The Sanderling, 20 West End Road, Morecambe, Lancashire, LA4 4DL

20, West End Road, Morecambe

The property at a glance

11 | 11 | 2

- Fantastic Investment Opportunity!
- 11 Guest Rooms & 2 Bedroom Living Quarters
- Spacious Accommodation Reception Room & Bar
- Situated Within Walking Distance To The Stunning Seafront
- Excellent Transport Links
- Tenure: Freehold
- Council Tax Band: A
- EPC: TBC

GF Property Sales and Lettings

Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£495,000

Get to know the property

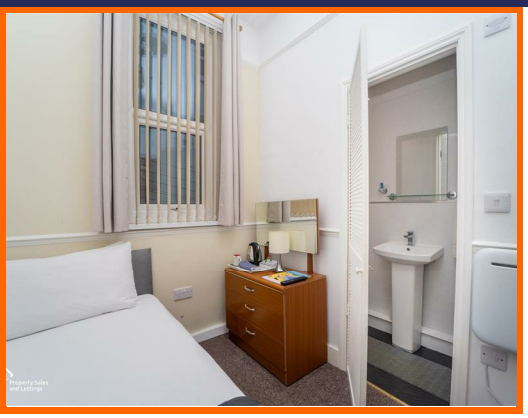
Situated on West End Road in the charming coastal town of Morecambe, this mid-terrace house presents an exceptional investment opportunity, particularly for those interested in the thriving bed and breakfast market. Just a minute's walk from the picturesque seafront of Morecambe Bay, this property is already generating bookings well into next year, making it a lucrative venture for prospective buyers.

The lower ground floor serves as a private residence, featuring a delightful bay-fronted reception room that invites natural light, an office or storage space for added convenience, and a modern fitted kitchen. This level also boasts two well-appointed bedrooms, including a main bedroom with a contemporary ensuite, alongside a second spare bedroom and a separate W/C. Access to a rear yard space enhances the appeal of this private area.

On the ground floor, guests are welcomed into a spacious dining area complemented by a separate stylish bar area. This level comprises four inviting bedrooms, each equipped with its own ensuite bathroom, ensuring comfort and privacy for all guests.

The first floor mirrors the ground floor layout, featuring another four bedrooms, each with their own ensuite facilities, providing ample accommodation for visitors. The second floor offers exciting potential, with four more bedrooms, all with ensuite bathrooms and access to the attic that has planning permission for conversion into an apartment.

This property not only offers a fantastic location and established bookings but also the potential for further development, making it a remarkable opportunity for savvy investors or those looking to enter the hospitality industry.



Disclaimer

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

Ground Floor

Vestibule

UPVC double glazed frosted door, coving, composite door, original tile floor, wood single glazed door to hall.

Hall

Reception area, electric heater, coving, dado rail, cornice, smoke alarm, 4 x spot lights, stairs leading to the to first floor and lower ground floor, doors leading to the dining room, bedrooms 2, 3 and 4.

Dining Room

UPVC double glazed bay window, wood single glazed stained leaded window,, coving, fireplace, laminate floor, electric room heater.

Bar

UPVC double glazed window, 7 x spot lights, panelling, laminate floor.

Bedroom 2

Double bedroom, electric heater, UPVC double glazed window, picture rail, dado rail, door leading to the en-suite.

En-Suite

UPVC double glazed frosted window, 3 x spot lights, extractor fan, dual flush WC, pedestal sink with traditional taps, direct feed shower, lino floor.

Bedroom 3

Single bedroom, UPVC double glazed window, electric room heater, picture rail, dado rail, door leading to the en-suite, 3 x spot lights, extractor fan, dual flush WC, pedestal sink with mixer tap, direct feed shower, vinyl floor.

En-Suite

3 x spot lights, extractor fan, dual flush WC, pedestal sink with traditional taps, direct feed shower, lino floor.

Bedroom 4

Twin bedroom, UPVC double glazed windows x 2, electric heater, door leading to the en-suite.

En-Suite

3 x Spot lights, extractor fan, dual flush WC, pedestal sink with traditional taps, direct feed shower, lino floor.

En-Suite

3 x Spot lights, extractor fan, dual flush WC, vanity top sink with traditional taps, direct feed shower and bath, vinyl tile floor.

