



- 9 Guest Bedrooms (All En Suite)
- Ample Off Road Parking for 7 Cars
- Easy Access to Town & Local Train Station
- Large Lounge, Dining Room & Bar Area
- Self Contained Owner's Accommodation
- Recently Installed Gas Fired Boiler
- Fully Fitted Commercial Kitchen
- Short Walk to Beach
- Viewings Welcome

St Georges House St. Georges Road, Shanklin, Isle of Wight, PO37 6BA

£650,000

'St Georges House' dating back to 1870 is ideally located in a quiet road just a stone's throw from the cliff top and Shanklin town centre. This includes a selection of local shops, popular pubs and restaurants, Shanklin Theatre and the nearby train station with direct ferry links to the mainland. Shanklin 'Old Village' is equally accessible on foot with it's famous thatched properties and popular eateries to choose from. Shanklin is well known for it's beautiful sandy beaches and nearby coastal walks.

The well-appointed accommodation retains many of it's original Victorian features and has undergone much improvement by the current owners in their 5 years of ownership. The 9 en-suite letting rooms are all tastefully decorated, with the majority being double rooms. The large guest's lounge is complimented by the adjacent bar and sun terrace, with breakfast being served in the large dining room. The commercial kitchen, large utility, laundry room, office and owner's accommodation are located on the ground floor. Additionally, the property benefits from ample parking for 7 cars, solar panels substantially reducing the energy bills, and an enclosed garden, which enjoys the afternoon sun located at the rear.

The current owners have been running the guesthouse for the past 5 years and have built up a great reputation with excellent online reviews, with many visitors returning on an annual basis. The property is offered for sale as a going concern with a dedicated website and financial accounts are available on request. Viewings are welcome and for further information please contact our Shanklin branch.



**Guest's Lounge**

17'5 plus 5'11 x 13'11 (5.31m plus 1.80m x 4.24m)

**Bar Area**

14' x 8' (4.27m x 2.44m)

**Guest's Dining Room**

18'7 plus 5'10 x 13'8 (5.66m plus 1.78m x 4.17m)

**Kitchen + Utility**

13'9 x 10'11 plus utility (4.19m x 3.33m plus utility)

**Owner's Accommodation & Office**

Owner's Lounge/Diner 16'8 max x 13'6 max (5.08m max x 4.11 max)

Owner's Bedroom 12'11 x 10'3 plus recess (3.94m x 3.12m plus recess)

**Laundry Room (with storage cupboards & shelving)**

12' x 8' plus recess (3.66m x 2.44m plus recess)

**Guest Bedroom 1 & En Suite**

10'5 x 10 plus en suite (3.18m x 3.05m plus en suite)

**First Floor****Guest Bedroom 2 & En Suite**

12'7 x 8' including en suite (3.84m x 2.44m including en suite)

**Guest Bedroom 3 & En Suite**

13'5 x 13' including en suite (4.09m x 3.96m including en suite)

**Guest Bedroom 4 & En Suite**

10' x 10' plus en suite (3.05m x 3.05m plus en suite)

**Guest Bedroom 5 & En Suite**

16'11 x 10'1 plus en suite (5.16m x 3.07m plus en suite)

**Guest Bedroom 6 & En Suite**

14'1 x 11'6 including en suite (4.29m x 3.51m including en suite)

**Guest Bedroom 7 & En Suite**

14'3 x 12'7 plus en suite (4.34m x 3.84m plus en suite)

**Guest Bedroom 8 & En Suite**

15'3 into bay x 13'8 plus en suite (4.65m into bay x 4.17m plus en suite)

**Guest Bedroom 9 & En Suite**

13'9 x 10'11 plus en suite (4.19m x 3.33m plus en suite)



**Outside**

To the front of the property the gravelled driveway provides ample off road parking for 7 cars. To the side of the property the terrace provides an ideal spot to enjoy the a drink from the adjacent bar area. The rear garden is laid mainly to lawn with a garden shed, rockery, flower borders, vegetable patch and is ideally positioned for the afternoon sun.

**Services**

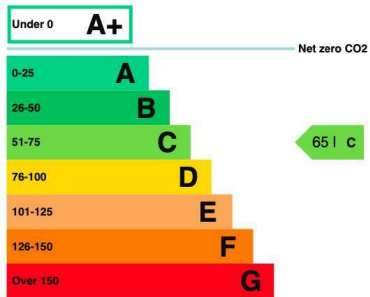
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Business Rates**

The property is currently subject to full business rate relief.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**
Date .....
Time .....