



Limes Hotel 48. Park Road
Swanage | | BH19 2AE





Steps rise into the ensuite which is another immaculately presented space, exuding luxury with herringbone flooring, his & her wash basins, a vanity unit and, most notably, a feature clawfoot bath and separate shower cubicle.

At the end of the main entrance hall is the owner's accommodation, offering privacy and a feeling of luxury with beautifully hand designed décor, making living onsite a true pleasure. The main living area boasts ample space for a large dining table and chairs, flowing into the living room with comfy sofas, TV and console and coffee tables, and plenty of space for additional storage units. French doors open onto the conservatory which floods the living area with sunshine. In the conservatory there is an idea opportunity to work from home, whilst enjoying the outlook over the private tiered patio garden. The versatile garden is home to a one bedroom chalet with living space and wash room. This is perfect for further additional income, or to house family members. The garden boasts a well-established olive tree, and additional space for storage units.

The property also offers on site parking with space for at least seven vehicles.

From the living space, doors lead to the kitchen, a practical space suitable for creating large family meals, and comprising a four seater island breakfast bar. The kitchen then provides access to a large laundry room, ideal for onsite linen care. From the kitchen there is further storage/utility space which then provides additional access onto

KEY FEATURES

GROUND FLOOR

Entrance

Bedroom

Utility

Kitchen

Storage

Conservatory

Living Room

Dining Area

Bedroom

Bedroom

Bedroom

FIRST FLOOR

Store Room

Bedroom

Bedroom

Bedroom

Bedroom

Bedroom

Bedroom

Bedroom

SECOND FLOOR







KEY FEATURES

Bedroom

Bedroom

Bedroom

Bedroom

Bedroom

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Guest House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

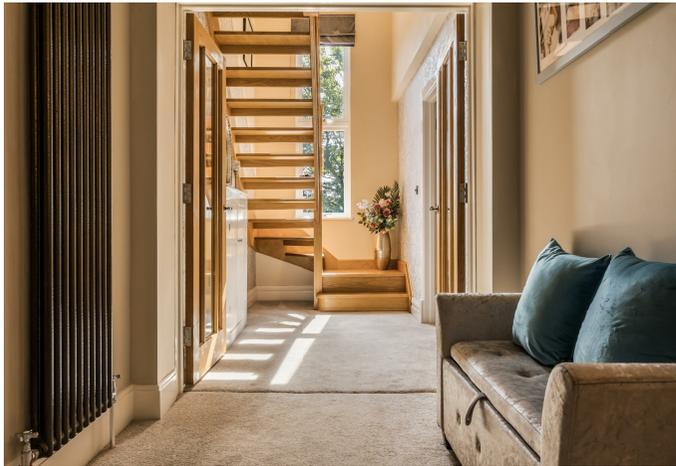






SELLER INSIGHT







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