



- Detached Sea Front Hotel
- 10 En Suite Guest Rooms
- Stunning Sea Views Over Stone Bay
- Residents Lounge & Dining Room
- Owners/Managers Accommodation
- Library Bar
- Beautifully Presented
- Private Car Park with EV Charging Point
- Front & Rear Gardens
- Garden Studio



The Bay Tree Hotel, 12 Eastern Esplanade, Broadstairs, Kent. CT10 1DR.

Freehold £1,250,000

BEAUTIFULLY PRESENTED DETACHED SEA FRONT HOTEL WITH STUNNING SEA VIEWS OVER PICTURESQUE STONE BAY AT BROADSTAIRS

This spacious detached four star has within recent years undergone a major re-modelling and improvement programme with works carried out to a very high standard and now provides ten generous exquisitely presented en-suite guest rooms; eight with sea views, together with owners accommodation.

Situated directly on the sea front at Stone Bay Broadstairs the hotel affords stunning sea views from many rooms. The busy High Street, railway station with Hi-speed connection to London, the glorious sandy beaches and eclectic range of bars & restaurants are all just a short distance away and makes this a popular venue for new guests and repeat visitors. The property also boasts a private car park with electric vehicle charging point, and gardens to the front and rear.

Brought to the market due to retirement this property offers the ideal opportunity for an owner operator or family business. Included within the sale are all fixtures & fittings appertaining to the business.

Viewings are strictly by appointment through the sole selling agents.

Ground Floor

Entrance

Via glazed front door and vestibule with ornate tiled floor, with further glazed door to entrance hall. Spacious hall with feature further ornate tiled flooring, access to rear hallway, stairs to upper floors and doors to lounge, dining room and the library bar. Radiator. Coved ceiling with inset lighting.

Residents Lounge

5.33m x 4.74m (17' 6" x 15' 7") Feature double glazed bay window to front with sea views across Stone Bay. Feature marble fire place with cast iron and tiled surround, living flame gas fire and tiled hearth. Feature ceiling coving and rose. Two radiators and wood effect luxury vinyl flooring.

Dining Room

8.42m x 4.41m (27' 7" x 14' 6") Feature double glazed bay window and casement doors leading out to front patio garden with sea views over Stone Bay. Double glazed window to side. Exposed wooden flooring. Coved ceiling with pendant and inset lighting. Twin wall lamps. Two radiators. Feature breakfast counter with mirror over and under counter fridge. Door to kitchen.

Library Bar

4.32m x 3.32m (14' 2" x 10' 11") Feature cast iron and tiled fireplace with tiled hearth. Two windows to side. Radiator. Feature fitted display shelving to one wall. Fitted bar counter-top with three door glass fronted drinks fridge under. Wood effect luxury vinyl flooring. Feature ceiling coving with rose.

Rear Hallway

With access to ladies/disabled and gents W.C.s, basement, kitchen, laundry room and bedroom 1. Two radiators. Feature tiled and wood effect luxury vinyl flooring. Casement door leading out to rear garden and car park.

Ladies/disabled & Gents W.C.s

Ladies/disabled access W.C. Fully tiled to walls, wood effect luxury vinyl flooring. Wall mounted W.C., wash hand basin, radiator and electric hand dryer. Fitted mirror. Extractor.

Gents W.C. Fully tiled to walls, wood effect luxury vinyl flooring. Wall mounted W.C., wash hand basin, radiator and electric hand dryer. Fitted mirror. Extractor.

Bedroom 1 (Accessibility Room)

4.47m x 4.27m (14' 8" x 14' 0") With double glazed French doors opening out onto a courtyard paved garden area with outside lighting. Wood effect luxury vinyl flooring. Radiator. Door to:

En suite wet room: Fully tiled with dual head shower, pull down shower seat and retractable support rails, low level wall mounted W.C., wash basin with mirror over, chrome towel rail radiator, inset ceiling lighting and extractor. Double glazed obscure window to side. Emergency assistance pull cord.

Kitchen

5.54m x 3.79m (18' 2" x 12' 5") Full commercial kitchen fitted with stainless steel extractor canopy, gas range cooker, Bonnet Minijet combi oven, twin fat fryer, electric grill, two freezers, two larder fridges, dishwasher, twin hot drawer unit and plate warmer, stainless steel work top with four chilled drawers, two stainless steel sink units and stainless steel wash hand basin. Vinyl flooring, door and window to side. Doors to rear hallway and dining room.

