



Castleton Hotel

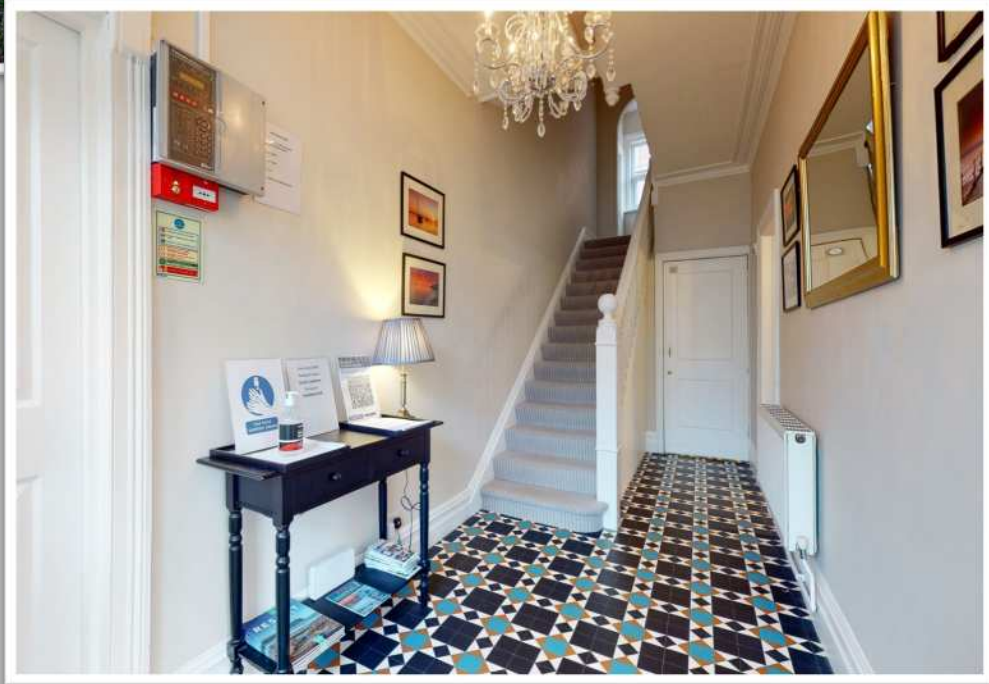
