

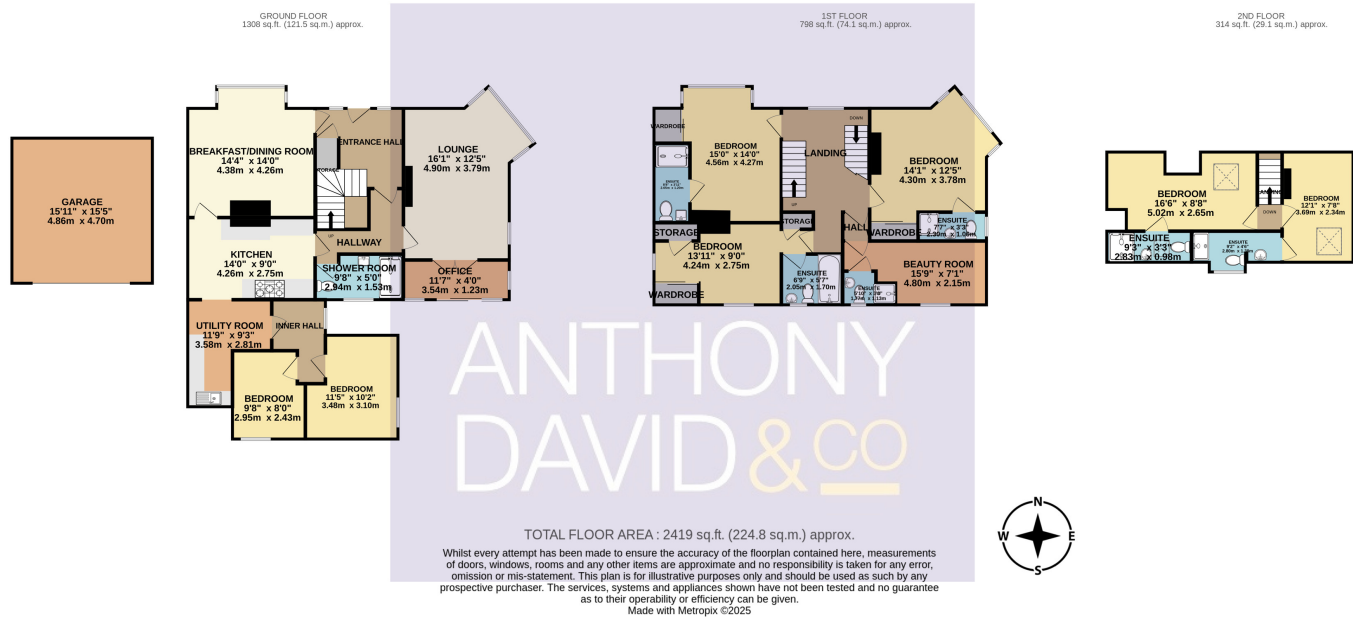
The Mariners, 26 Sandbanks Road, Poole Park, Poole, Dorset BH14 8AQ

£1,000,000 Freehold

A stunning guest home ideally situated a stones throw from Poole Park with its boating lake, eateries, tennis courts and bowling green. The scenic Whitecliff with views over the harbour is also a short stroll away. This unique property is presented in pristine condition throughout and viewing is imperative to not only appreciate its sought after location but also the 2400 sq ft (including garage) of well thought out accommodation on offer, which comprises: OWNERS ACCOMMODATION; lounge, two bedrooms, office, shower room and utility/laundry room. GUEST ACCOMMODATION; Six bedrooms, contemporary kitchen, breakfast room and seven bath/shower rooms. There is also a beauty room/bedroom. Externally the property boasts a South facing courtyard style garden, ample parking and garage. Further features of this 'turn key' business include: letting rooms on a room only or B & B basis, potential to extend to name but a few. NB: It's the intention to sell this business to include all furniture and inventory required to continue the business immediately. Some discussion between seller and buyer over the final items to remain is expected.

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ANTHONY
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Owners Lounge 4.9m x 3.79m (16' 1" x 12' 5")

Utility Room 3.58m x 2.81m (11' 9" x 9' 3")

Office 3.54m x 1.23m (11' 7" x 4' 0")

Owners Bedroom 3.48m x 3.10m (11' 5" x 10' 2")

Owners Bedroom 2.95m x 2.43m (9' 8" x 8' 0")

Shower Room 2.94m x 1.53m (9' 8" x 5' 0")

Guest Breakfast/Dining Room 4.38m x 4.26m (14' 4" x 14' 0")

Kitchen 4.26m x 2.75m (14' 0" x 9' 0")

Bedroom One 4.56m x 4.27m (15' 0" x 14' 0")

En-Suite Shower 2.65m x 1.20m (8' 8" x 3' 11")

Bedroom Two 4.30m x 3.78m (14' 1" x 12' 5")

En-Suite Shower 2.30m x 1.00m (7' 7" x 3' 3")

Beauty Room/Bedroom Three 4.80m x 2.15m (15' 9" x 7' 1")

En-Suite Shower 1.77m x 1.13m (5' 10" x 3' 8")

Bedroom Four 4.24m x 2.75m (13' 11" x 9' 0")

En-Suite Bathroom 2.05m x 1.70m (6' 9" x 5' 7")

Bedroom Five 3.69m x 2.34m (12' 1" x 7' 8")

En-Suite Shower 2.80m x 1.38m (9' 2" x 4' 6")

Bedroom Six 5.02m x 2.65m (16' 6" x 8' 8")

En-Suite Shower 2.83m x 0.98m (9' 3" x 3' 3")