Laundry Room

3.88m x 2.72m (12' 9" x 8' 11") Double glazed window to rear. Miele professional washing machine and tumble dryer. Vinyl flooring. Fitted low level butler sink. Fitted shelving. Hatch to loft space. Extractor.

Basement

Wine Cellar, Storage and Boiler Room

3.59m x 2.84m (11' 9" x 9' 4") Including stairs. Wine storage, freezer storage, fitted shelving, communications hub.

4.96m x 1.93m (16' 3" x 6' 4") Shelving storage.

4.96m x 1.24m (16' 3" x 4' 1") Boiler room housing two gas fired Vaillant boilers, three hot water storage cylinders, water softener, and meters.

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First Floor

Half & Main Landings

Coved ceiling. Two radiators. Oak flooring with carpet runner.

Bedroom 2

3.70m x 2.93m extending to 4.37m (12' 2" x 9' 7" ext to 14'4") Feature double glazed oriel window to side with sea views. Wood effect luxury vinyl flooring. Coved ceiling. Door to:

En suite wet room: Fully tiled with dual head shower, low level wall mounted W.C., wash basin with mirror over, chrome towel rail radiator, inset ceiling lighting and extractor.

Bedroom 3

3.22m x 2.70m (10' 7" x 8' 10") Double glazed window to side with sea view and further window to rear. Wood effect luxury vinyl flooring. Two radiators. Door to:

En suite wet room: Fully tiled with dual head shower, low level wall mounted W.C., wash basin with mirror over, chrome towel rail radiator, inset ceiling lighting and extractor.

Owner/Managers Accommodation

Kitchenette: 3.01m x 1.08m (9' 11" x 3' 7") Fitted with a range of base and wall units. Integrated electric oven with dual fuel hob over and extractor above, microwave, dishwasher and washer-dryer. Laminate work surface area with tiled splash back and inset sink. Wood effect luxury vinyl flooring. Open to:

Living Area: 3.98m x 3.73m (13' 1" x 12' 3") With double glazed casement door and window to rear opening onto balcony. Radiator. Wood effect luxury vinyl flooring.

Balcony: 7.01m x 1.09m (22'11 x 3'6) With a westerly aspect overlooking the rear garden.

Office One: 3.06m x 2.67m (10' 0" x 8' 9") The owners currently use this room as an office however it could be used as a bedroom. Double glazed casement door and window to rear opening onto balcony. Radiator. Wood effect luxury vinyl flooring. Fitted shelves, power and network trunking.

Office Two: 1.71m x 1.67m (5' 7" x 5' 6") The owners currently use this room as an office however we are advised that it was designed with plumbing easily accessible for it to become a shower room/W.C., if required. Radiator. Wood effect luxury vinyl flooring. Fitted shelves, power and network trunking.

Bedroom 4

4.34m x 3.24m (14' 3" x 10' 8") Two double glazed oriel windows to side, feature cast iron fireplace. Two radiators. Wood effect luxury vinyl flooring. Coved ceiling. Door with two steps down to:

En suite wet room: Fully tiled with dual head shower, low level wall mounted W.C., wash basin with mirror over, chrome towel rail radiator, inset ceiling lighting and extractor.

Bedroom 5

5.35m x 3.23m (17' 7" x 10' 7") Two radiators. Wood effect luxury vinyl flooring. Coved ceiling. Feature double glazed picture window to front and casement door leading onto balcony measuring 5.44m x 0.98m (17' 10 x 3' 2") with sea views across Stone Bay.

En suite bathroom: Fully tiled with freestanding bath, shower with screen and dual head shower, low level wall mounted W.C., wash basin with mirror over, chrome towel rail radiator, inset ceiling lighting and extractor. Double glazed obscure window to side.

Bedroom 6

4.55m x 4.21m max (14' 11" x 13' 10") Feature double glazed partial bay window to front with sea views across Stone Bay. Wood effect luxury vinyl flooring. Coved ceiling. Two radiators. Door to:

En suite wet room: Fully tiled with dual head shower, low level wall mounted W.C., wash basin with mirror over, chrome towel rail radiator, inset ceiling lighting and extractor.

