

7 Institute Road,
Swanage, Dorset BH19 1BT
Tel: 01929 426 655
Fax: 01929 422 022
Email: sales@olivermiles.co.uk
www.olivermiles.co.uk



OLIVER MILES

Chartered Surveyors
Estate Agents



Highcliffe Road Swanage BH19 1LW £659,950

Fully equipped and furnished hotel in cul-de-sac position with some hill and sea views. 8 letting bedrooms, all en-suite and 2 bedroom family suite with bath and kitchenette. 3 bedroom owners accommodation.



Kitchen -- Dining Room -- 2 Lounges -- Bar Lounge -- Owners 3 Bed Accommodation with Lounge, Bath/WC and Separate WC -- Parking for 8 cars and Single Garage

LOCATION & DESCRIPTION

The Danesfort Hotel is situated in a slightly elevated position in a cul-de-sac on the north side of Swanage only a short walk from the main beach and about 1/2 mile from Swanage town centre.

There are some views to the Purbeck Hills and from the top floor some views to the sea and foreshore.

The property was built in the early 20th century with local Purbeck Stone front elevation the remainder in brick under a clay tiled roof. It has been chiefly modernised and retains many of the original features.

The owners advise us that they have been operating the hotel since 2004 and that a full on licence and 3 Star Visit Britain rating have been granted. The business caters for about 22 guests in the season but school parties are catered for out of season when numbers increase to approximately 26. Features include gas fired heating and mainly uPVC double glazed windows and it is offered fully furnished and equipped as a going concern. Turnover is approximately £72,000 p.a. and the owners keep it below the VAT threshold, so there is potential to increase significantly. Accounts are available to bona-fide purchaser's professional advisors provided the applicants have first viewed the hotel.

GROUND FLOOR

ENTRANCE LOBBY

Quarry tiled floor. Door to:

ENTRANCE HALL

Stairs to first floor.

LOUNGE (S & W)

4.5m excl. bay x 4.22 (14' 9" excl. bay x 13' 10") Open brick fireplace.

DINING ROOM (S)

5.8m into bay window x 4.27m (19' 0" into bay window x 14' 0") Opening to:

BAR LOUNGE (E)

4.13m x 3.63m (13' 7" x 11' 11") Fitted seating. Door to:

KITCHEN (E)

3.96m x 3.2m (12' 12" x 10' 6") Fully equipped. Central unit with work-surfaces, drawers and cupboards a appliance space under, side worktops with cupboards under, wall cupboards. Fully tiled walls, double bowl stainless steel sink unit and adjoining stainless steel hand wash basin.

OWNERS ACCOMMODATION

INNER HALL (E)

Under stairs cupboard, airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater. Wardrobe. Door to rear garden.

LOUNGE (W)

4.25m x 3.99m (13' 11" x 13' 1") Cupboards to alcoves. Electric fire in open Purbeck Stone fireplace.

BEDROOM (W)

3.78m x 3.36m (12' 5" x 11' 0")

BEDROOM (N)

4.1m x 2.38m (13' 5" x 7' 10")

BEDROOM (W)

4.1m x 2.38m (13' 5" x 7' 10")

SEPARATE WC (N)

Fully tiled walls, wc, wash basin, cupboard under, heating and water programmer.

BATHROOM/WC (W)

Fully tiled walls and floor, large shower tray with mains shower unit, wc, wash basin with cupboards under, panelled bath with mixer tap/shower attachment, heated towel radiator.

FIRST FLOOR

LANDING

Walk in linen cupboard (S) previously used as single bedroom (No.4).

BEDROOM 7 (N)

3.49m x 3.05m (11' 5" x 10' 0") Double room. **EN-SUITE**

BATHROOM (N) Fully tiled, panelled bath with mains shower over, wc and wash basin.

BEDROOM 1 (E)

3.95m x 3.22m (12' 12" x 10' 7") Twin room. **EN-SUITE**

SHOWER ROOM (N) Fully tiled, corner shower cubicle with mains operated shower unit, wc and wash basin.

