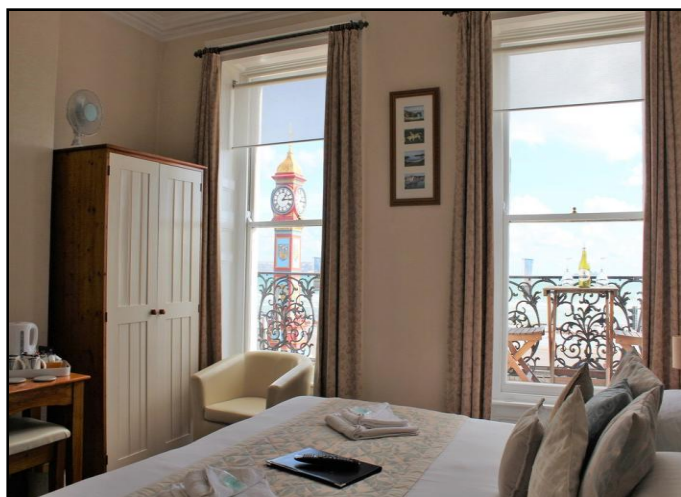


THE MAYFAIR



£345,000



The Mayfair, 99 The Esplanade, Weymouth, DT4 7BE

The Mayfair is a very well presented and established guesthouse located on Weymouth seafront boasting stunning views over Weymouth Bay. The accommodation comprises of 10 guest bedrooms which are all en-suite, a reception room, dining room and kitchen. The property benefits from having its own private lounge, bedroom and WC for the owners. To the rear of the property you can escape to the rear courtyard which captures the sun and is a great place to relax away from the hustle and bustle.

LOWER GROUND FLOOR:

FRONT COURTYARD: Hard standing, steps up to gated access, outside tap, cupboard housing tumble dryer and freezer, power and light.

STORAGE AREA: Wooden door to front yard, cupboards housing meters, door to entrance hall.

ENTRANCE HALL: Wall mounted radiator, stairs up to guesthouse, doors to all rooms.

OWNERS LOUNGE: 16' 11" x 14' 8" (5.16m x 4.47m) Two front aspect windows, wall mounted radiator, coved and textured ceiling.

KITCHEN: 16' 11" x 12' 1" (5.16m x 3.69m) Rear aspect door to rear courtyard, rear aspect windows, range of wall and base units with work surfaces over, two tall freezers, tall fridge, fridge, plate warmer, gas range with 7 burners, grill, bain marie, 2 1/2 inset sinks, dishwasher.

UTILITY ROOM: Washing machine, boiler system, side aspect window.

OWNERS DOUBLE BEDROOM: 15' 8" x 10' 7" (4.78m x 3.23m) Two sash windows, two wall mounted radiator's, built in wardrobe, shower cubicle, wash hand basin, door to;

WC: Side aspect obscure window, low level wc, wall mounted electric heater.

REAR COURTYARD: Captures the sun and is a great place to relax away from the hustle and bustle. Hard standing, outside tap, outside light, storage shed, gated rear access.

UPPER GROUND FLOOR:

GUESTHOUSE ENTRANCE: Front aspect wooden door to entrance porch, wooden single glazed door to entrance hall.

ENTRANCE HALL: Wall mounted radiator, stairs to downstairs and upstairs, coved ceiling, understairs cupboard, doors to;

RECEPTION ROOM / GUEST LOUNGE: 18' 9" x 17' 0" (5.73m x 5.20m) Front aspect bay window, wall mounted radiator, reception desk, coved and textured ceiling.

DINING ROOM: 13' 10" x 12' 0" (4.24m x 3.68m) Rear aspect sash window, wall mounted radiator, picture rail.

GUEST ROOM / SECOND DOUBLE BEDROOM: 15' 8" x 10' 7" (4.78m x 3.23m) This is a valuable room as on upper ground floor with few stairs. It can be used for owners accommodation or as a letting bedroom.

Two rear aspect sash windows, wall mounted radiator, tv point, coved and textured ceiling.

BATHROOM: 7' 3" x 5' 4" (2.22m x 1.64m) Two side aspect obscure sash windows, panel bath with telephone mixer taps, low level wc, wash hand basin, wall mounted radiator.

1ST FLOOR SPLIT LANDINGS: Doors to all rooms, linen cupboard, office/storage room.

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ROOM TWO: Wooden door to bedroom, door to shower room.

DOUBLE BEDROOM: 10' 7" x 8' 7" (3.24m x 2.62m) Rear aspect sash window, wall mounted radiator, coved and textured ceiling, tv point, loft access, door to;

ENSUITE: Side aspect window, low level wc, wash hand basin, towel radiator, light and shaver point.

ROOM FOUR DOUBLE BEDROOM: 14' 7" x 12' 3" (4.44m x 3.73m) Rear aspect sash window, wall mounted radiator, wash hand basin, television point, door to;

ENSUITE: Shower cubicle, low level wc, tiled walls, fan.

ROOM 5 DOUBLE BEDROOM: 15' 8" x 11' 6" (4.79m x 3.52m) Two front aspect sash windows with balcony and sea view, wall mounted radiator, television point, coved and textured ceiling, door to;

ENSUITE: Walk in shower, low level wc, wash hand basin, tiled walls, fan.

ROOM 6 SINGLE BEDROOM: 11' 1" x 8' 5" (3.39m x 2.59m) Front aspect sash window to balcony and sea view, wall mounted radiator, wash hand basin, coved and textured ceiling, door to;

ENSUITE: Shower cubicle, low level Wc, tiled walls.

2ND FLOOR LANDING: Stairs to upper and lower floors, doors to rooms.

ROOM 7 DOUBLE BEDROOM: 14' 7" x 12' 3" (4.45m x 3.74m) Rear aspect sash window, wall mounted radiator, wash hand basin, television point, door to;

ENSUITE: Shower cubicle, low level wc, tiled walls, fan.

ROOM 8 DOUBLE BEDROOM: 15' 10" x 12' 4" (4.84m x 3.76m) Two front aspect sash windows with sea views, wall mounted radiator, wash hand basin, television point, door to;

ENSUITE: Shower, low level wc, tiled walls, fan.

ROOM 9 SINGLE BEDROOM: 11' 1" x 8' 5" (3.39m x 2.59m) Front aspect sash window with sea view, wall mounted radiator, wash hand basin, door to;

ENSUITE: Shower cubicle, wash hand basin, tiled walls.

3RD FLOOR LANDING: Separate WC, doors to rooms, loft access.

ROOM 10 DOUBLE BEDROOM: 11' 6" x 10' 1" (3.52m x 3.08m) Rear aspect sash window, wall mounted radiator, built in cupboard, television point, textured ceiling, door to;

ENSUITE: Rear aspect sash window, shower cubicle, low level wc, wash hand basin.

ROOM 12 DOUBLE BEDROOM: 11' 8" x 11' 4" (3.56m x 3.47m) Front aspect sash window with sea view, wall mounted radiator, television point, built in cupboard, door to;

ENSUITE: Front aspect sash window, shower cubicle, low level wc, wash hand basin.



LOWER GROUND FLOOR

UPPER GROUND FLOOR

1ST FLOOR

2ND FLOOR

3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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