Second Floor

Main & Half Landing

Two rooflight windows. Two radiators. Oak flooring with carpet runner. Hatch to loft space. Inset ceiling lighting. Service cupboard with fitted shelving and light.

Bedroom 7

4.42m x 3.58m (14' 6" x 11' 9") Double glazed window to side and further oriel window to side with sea views. Radiator. Wood effect luxury vinyl flooring. Coved ceiling. Door to:

En suite bathroom: Fully tiled with panelled bath, shower with dual head shower, low level wall mounted W.C., wash basin with mirror over, chrome towel rail radiator, inset ceiling lighting and extractor. Double glazed obscure window to rear.

Owner/Managers Bedroom

4.29m x 4.28m (14' 1" x 14' 1") Twin Velux windows to rear opening to form feature Juliette balconies. Part vaulted ceiling with feature rooflight windows. Wood effect luxury vinyl flooring. Three radiators. Three eaves storage cupboards. Door to:

En suite wet room: Fully tiled with dual head shower, low level wall mounted W.C., wash basin with mirror over, chrome towel rail radiator, inset ceiling lighting and extractor.

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Bedroom 8

3.69m x 3.09m (12' 1" x 10' 2") Double glazed window to side with Juliette balcony and sea view. Feature cast iron fireplace. Wood effect luxury vinyl flooring. Two radiators. Door to:
En suite wet room: Fully tiled with dual head shower, low level wall mounted W.C., wash basin with mirror over, chrome towel rail radiator, inset ceiling lighting and extractor.

Bedroom 9

4.77m into bay x 4.08m max (15' 8" x 13' 5") Feature double glazed bay window to front with sea views over Stone Bay and double glazed window to side with Juliette balcony. Wood effect luxury vinyl flooring. Two radiators. Door to:
En suite wet room: Fully tiled with dual head shower, low level wall mounted W.C., wash basin with mirror over, chrome towel rail radiator, inset ceiling lighting and extractor.

Bedroom 10

4.42m into bay x 2.99m plus door recess (14' 6" x 9' 10") Double glazed window to front and side picture window with sea views over Stone Bay. Wood effect luxury vinyl flooring. Two radiators. Door to:
En suite wet room: Fully tiled and fitted with dual head shower, low level wall mounted W.C., wash basin with mirror over, chrome towel rail radiator, inset ceiling lighting and extractor. Rooflight window.

Exterior

Front Garden

Paved and walled garden area with sea views across Stone Bay. Side access.

Rear Garden

Lower paved and walled garden areas with feature lighting, water tap, CCTV and side access.
Upper paved and walled garden area with feature lighting. Beautiful established specimen bay tree from which the hotel derives its name. Open access to car park.

Garden Room/Studio

6.04m x 1.59m (19' 10" x 5' 3") Detached studio with double glazed windows overlooking rear garden and two casement doors, one to side with sea view. Loft hatch. Ceiling mounted lighting.

Car Park

Tarmac car parking area located to the rear of the hotel providing parking for 10 vehicles with electric vehicle charging point and outside lighting.

Business Rates

Rateable Value £9,600

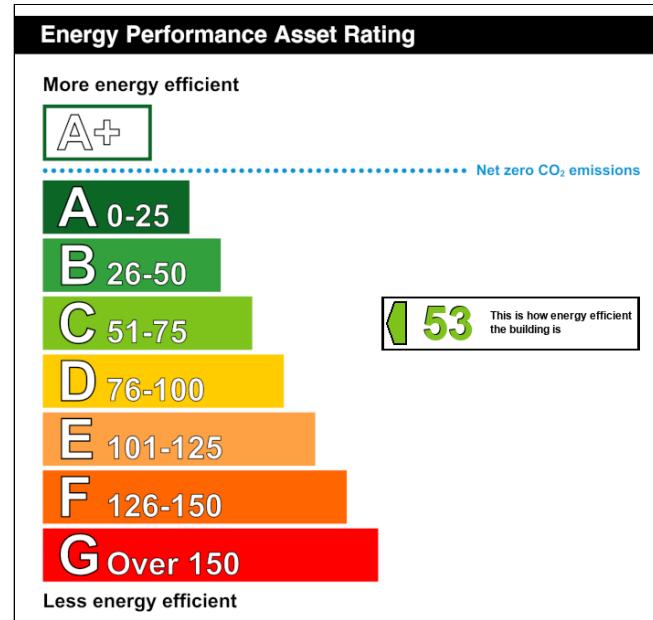
Services

We understand the property to be connected to all mains services.