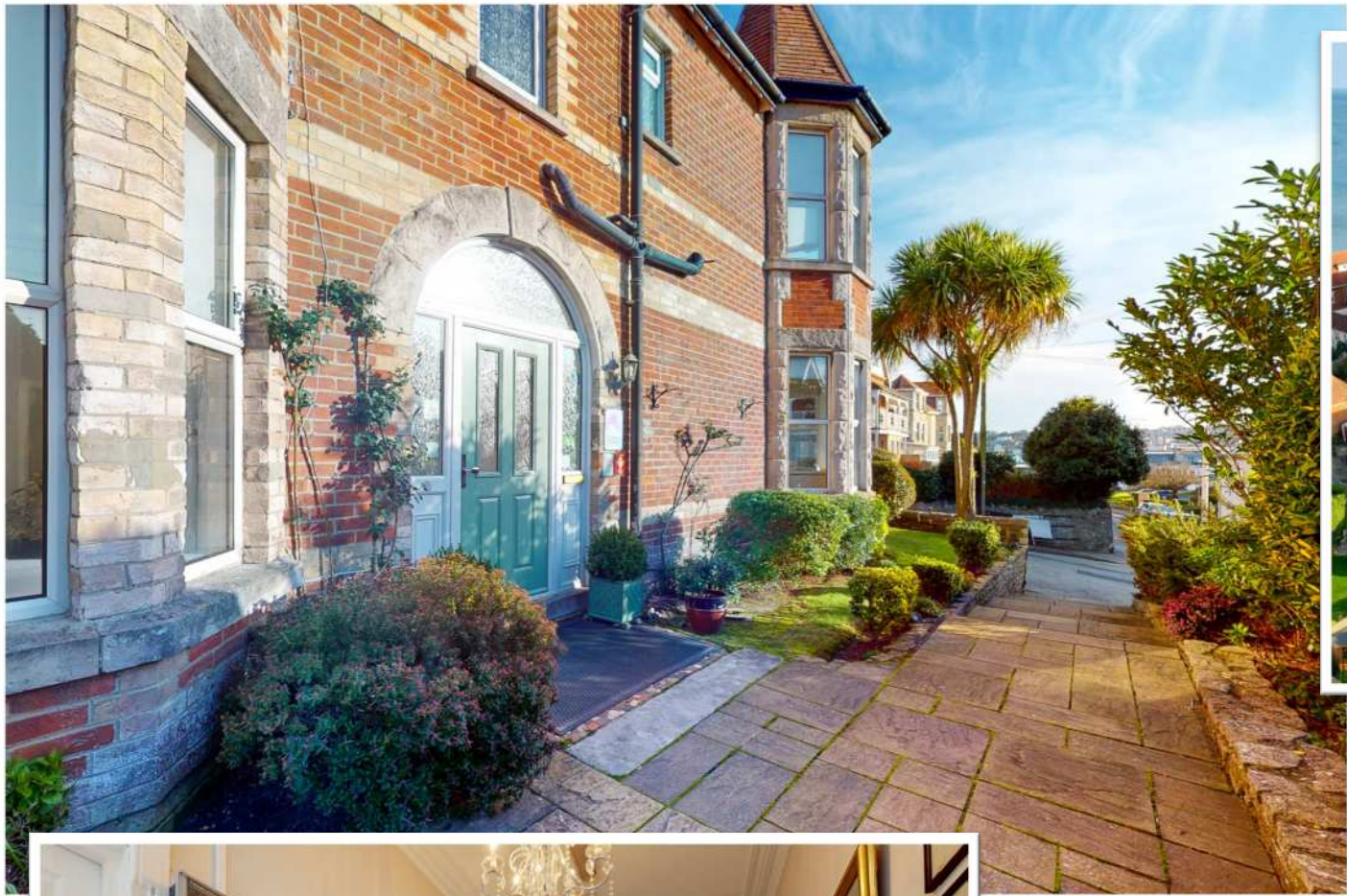
Highcliffe Road

