



**Southwold Hotel Sea View Road, Skegness PE25 1BW**

**welcome to**

## **Southwold Hotel Sea View Road, Skegness**

A substantial detached freehold hotel/guest house offering 9 letting bedrooms across three floors, together with spacious owner's accommodation, guest lounge, dining room, commercial kitchen, office, parking and private gardens.

### **Ground Floor**

The ground floor provides the main operational hub of the property, featuring a welcoming entrance hall leading to a spacious guest lounge and a generous breakfast/dining room.

### **Kitchen**

15' 4" x 9' 10" ( 4.67m x 3.00m )

A commercial kitchen is complemented by a boiler room, laundry facilities and an office, with a window to the left aspect, white base and wall units with a complementary black worktop and ample appliance space.

### **Utility Room**

7' 2" x 5' 7" ( 2.18m x 1.70m )

With access from the kitchen, providing further storage.

### **Lounge**

18' 6" x 13' 7" ( 5.64m x 4.14m )

The Guest Lounge comprises of windows to the front and left aspect, providing a bright living space.

### **Guest Dining Room**

19' 7" x 8' 9" ( 5.97m x 2.67m )

Window to the left aspect and further access to the conservatory.

### **Owners Accommodation**

In addition, there is well-proportioned private owner's accommodation comprising a comfortable living room, Two double bedrooms a wetroom and a family bathroom, offering an ideal separation between business and personal living space.

### **First Floor**

The first floor is dedicated primarily to guest

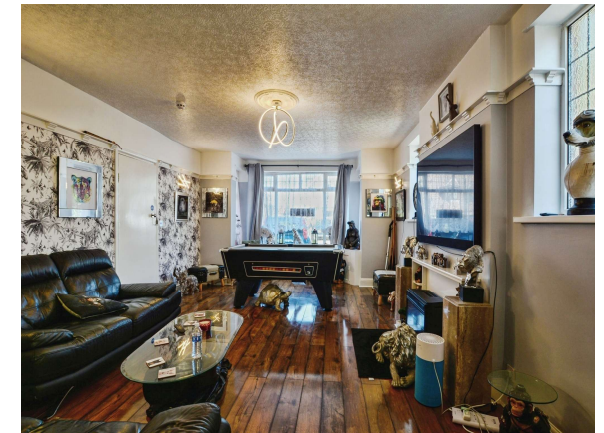
accommodation and offers six well-appointed letting bedrooms arranged around a central landing. A number of the rooms benefit from en-suite shower facilities, providing comfortable accommodation for guests and allowing for flexible letting arrangements.

### **Second Floor**

The second floor continues the guest accommodation with two further letting bedrooms, together with additional shower room facilities and a useful attic/store room, offering valuable storage space for the business.

### **Accommodation Summary**

This substantial detached freehold guest house extends across three floors and provides 9 guest bedrooms, many of which benefit from en-suite facilities. The property also includes spacious communal areas, comprising a guest lounge, breakfast/dining room, commercial kitchen, office and laundry facilities, together with generous owner's accommodation. Externally, the property benefits from guest parking and enclosed rear gardens, making it an excellent opportunity for those seeking a well-established hospitality premises in the popular seaside town of Skegness.





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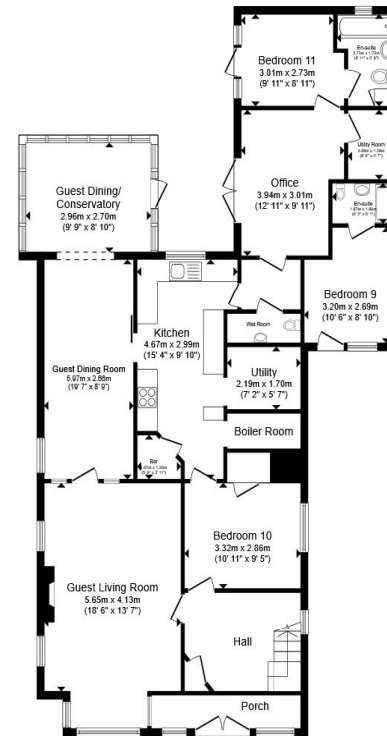
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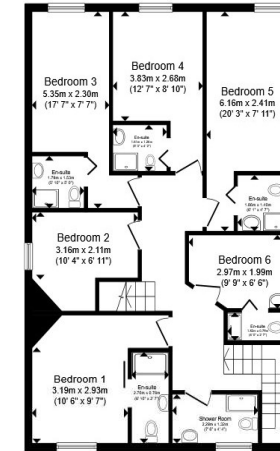
- Detached Guest House/Hotel
- Bed & Breakfast Establishment Accredited With a Number of Awards & Memberships
- 7 Guest En-Suite Bedrooms, 2 Guest bedrooms with own Shower Room Facility
- 2 Bed Owners Accommodation
- Entrance Porch, Hallway, Guest Lounge & Dining Room With Dining Conservatory To Rear

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A



Ground Floor



First Floor



Second Floor

Total floor area 260.9 m<sup>2</sup> (2,808 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SKG110414 - 0007

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william h brown



01754 768311



[Skegness@williamhbrown.co.uk](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)