



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 2817 sq.ft. (261.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



29 Studland Road, ALUM CHINE, Dorset BH4 8HZ

Guide Price £1,000,000

The Property

GUIDE PRICE £1,000,000 - £1,100,000 Fircliff unveils a rare opportunity to acquire this Edwardian detached property, currently run as a guest home, ideally positioned moments from golden sandy beaches. This charming property currently operates as the last remaining guest house on Studland Road with the current owner having run the business for 35 years. The property sleeps up to 14 guests with 6 bedroom/en-suites facilities and the ground floor offers a lounge, guest lounge/dining room and study (owner living space), and would be a great proposition for someone looking to purchase as a going concern. Alternatively, there is the opportunity to revert to a lovely family home (subject to any change of use) with its abundance of character features and coastal living on your doorstep.

Studland Road sits just moments away from the renowned Alum Chine beach, offering residents and guests the perfect blend of tranquility and coastal vibrancy. Enjoy morning strolls along the promenade or relax on the sandy shores with the sound of waves as your backdrop. The stylish village of Westbourne with its laid back ambience is also within comfortable reach and there you can indulge in the many cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well catered with transport links to include bus services operating to surrounding areas and train stations with direct links to London Waterloo.

AGENTS NOTE: Should an interested party want to revert to residential use, they must satisfy themselves fully as far as 'change of use, planning and any mortgage stipulations'.

ENTRANCE HALL

23' 1" x 7' 9" (7.04m x 2.36m) Decorative original stained glass door to hallway with stairs to the first floor.

LIVING ROOM

18' 10" x 14' 0" (5.74m x 4.27m) High ceilings, large sash windows, radiator.

INNER HALL

With bar and doors to the following.

GUEST DINING/FAMILY ROOM

18' 6" x 13' 8" (5.64m x 4.17m) Rear aspect window and door, radiator.

KITCHEN

20' 6" x 8' 11" (6.25m x 2.72m) Range of wall and base units with solid work surfaces over, space for dishwasher, fridge/freezer and gas cooker.

STUDY/HOME OFFICE (CURRENTLY OWNERS LIVING AREA)

15' 9" x 10' 4" (4.80m x 3.15m) Wood burner, wardrobes and mezzanine style bed.

FIRST FLOOR LANDING

Stairs to the second floor.

BEDROOM

18' 2" x 14' 0" (5.54m x 4.27m) Sash bay window to the front aspect, radiator.

EN-SUITE

Bath with wall mounted shower, wash hand basin and w.c.

GUEST TEA ROOM/STORAGE AREA

9' 0" x 7' 5" (2.74m x 2.26m) Base and drawer units with work surfaces over, space for fridge.

BEDROOM

14' 11" x 12' 0" (4.55m x 3.66m) Sash window, radiator.

EN-SUITE

Shower cubicle, wash hand basin and w.c.

BEDROOM

15' 2" x 9' 1" (4.62m x 2.77m) Sash window to the rear aspect, door to balcony, radiator.

EN-SUITE

Shower cubicle, wash hand basin and w.c.

DECKED BALCONY

13' 2" x 4' 6" (4.01m x 1.37m) Overlooking the rear garden.

BEDROOM

14' 2" x 7' 7" (4.32m x 2.31m) Window to the rear aspect, radiator.

EN-SUITE

Shower cubicle, wash hand basin and w.c.

W.C.

W.C. and wash hand basin.

SECOND FLOOR

Doors to the following rooms.

STUDY/HOME OFFICE

7' 8" x 6' 6" (2.34m x 1.98m)

BEDROOM

15' 5" x 14' 7" (4.70m x 4.45m) Front and side aspect windows, radiator, storage cupboard.

EN-SUITE BATHROOM

Bath, wash hand basin and w.c.

BEDROOM

15' 0" x 9' 11" (4.57m x 3.02m) Side aspect window and radiator.

EN-SUITE

Shower cubicle, wash hand basin and w.c.

REAR GARDEN

Arranged with ease of maintenance in mind, paving with mature trees, shrubs and planting. Large storage shed - 19' 6" x 9' 7" (5.94m x 2.92m) pitch and tiled roof, power and light.