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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

1795.87 ft²
166.84 m²

Excluding balconies and terraces

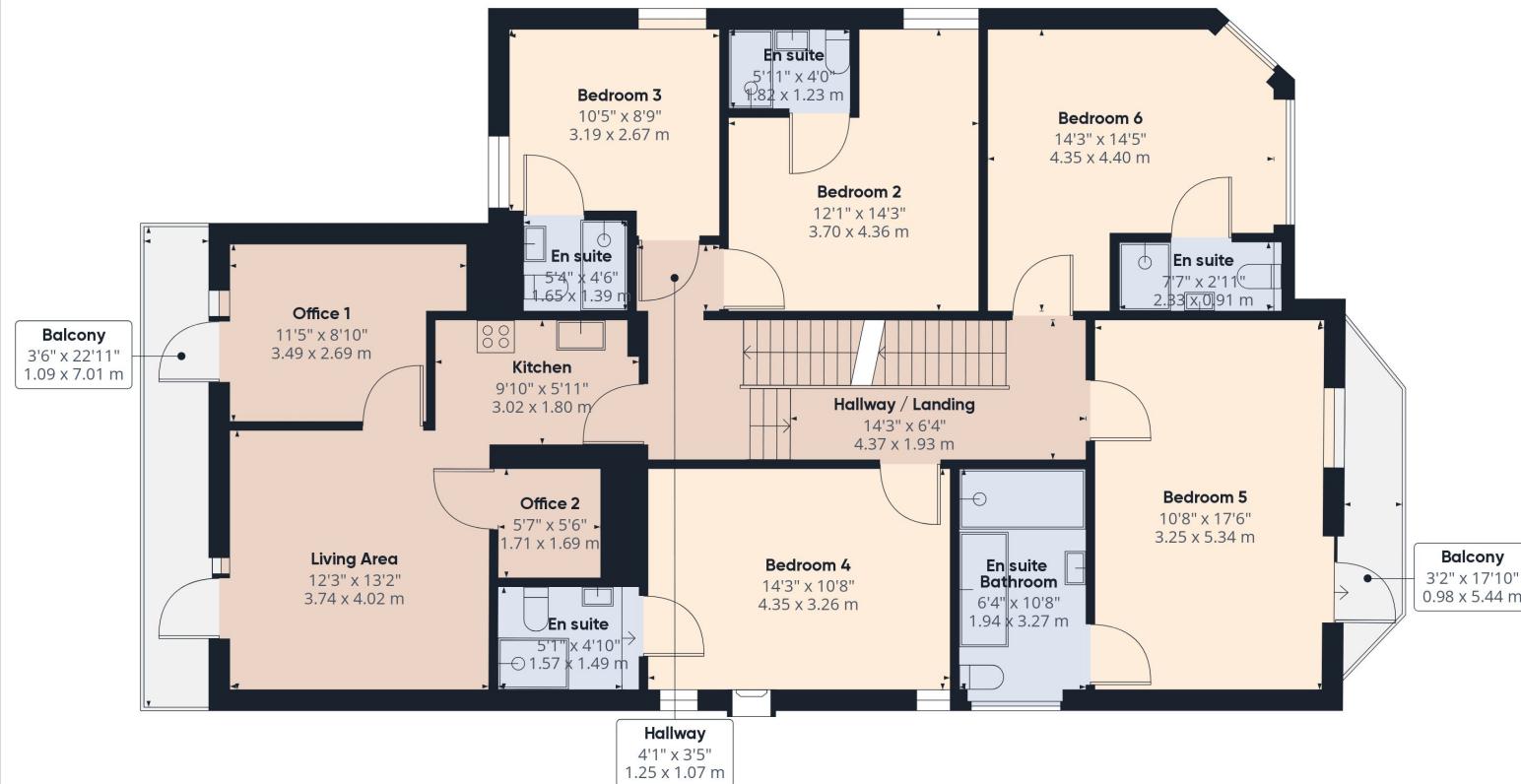
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor Building 1