Swanage BH19 1LW

UNIQUE OPPORTUNITY TO PURCHASE A BEAUTIFULLY PRESENTED
10 BEDROOM HOTEL WITH ADJOINING 4 BEDROOM FAMILY
ACCOMMODATION.

SEA VIEWS FROM SOME ROOMS & ONLY 100 METERS FROM THE
SANDY BEACH & 10 MINUTE WALK TO THE TOWN CENTRE

ALBURY
& HALL





GUEST LOUNGE



BREAKFAST ROOM





1 Highcliffe Road, Swanage BH19 1LW
 TOTAL APPROX FLOOR AREA 5,110 SQ.FT - 475 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

= PRIVATE RESIDENCE

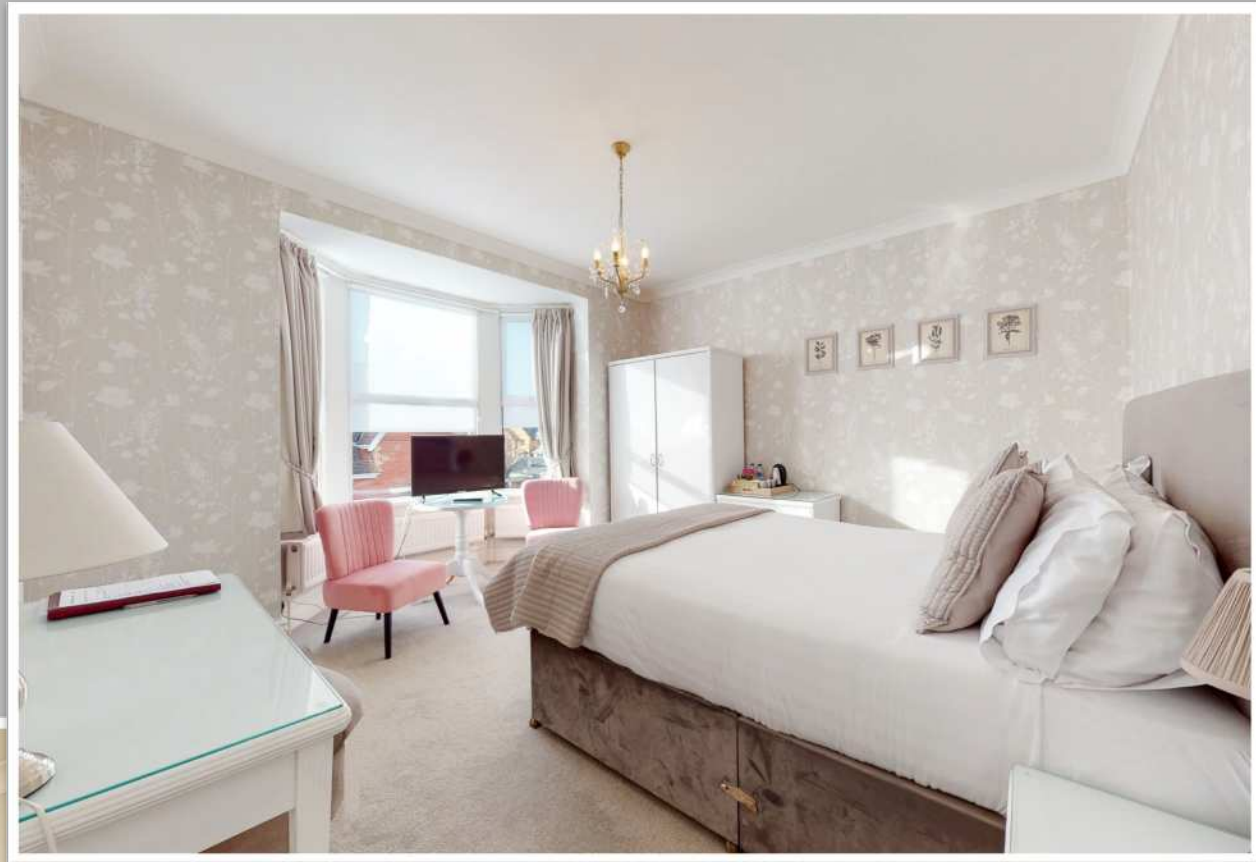
BEDROOM 1



BEDROOM 2

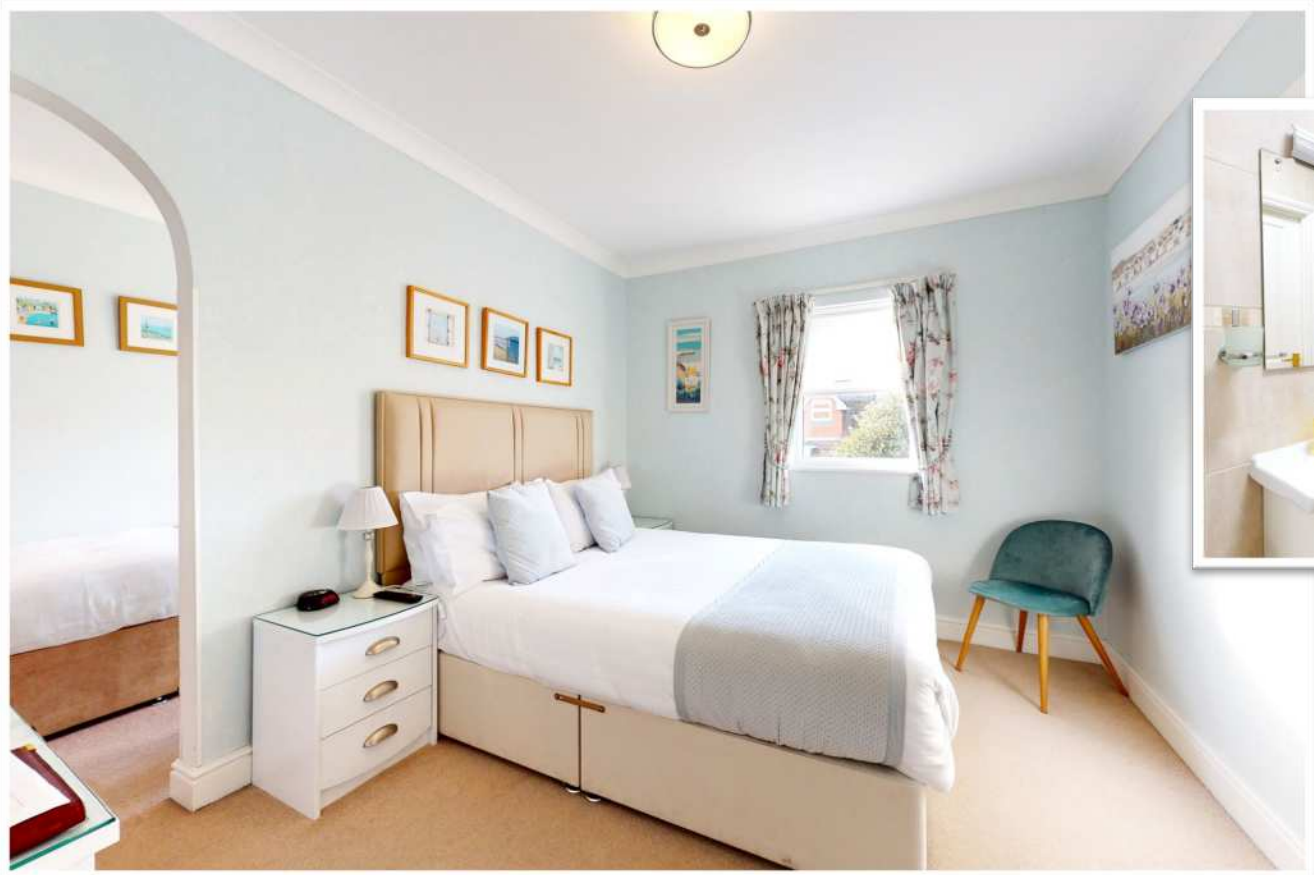


BEDROOM 3

