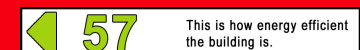
TENURE

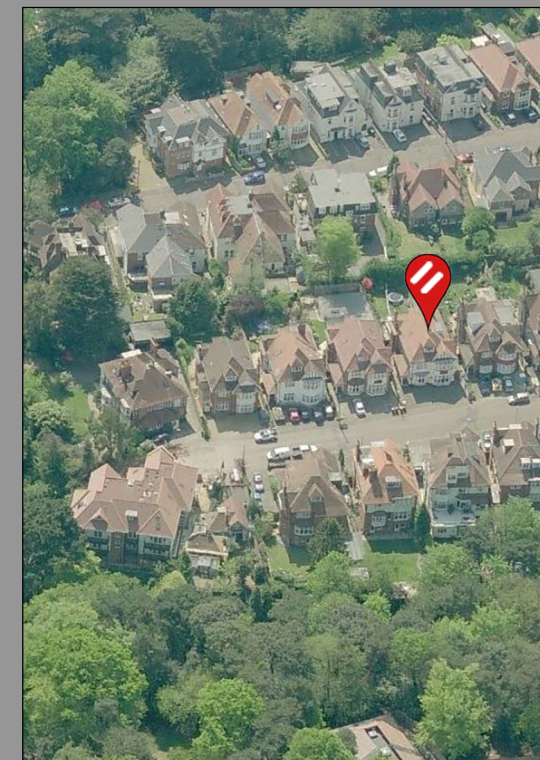
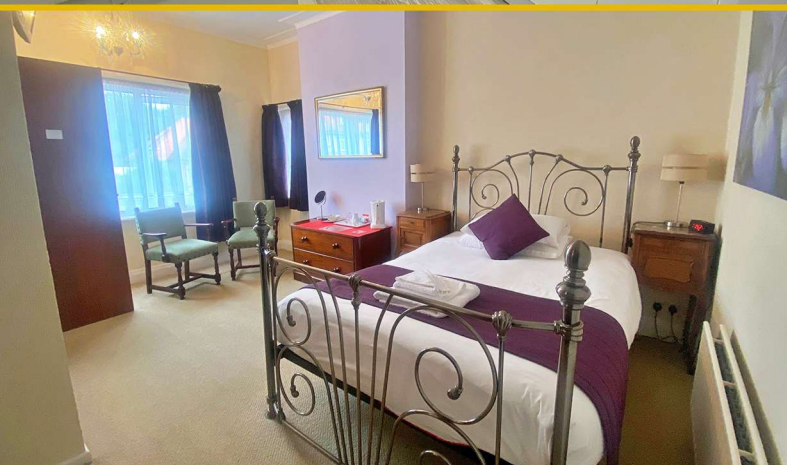
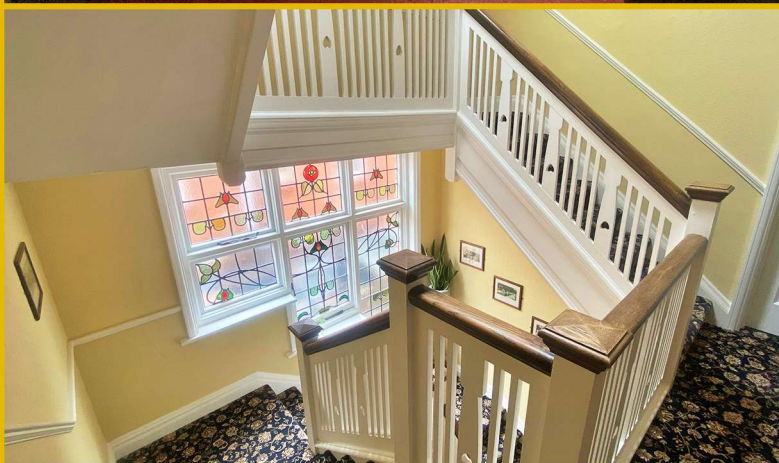
FREEHOLD.

PRICE

PRICE UPON APPLICATION to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

EPC RATING





Ref: H6485



BOURNEMOUTH
& WINCHESTER

99 Holdenhurst Road
Bournemouth BH8 8DY
E-mail: hotels@goadsby.com

Contact
Ian Palmer MNAEA (Commercial) Mark Nurse
Divisional Director Associate Director

IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

AGENTS NOTE: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.