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£1,250,000



Excluding balconies and terraces

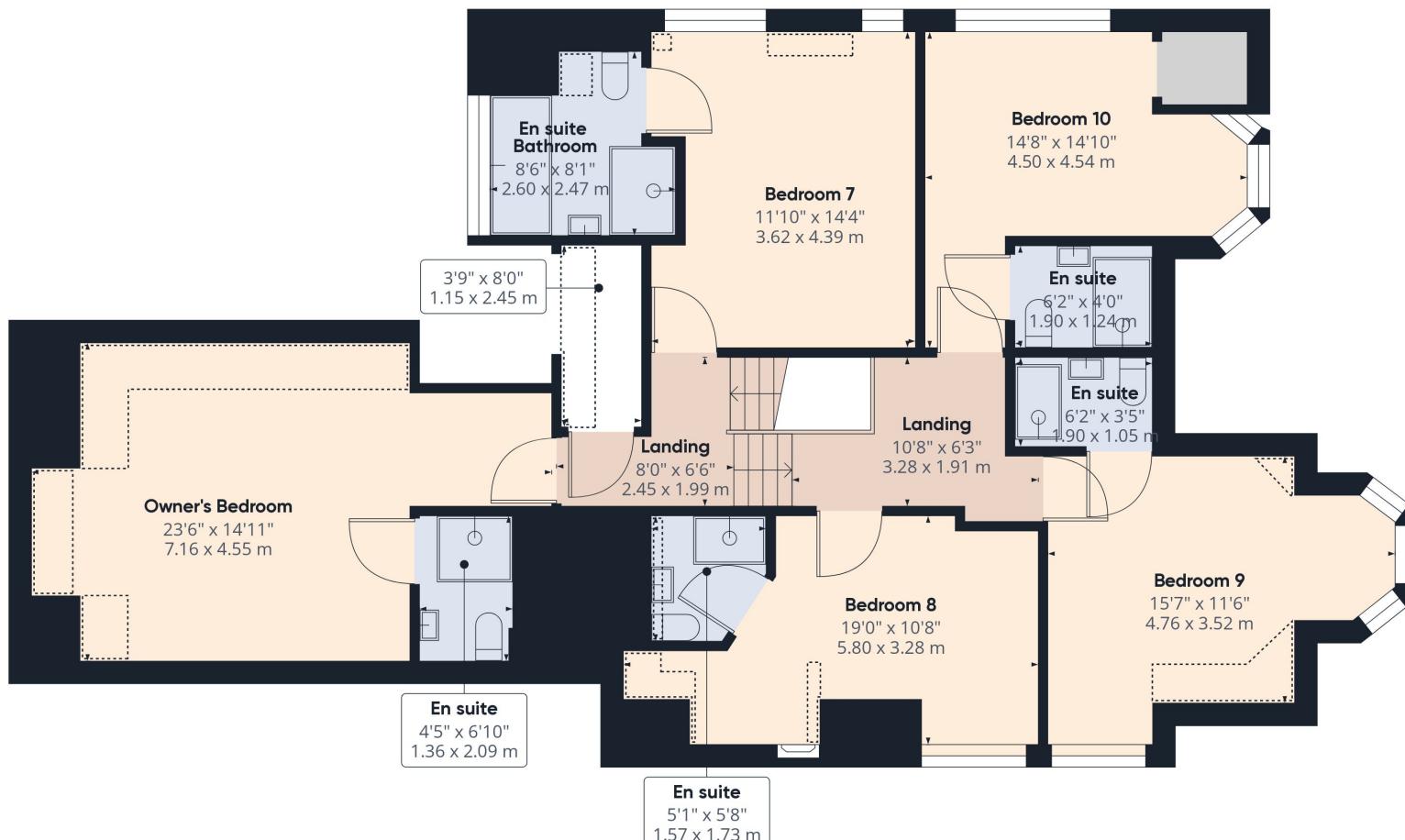
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Floor 1 Building 1

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£1,250,000



Approximate total area⁽¹⁾

1147.76 ft²
106.63 m²

Reduced headroom

89.29 ft²
8.3 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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Floor 2 Building 1

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£1,250,000