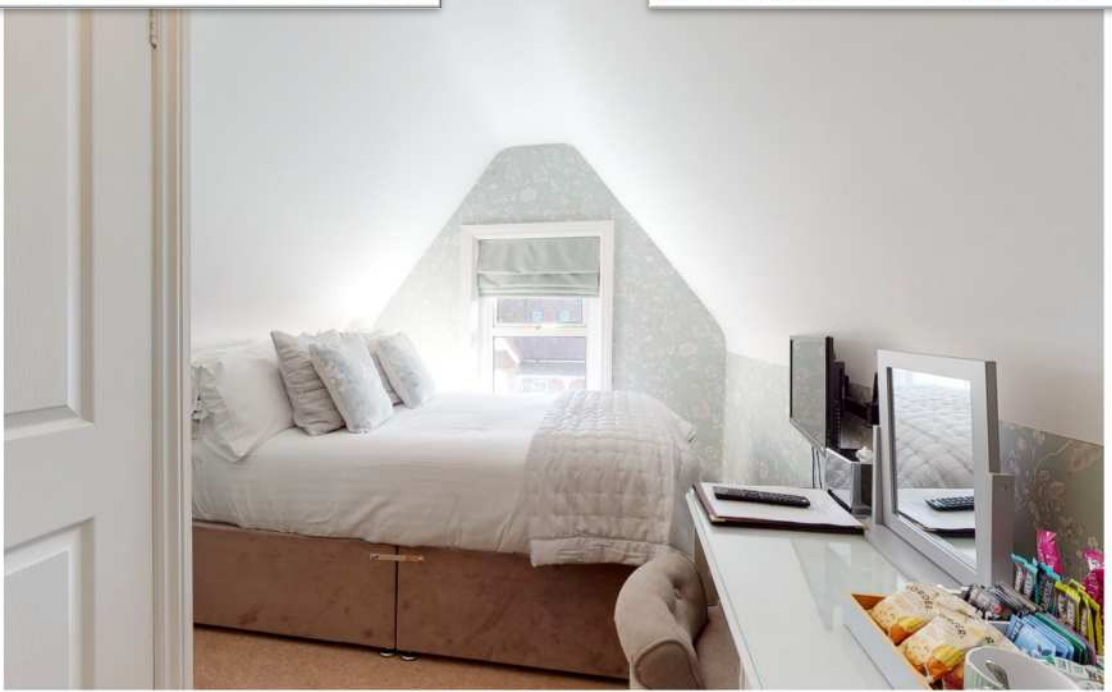


BEDROOM 4

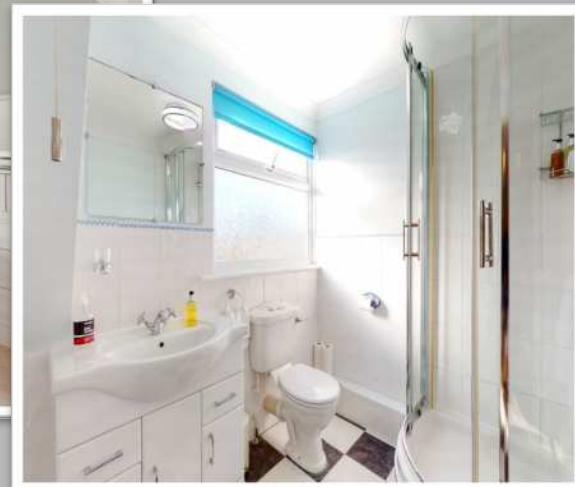
BEDROOM 5



BEDROOM 6



BEDROOM 7



BEDROOM 8

BEDROOM 9



BEDROOM 10

GUEST BEDROOMS

BEDROOM 1 – First floor double room with a sea view and en-suite shower room

BEDROOM 2 – First floor double room with a sea view and en-suite bathroom with bath and separate shower

BEDROOM 3 – First floor double room with en-suite shower room

BEDROOM 4 – First floor double room with en-suite shower room and views of the Purbeck Hills

BEDROOM 5 – First floor family room with double and single beds and en-suite shower room

BEDROOM 6 – Second floor single room with sea view with en-suite shower room

BEDROOM 7 – Second floor double room with en-suite shower room

BEDROOM 8 – Second floor family suite, double room and en-suite shower room and adjoining room with twin beds

BEDROOM 9 – Second floor double room with views of the Purbeck Hills and en-suite bathroom with over bath shower

BEDROOM 10 – Ground floor twin room with en-suite shower room

POTENTIAL INCOME

During the summer months the projected income from the Hotel is in the region of £30,000 per month.

