



**The Chines Hotel, 9 Rosemount Road, Alum Chine, Bournemouth, Dorset, BH4 8HB**  
**Asking Price £730,000**

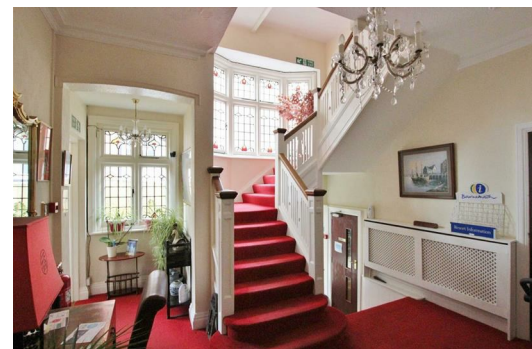
This substantial property offers a great opportunity for anyone looking for a home and income. The accommodation consists of 11 letting rooms (9 with en-suite) as well as a large bright dining room and lounge at the front, a commercial kitchen and utility room as well as a lovely two double bedroom owner's/manager's flat in the basement.

The property also has the added benefit of an indoor swimming pool for residents and access to pleasant gardens at the rear.

Rosemount Road is ideally located for holiday letting, with the sandy beaches of Alum Chine just a short walk away as well as being close to the many bars, shops and restaurants in Westbourne.

There is an HMO licence for 11 Households and 19 Persons (not including the owner's accommodation).

Please contact Newstead for further information and viewings 01202 430108.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-150 kWh/m <sup>2</sup> /year	1-100 kWh/m <sup>2</sup> /year	100-150 g/m <sup>2</sup> /year	1-100 g/m <sup>2</sup> /year
150-200 kWh/m <sup>2</sup> /year	100-150 kWh/m <sup>2</sup> /year	150-200 g/m <sup>2</sup> /year	100-150 g/m <sup>2</sup> /year
200-250 kWh/m <sup>2</sup> /year	150-200 kWh/m <sup>2</sup> /year	200-250 g/m <sup>2</sup> /year	150-200 g/m <sup>2</sup> /year
250-300 kWh/m <sup>2</sup> /year	200-250 kWh/m <sup>2</sup> /year	250-300 g/m <sup>2</sup> /year	200-250 g/m <sup>2</sup> /year
300-350 kWh/m <sup>2</sup> /year	250-300 kWh/m <sup>2</sup> /year	300-350 g/m <sup>2</sup> /year	250-300 g/m <sup>2</sup> /year
350-400 kWh/m <sup>2</sup> /year	300-350 kWh/m <sup>2</sup> /year	350-400 g/m <sup>2</sup> /year	300-350 g/m <sup>2</sup> /year
400-450 kWh/m <sup>2</sup> /year	350-400 kWh/m <sup>2</sup> /year	400-450 g/m <sup>2</sup> /year	350-400 g/m <sup>2</sup> /year
450-500 kWh/m <sup>2</sup> /year	400-450 kWh/m <sup>2</sup> /year	450-500 g/m <sup>2</sup> /year	400-450 g/m <sup>2</sup> /year
500+ kWh/m <sup>2</sup> /year	450-500 kWh/m <sup>2</sup> /year	500+ g/m <sup>2</sup> /year	450-500 g/m <sup>2</sup> /year
<b>A</b>	<b>A+</b>	<b>A</b>	<b>A+</b>
<b>B</b>	<b>B+</b>	<b>B</b>	<b>B+</b>
<b>C</b>	<b>C+</b>	<b>C</b>	<b>C+</b>
<b>D</b>	<b>D+</b>	<b>D</b>	<b>D+</b>
<b>E</b>	<b>E+</b>	<b>E</b>	<b>E+</b>
<b>F</b>	<b>F+</b>	<b>F</b>	<b>F+</b>
<b>G</b>	<b>G+</b>	<b>G</b>	<b>G+</b>

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