BEDROOM 2 (E)

4.22m x 3.64m (13' 10" x 11' 11") Family room. **EN-SUITE**

SHOWER ROOM Fully tiled. Shower cubicle with mains shower, wc and wash basin, extractor fan.

BEDROOM 3 (S & E)

5.72m into bay x 4.25m (18' 9" into bay x 13' 11") Family room.

EN-SUITE SHOWER ROOM Fully tiled walls, shower cubicle with electric shower unit, wc, wash basin with cupboard under, extractor fan.

BEDROOM 5 (S & W)

4.27m x 4.26m (14' 0" x 13' 12") Family room. Sash window giving access to an area which could provide a south facing balcony (subject to meeting the necessary safety requirements).

EN-SUITE SHOWER ROOM

Fully tiled, large shower cubicle with electric shower unit, wc and wash basin.

BEDROOM 6 (W)

4.19m x 4.1m (13' 9" x 13' 5") Double room. **EN-SUITE**

SHOWER ROOM Tiled shower cubicle with electric shower, wc, wash basin and extractor fan.

SECOND FLOOR

BEDROOM 8 (N)

3.36m x 2.73m (11' 0" x 8' 11") Double room. **EN-SUITE SHOWER ROOM (N)** Tiled shower cubicle with mains shower unit, wc and wash basin.

NOTE

The 4 rooms (*) and inner landing on the upper area of this floor can provide a family suite comprising 2 bedrooms, bathroom and kitchenette and could also be used as a self contained holiday flat if required.

SPLIT LEVEL LANDING (N)

Shelved linen cupboard, skylight window. Doors to: **Inner landing.**

KITCHENETTE (N) (*)

Unable to confirm fittings or take measurements as currently used as a store room.

BATHROOM/WC (*)

Panlled bath with mixer tap/shower attachment, wash basin and wc. Sloping ceiling.

BEDROOM 9 (S & E) (*)

4.85m into recess x 3.63m (15' 11" into recess x 11' 11") plus dressing area. Double room with part sloping ceilings. Interconnecting door to:

BEDROOM 10 (S) (*)

3.63m x 3.28m (11' 11" x 10' 9") Twin room. Sloping ceilings.

OUTSIDE

To the front of the property is a brick paved **Parking Area** providing 5/6 parking spaces. Access around both sides of the property to the **Rear Garden** which comprises decked area, gravelled paths and lawns with shrub beds and borders. **Timber Shed** with power. **Integral Store** housing Potterson gas boiler serving heating radiators and hot water. **UTILITY SHED:** light and power, plumbing for 2 washing machines and two dryers. A rear service lane leads to an area providing off road parking for a further 2 vehicles in front of a **SINGLE GARAGE** with up and over personal doors, light and power.

SERVICES

All mains services. Gas heating.

COUNCIL TAX

Band 'A'- £1,187.55 payable 2015/16.

BUSINESS RATES

£6,700 - £3,216 per annum.

VIEWING

By appointment only through Agents, OLIVER MILES (01929 426655)

Floorplan if not included here are available upon enquiry.





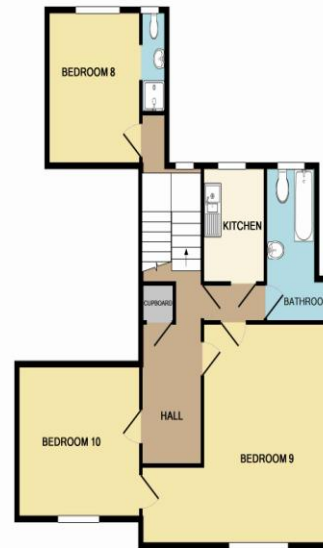
GROUND FLOOR
APPROX. FLOOR
AREA 1987 SQ. FT.
(158.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1308 SQ. FT.
(121.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 3752 SQ. FT. (348.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.
Made with Metropis 02015



2ND FLOOR
APPROX. FLOOR
AREA 756 SQ. FT.
(70.3 SQ. M.)



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

85 This is how energy efficient the building is

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website