



## ABOUT THIS HOME.....

IF YOU ARE LOOKING FOR A LIFESTYLE CHANGE AND FANCY RUNNING YOUR OWN GUESTHOUSE ON THE KENT COAST, THEN LOOK NO FURTHER AS THIS ESTABLISHED B&B TAKES A LOT OF BEATING. THE BUSINESS HAS BEEN RUN BY THE CURRENT OWNERS FOR OVER 25 YEARS WHO HAVE LOVINGLY REFURBISHED THE PROPERTY. THEY WILL CONVERT THE PREMISES BACK TO TWO SEMI-DETACHED PROPERTIES AND THIS LISTING IS FOR ONE SEMI-DETACHED DWELLING. IF YOU ARE LOOKING FOR SOMETHING BIGGER THEN THEY ARE OFFERING THE WHOLE DETACHED 15 BEDROOM B&B FOR OIEO £750,000. THERE IS OF COURSE SCOPE TO REDEVELOP AND/OR EXTEND THE PROPERTY AND SPLIT IT INTO APARTMENTS OR CREATE AN APARTHOTEL SUITABLE FOR AIRBNB SUBJECT TO THE USUAL CONSENTS. THE PROPERTY IS AROUND 0.5 MILES TO DOVER PRIORY STATION WITH HIGH-SPEED TRAINS TO LONDON ST PANCRAS IN 1 HOUR 5 MINUTES, AND AROUND 1 MILE TO THE SEAFRONT WITH ITS BEACH, MARINA, CRUISE SHIPS, AND MARCO PIERRE White RESTAURANT! FOR MORE INFORMATION PLEASE CONTACT US ON 01622 392202, BUT BE QUICK AS WE EXPECT THIS UNIQUE OPPORTUNITY TO BE POPULAR.

## THE LOCATION.....

DOVER IS A SEASIDE DESTINATION THAT IS GOING PLACES. THE TOWN BOASTS SOME BEAUTIFUL WALKS ALONG THE NATIONAL TRUST LAND ATOP THE ICONIC WHITE CLIFFS, FABULOUS EATERIES SUCH AS MARCO PIERRE White's RESTAURANT AND THE DOVER PATROL RESTAURANT & BAR, WITH ITS BALCONY OVERLOOKING THE LOVELY PEBBLE BEACH, PERFECT TO ENJOY A BITE TO EAT WHILE WATCHING THE CRUISE SHIPS AND FERRIES COME AND GO. THE JEWEL OF THE TOWN'S CROWN IS THE WONDERFUL DOVER CASTLE WHICH IS ENGLISH HERITAGE'S SECOND MOST VISITED ATTRACTION. IF ACTIVITIES ON THE WATER ARE YOUR THING, THERE IS A SEA SPORTS CENTRE, YACHT CLUB, SEA SAFARIS, ORGANISED SEA FISHING TRIPS, AND A BRAND NEW MARINA TO BERTH YOUR PRIDE AND JOY.

LAND-BASED LEISURE TIME CAN BE SPENT AT THE SILVER SCREEN CINEMA, ROUNDHOUSE THEATRE, OR PERHAPS SOME RETAIL THERAPY AT THE NEW ST JAMES RETAIL PARK, STEM BROOK LANE SHOPPING ARCADE, OR DE BRADELEI WHARF OUTLET STORE. THE AREA HAS SOME GREAT SCHOOLING OPTIONS INCLUDING AN OFSTED 'OUTSTANDING' GIRLS GRAMMAR, AN OFSTED 'GOOD' BOYS GRAMMAR AND THE INDEPENDENT DOVER COLLEGE FOR DAY STUDENTS AND BOARDERS. THE AREA IS IDEALLY LOCATED TO HOP OVER THE CHANNEL TO FRANCE BY FERRY OR EUROTUNNEL AND IS ALSO IDEAL FOR LONDON WITH HIGH-SPEED TRAINS FROM DOVER PRIORY STATION TAKING AS LITTLE AS 1 HOUR 5 MINUTES.





