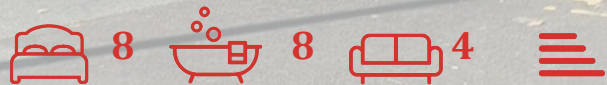




**3 Victoria Road**

Swanage, BH19 1LY



**Asking Price**  
**£1,200,000 Freehold**

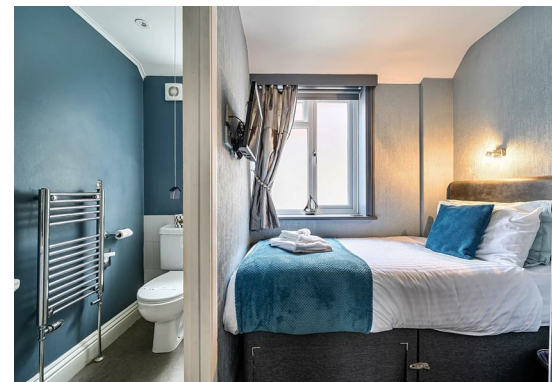


## 3 Victoria Road

Swanage, BH19 1LY

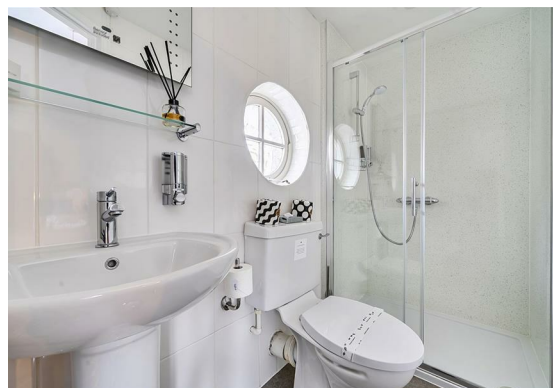
- Hotel in Wonderful Jurassic Coast Location
- Eight Letting Bedrooms, all En Suite
- Two Bedroom Owners' Accommodation with Lounge
- Bar/Lounge and Guest Dining Room
- Beautifully Presented Accommodation
- Landscaped Rear Garden
- Parking for up to Seven Vehicles
- Successful Business
- Highly Recommended & Reviewed Local Hotel
- Must be Seen to Appreciate





This SMART AND POPULAR, FIVE STAR BOUTIQUE HOTEL is BEAUTIFULLY PRESENTED, has EIGHT LETTING BEDROOMS with either shower or bathroom en suite and SEPARATE TWO BEDROOM OWNERS' ACCOMMODATION. Situated a short distance from the North Beach accessed via Sheps Hollow or Burlington Chine, and one mile from the charming hub of Swanage town centre with attractions such as Victorian Pier, Steam Railway and many festivals throughout the year, the Hotel has been successfully run for the past six years by the current proprietors.

