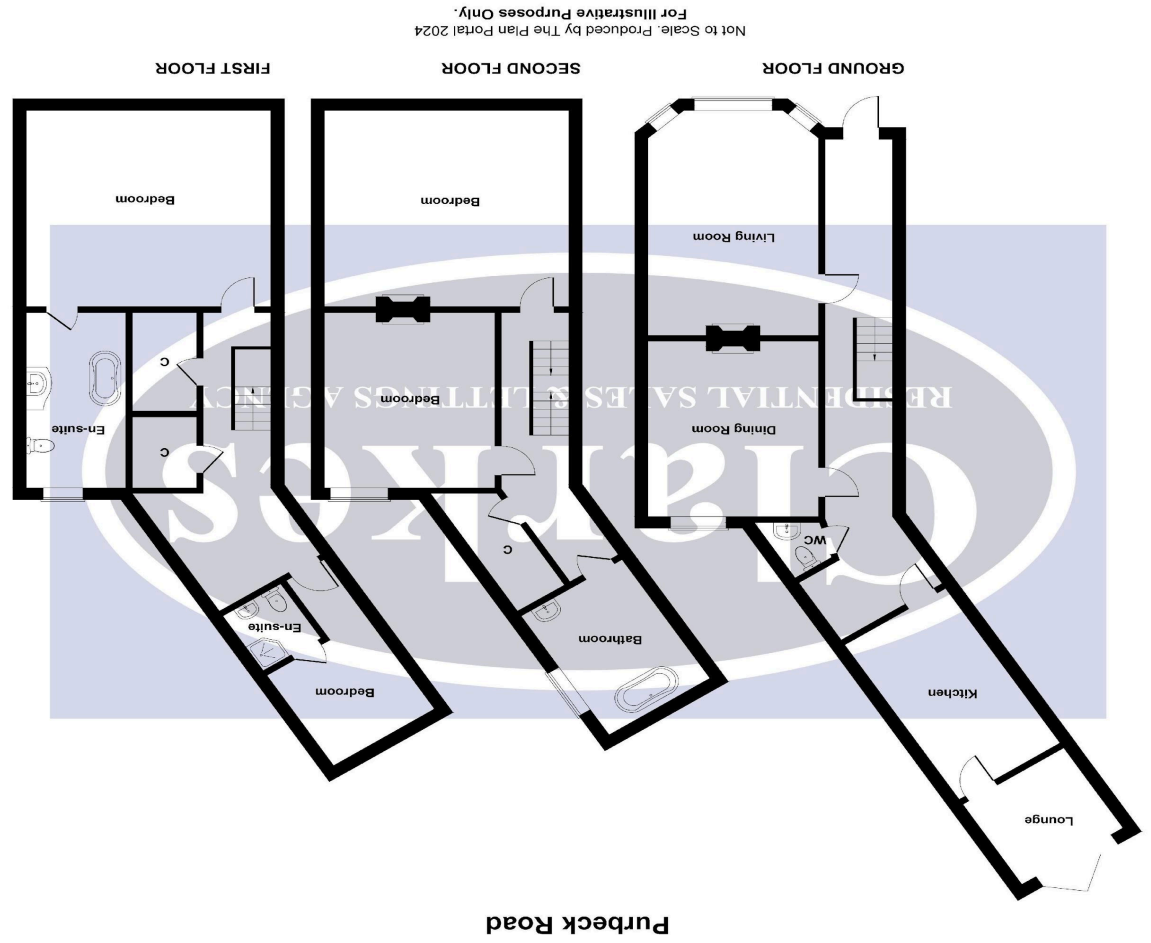


Energy Efficiency Rating	
Current	Potential
56	69
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



# Purbeck Road, Bournemouth, Dorset



Clarkes are thrilled to offer the opportunity to purchase this sensational investment property.

Established as a popular holiday let destination, particularly with hen parties.

Nestled in the West Cliff area of Bournemouth, the property is 5 MINUTES WALK to Bournemouth's award-winning beaches and just a few hundred yards from the Vibrant Bournemouth Triangle with its variety of bars and eateries.

The business generated £115,660 in Gross profit between 01/04/23 & 31/03/24.

AN ABSOLUTE MUST-SEE for property investors.

Set across 3 floors, the property is a total of 2023Sq Ft of accommodation.

## The Ground Floor:

- A stylish living room beautifully decorated as a cosy sitting room with an electric fire place, 4k TV and characterful bay window.
- Beautifully decorated dining room which SEATS 20 PEOPLE
- Ground floor WC
- Contemporary Fully fitted Kitchen
- Secondary living room / Snug leading to the Courtyard Garden

## On the First Floor:

- Full Suite Bathroom with free-standing tub
- Bedroom with 2 Bunk Beds
- Huge bedroom to the front with two triple sleeper bunk beds

## On the Second Floor:

- The Master Suite features a beautiful four poster bed and full en-suite bathroom. The room also features 2 single chair beds
- A second bedroom with en-suite with a triple sleeper bunk bed
- Two spacious storage cupboards

## Exterior:

Private garden, tastefully styled with ample outdoor seating and a hot tub!

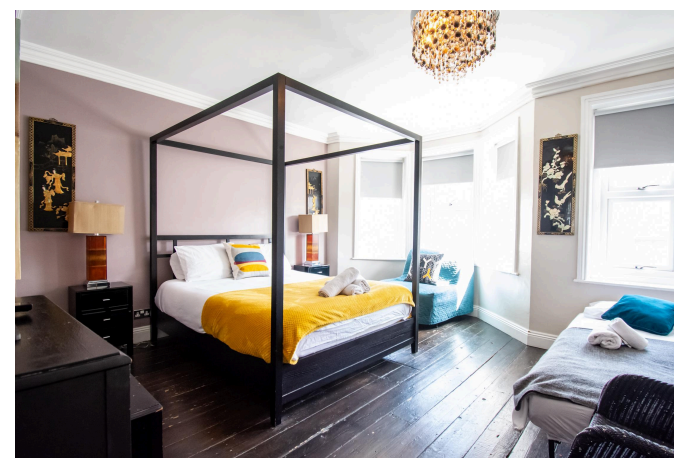
## Agent notes:

Mid-morning Viewings to avoid disturbing guests

**MUST SEE PROPERTY**

Already 30% booked for 2025!

Council Tax Band D



**Clarkes Properties - 696 Wimborne Road, BH9 2EG**

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[www.clarkesproperties.co.uk](http://www.clarkesproperties.co.uk)

**Asking Price £600,000**

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.