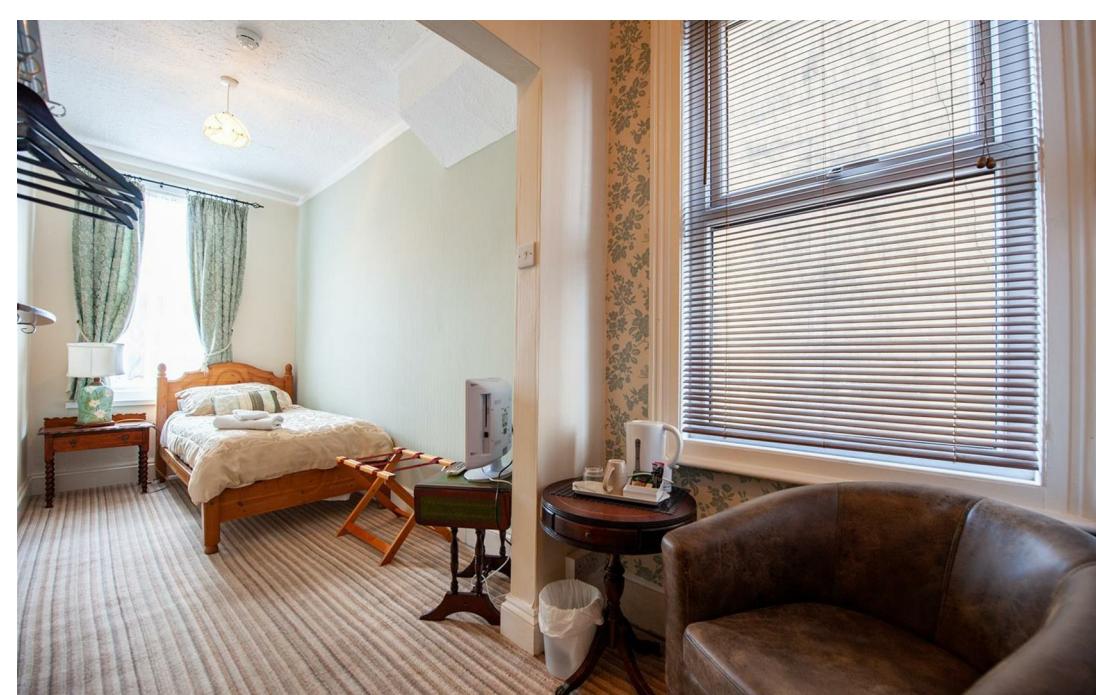




OWNERS REMARKS:

THE WEST BANK GUEST HOUSE HAS BEEN RUNNING AS A BED AND BREAKFAST GOING BACK AS FAR AS THE 1950S. IT WAS ORIGINALLY ONE PART OF THE NOW LARGE IMPOSING DETACHED VICTORIAN PROPERTY, AND AFTER BEING PRESENTED WITH THE OPPORTUNITY TO PURCHASE THE NEXT DOOR, IT NOW CONSISTS OF 239 AND 241 FOLKESTONE ROAD. MY WIFE AND I HAVE HAD THE PRIVILEGE OF RUNNING THIS ESTABLISHMENT IN ITS CURRENT STATE FOR 25 YEARS AFTER LEAVING LONDON IN SEARCH OF INDEPENDENCE AND A HEALTHIER ENVIRONMENT IN WHICH TO BRING UP OUR 2 CHILDREN. IT MOST CERTAINLY HAS FULFILLED ALL OUR EXPECTATIONS AND MORE.

WE HOPE THAT THE NEXT OWNERS WILL ENJOY IT AS MUCH AS WE HAVE WITH THE BENEFITS OF THE LOCAL AREA AND THE BUSINESS OF PROVIDING ACCOMMODATION FOR TRAVELLERS FROM ALL OVER THE WORLD OF WHICH MANY WE NOW CONSIDER AS FRIENDS.



# West bank, Dover



Approx. Gross Internal Floor Area 4647 sq. ft / 431.93 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