Enter through the main door and into



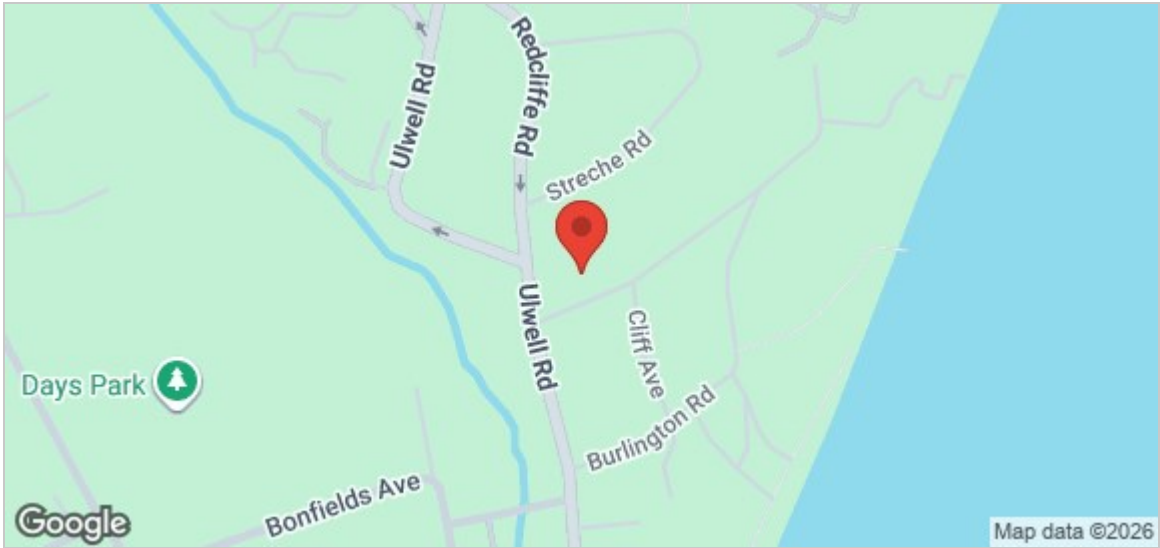
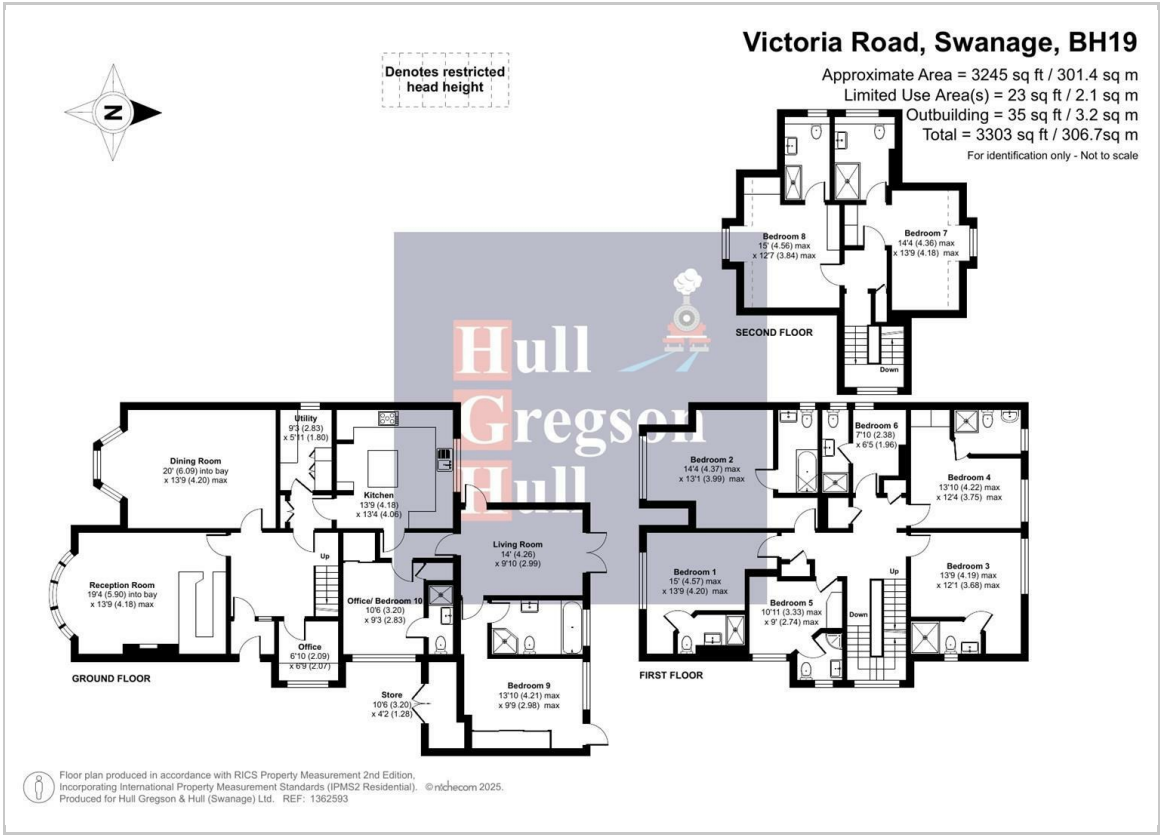
the Reception area with an office suitably located and doors open to the Guest Lounge/Bar, the Dining Room and to the Kitchen and Owners' Accommodation. A staircase rises to the upper floors.

The Breakfast/Dining Room seats sixteen comfortably and the adjacent Lounge Bar provides a comfortable and congenial place to spend an hour or two after a day in the town, on the beach or after discovering the beautiful countryside walks along the Jurassic Coast from Studland or Durlston.

Ascend the staircase to the first and second floors to find the bedrooms, each individually designed with comfort and relaxation in mind and combined with either private bathroom or shower room. Rooms are equipped with double, twin or king-size beds, are beautifully furnished and have ample wardrobe space and room for suitcase storage. Some rooms have views to the hillside of Ballard Down.



On the ground floor, the Kitchen is well appointed to commercial standard with, in particular, a six ring gas burner with ovens and warmer with filtration canopy over, dishwasher and American style fridge, plenty of hard wearing marble worktops and cupboard storage for crockery and equipment. A marble-topped breakfast bar provides an excellent, occasional dining space. A Utility room is to be found alongside the kitchen and this provides space for extra capacity washing machine and tumble dryer and storage space.



**HOTEL**

**Dining Room**

19'11" into bay x 13'9" max (6.09m into bay x 4.20m max)

**Bar/Lounge**

19'4" into bay x 13'8" max (5.90m into bay x 4.18m max)

**Office**

6'10" x 6'9" (2.09m x 2.07m)

**Kitchen**

13'8" x 13'3" (4.18m x 4.06m)

**Utility**

9'3" x 5'10" (2.83m x 1.80m)

**FIRST FLOOR (all bedrooms with En Suite)**

**Bedroom One**

13'9" max x 9'9" max (4.21m max x 2.98m max)

**Bedroom Two**

14'4" maxx 13'1" max (4.37m maxx 3.99m max)

**Beroom Three**

13'8" max x 12'0" max (4.19m max x 3.68m max)

**Bedroom Four**

13'10" max x 12'3" max (4.22m max x 3.75m max)

**Bedroom Five**

10'11" max x 8'11" max (3.33m max x 2.74m max)

**Bedroom Six**

7'9" x 6'5" (2.38m x 1.96m)

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

| Environmental impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (82 plus)                                                       | A |                         |           |
| (61-81)                                                         | B |                         |           |
| (49-60)                                                         | C |                         |           |
| (35-48)                                                         | D |                         |           |
| (21-34)                                                         | E |                         |           |
| (9-20)                                                          | F |                         |           |
| (1-8)                                                           | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |