



**Acomb House, 13 Windsor Crescent
Bridlington**

LONG ESTABLISHED GUEST HOUSE
CLOSE TO HARBOUR, SOUTH SEA FRONT AND SPA COMPLEX

£190,000



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Situation

This property is located on the south side of Windsor Crescent and is only about 100 yards from the harbour top, access to the south beach and Spa complex. A particularly good trading position being so conveniently located for all the Town's holiday amenities.

Description

This long established guest house has been in the same ownership for the past 35 years and is only now for sale due to retirement and ill health. The present owners have adapted the property to their catering needs in that all rooms are mainly doubles with private facilities and therefore there is great potential for new owners to increase the business.

The property has full gas fired central heating and double glazing in PVCu frames.

The property and business is being sold furnished and equipped as a going concern.

Accommodation

Ground floor

Front entrance door opens into entrance porch with door to:-

Entrance hall

With fire alarm system.

Lounge

With bay window, moulded cornice and laminate flooring.



Dining room

Equipped for up to fourteen diners and having imitation beamed ceiling with laminate flooring. Door leads off to :-



Private sitting room

With laminate flooring, under stairs cupboard and door to the:-



Kitchen

Which has an extensive range of fitted floor and wall cupboards including six burner gas stove with double oven, stainless steel warming cupboard, Bain-Marie and eye level grill. Stainless steel sink with hand wash basin, plumbing for automatic washing machine, wall mounted boiler and ceramic tiled floor. The American style fridge is included. Door leads out to:-



Large covered yard area

Providing storage, freezer, fridge freezer and drinks cooler. Built in stores and gate to rear access road.

First floor

Landing with built in fridge for guest's storage of milk and drinks etc.

SHOWER/WC FOR BEDROOM THREE.

Bedroom one

Double with en-suite shower/WC, recess fitted drawers and wardrobe.



Bedroom two

Double with en-suite shower/WC. Bay window with views to harbour.



Bedroom three

Single with private shower and WC on the landing. Wash basin.

Bedroom eight

Large double room with en-suite shower/ WC.



Separate WC

Second floor landing

With store cupboard.

Bedroom four

Double with en-suite shower/WC, recess fitted dresser and recess fitted hanging space. Extractor fan.

Bedroom five plus Bedroom six

Family suite comprising:-

Bedroom Six- Single room with door onto the adjoining:-

Bedroom Five - Double with en-suite shower/WC.

Third floor

Enclosed staircase leading to:-

Bedroom seven

With en-suite shower/WC, loft storage areas to front and rear and dormer window.

Outside

Walled forecourt to the front with enclosed yard to the rear.

Services

All mains services connected.

Rateable value

This property is in Band 'A' for Council Tax purposes.

Business Rates - amount payable £1675