



12 St. Aubyns Road
Eastbourne, BN22 7AS

FOR SALE - Guest House
Freehold - POA

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Summary

Price	Price on application
Business Rates	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (53)

Description

Ground Floor - A lovely entrance hall welcomes guests upon arrival and opens into the guest lounge and breakfast room, complete with character features including high ceilings, bay window and ceiling roses. To the rear of the property there is a modern kitchen leading through to a useful utility room and separate WC.

First Floor -To the front there is a generous double bedroom with bay window and en suite shower room. On this floor there is also en suite twin/double room plus a single bedroom and linen store.

Second Floor - Similar to the floor below, this level has one double bedroom and one twin bedroom both with en suite facilities plus a single bedroom. Also on this floor there is a modern shower room for the use of the single bedrooms.

Third Floor -The owners' private accommodation is set on this floor with double bedroom and en suite shower room. This floor offers rooftop views towards The South Downs.

Outside -A southerly facing low maintenance rear garden is accessed from the utility room and has a patio and decking area completed with a large shed.

Location

Eastbourne has been for many years a popular seafront holiday destination, with visitors wishing to visit many of its attractions and sights, including the Victorian Pier, Bandstand, beaches, Sovereign harbour and access to The South Downs. The town also is a destination for business people too, with year-round conferences being held within the town. This demand will soon be increasing due to the expansion and redevelopment of the Congress Theatre, tennis centre and conferencing centre which is due to be completed this year.

Specification

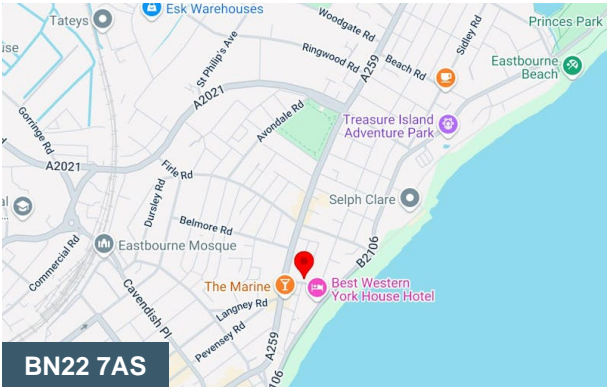
This popular and profitable guest house occupies a characterful Victorian Townhouse with beautifully presented accommodation set across 4 storeys. Four of the guest bedrooms have modern en suite shower rooms with the remaining two guest bedrooms have access to a shared shower room. The owners' private accommodation is located on the top floor and comprises of double bedroom with en suite shower room. Perfectly located on a road adjacent to Eastbourne's seafront, the business is within easy walking distance of the promenade, beach and attractions.

Viewings

Viewings can be arranged via Newlands Property.

Terms

Offers invited for the freehold interest, price on application.



Viewing & Further Information



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