When full the income from all 10 letting rooms is £1,100 per day

The Owner Accommodation could be a self catering letting unit with 4 bedrooms & 2 bathrooms, sleeping 8 people

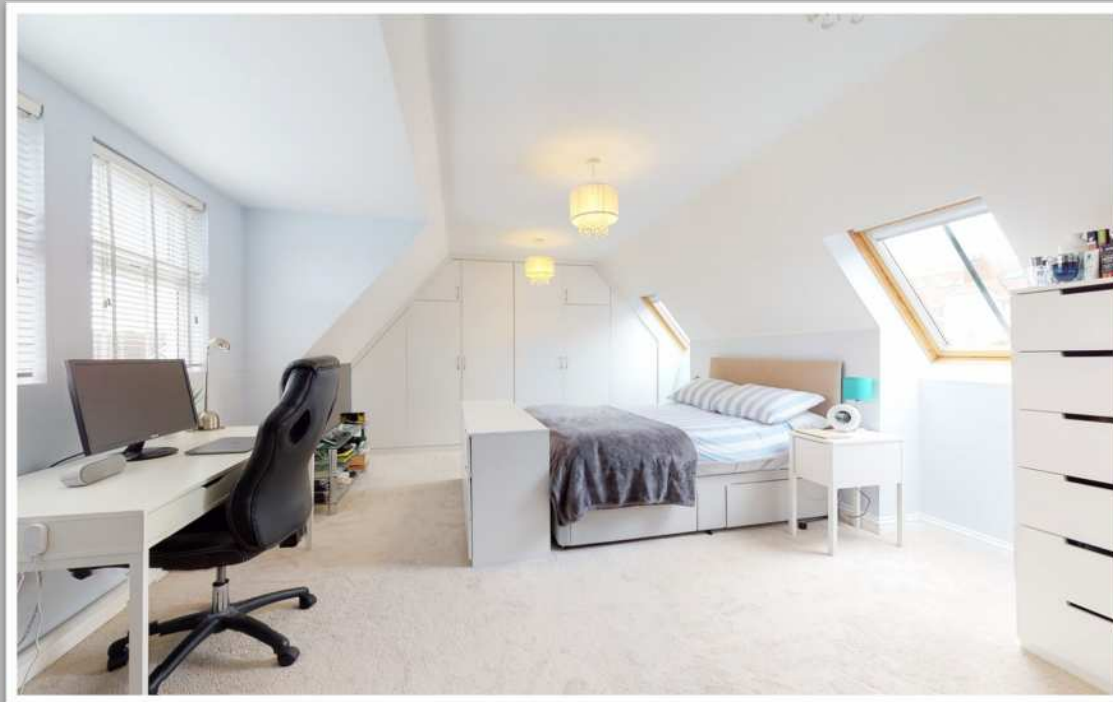
Holiday Letting Income Projection

Low Season - £753 per week Medium Season - £1397 per week High Season - £2455 per week

OWNER ACCOMMODATION



OWNER ACCOMMODATION



OWNER ACCOMMODATION

Ground Floor

Extremely spacious owner living accommodation, accessed through the hotel or via a rear door from the private courtyard garden. Perfectly laid out for a family it has an open plan Kitchen/Diner/Snug providing a great family space for socialising and entertaining. There is a separate Sitting Room with modern inset gas fire, TV alcove and ample space for comfortable seating. Off the lounge there is access to a ground floor double bedroom with built in wardrobes and storage and a separate fully tiled Bathroom comprising of bath with hand held shower, walk in shower, wash basin with vanity unit, w.c. and heated towel rail.

First Floor

Stairs lead up to the first floor landing with two double Bedrooms and a Family Shower Room. Both bedrooms are spacious and bright doubles with plenty of space for free standing wardrobes and bedroom storage. The fully tiled Family Shower Room comprises of wet room shower with screen, pedestal wash basin, w.c. and heated towel rail.

Second Floor

Stairs lead up to the second floor attic room, and extremely light and airy room providing great space for double bed, study area and relaxation area, with the added bonus of built in wardrobes along one wall.

Outside

A sheltered terraced courtyard garden, provides great outside space for al fresco dining or relaxation, with plenty of external storage along the rear wall. A gateway leads through to the private parking area and access to the street.







Viewing by appointment through sole agents:

Albury & Hall (Swanage) Ltd. 24 Station Road, Swanage. BH19 1AF

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

**ALBURY
& HALL**

Registered in England & Wales Company No. 1000347 . PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings , services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.