Lower Ground Floor

Hallway

5x Spot lights, central heating radiator, doors leading to the kitchen, reception room, W/C, bedrooms 1+2, laminate flooring.

Reception Room

UPVC double glazed bay window with UPVC double glazed door leading to the front, central heating radiator, coving, fireplace with marble surround + hearth, doors leading to the hall and office, private access to pavement level which has timber decking, access to office area

Kitchen

UPVC double glazed frosted window, 8 x spot lights, central heating radiator, high gloss wall and base units, laminate worktops, hood extractor, range cooker, induction hob and electric ovens, single stainless steel sink with mixer tap, 1 1/2 composite sink with mixer tap, plumbing for dishwasher + washing machine, space for tumble dryer + fridge/freezer, non slip lino flooring, door heading out to stairs which lead to the ground floor, door leading to the hallway, UPVC double glazed frosted door leading to the rear which has an outer kitchen space.

Bedroom

Double bedroom, UPVC double glazed window, central heating radiator, door leading to the en-suite.

En-Suite

UPVC double glazed frosted window, central heating towel radiator, 4 x spot lights, extractor fan, cladded walls, dual flush W/C, vanity top sink with mixer tap, direct feed waterfall shower + rinse head, concealed Logic + boiler and hot water cylinder, lino flooring

Bedroom

UPVC double glazed window, central heating radiator and a separate W/C.

W/C

2 x Spot lights, dual flush W/C, vanity top sink with mixer tap, lino flooring.

First Floor

Landing

Electric room heater, doors leading to bedrooms 6, 7, 8 and 9, WC, office, cupboard, stairs leading to the ground floor and second floor.

Bedroom 6

Family room- Double Bedroom, single bedroom, UPVC double glazed bay window, electric room heater x 2, coving, picture rail, door leading to the en-suite.

En-Suite

4 x Spot lights, extractor fan, dual flush WC, vanity top sink with mixer tap, panelled bath with mixer tap and direct feed overhead shower, vinyl tiled floor.

Bedroom 7

Twin bedroom, UPVC double glazed window, electric room heater, picture rail, dressing area, door leading to the en-suite.

En-Suite

2 x Spot lights, extractor fan, dual flush WC, vanity top sink with mixer tap, direct feed corner shower, vinyl tile floor.

Bedroom 8

Single bedroom, UPVC double glazed window, electric room heater, door leading to the en-suite.

En-Suite

UPVC double glazed frosted window, 3 x spot lights, extractor fan, dual flush WC, vanity top sink with mixer tap, direct feed shower, vinyl tile floor.

WC

3 x Motion sensor spot light, dual flush WC, vanity top sink with mixer tap and laminate floor.

Bedroom 9

Single bedroom, UPVC double glazed window, electric room heater, door leading to the en-suite.

En-Suite

UPVC double glazed frosted tilt and turn window, 3 x spot light points, extractor fan, dual flush WC, vanity top sink with mixer tap, electric shower, vinyl tile floor.

Second Floor

Landing

Electric room heater, 7 x spot lights, doors leading to bedrooms 11, 12, 14, 15 and laundry cupboard, stairs leading to the first floor.

Bedroom 11

Family room- Double bedroom, single bedroom, UPVC double glazed bay window and UPVC double glazed window, electric room heater, coving, doors leading to bedroom and en-suite.

En-Suite

4 x Spot lights, extractor fan, dual flush WC, vanity top sink with mixer tap, panelled bath with mixer tap and direct feed overhead shower, vinyl tiled floor.

Bedroom 12

Double bedroom, UPVC double glazed window, electric room heater, door leading to the en-suite.

En-Suite

3 x Spot lights, extractor fan, dual flush WC, pedestal wash basin with traditional taps, corner electric shower and bath, vinyl tile floor.

Bedroom 14

Double bedroom, UPVC double glazed window, electric room heater, door leading to the en-suite.

En-Suite

4 x Spot lights, extractor fan, half tile walls, dual flush WC, pedestal wash basin with traditional taps, electric shower, vinyl tile floor.

Bedroom 15

Single bedroom, UPVC double glazed window, electric room heater, door leading to the en-suite. Door leading to extra room with fire escape window.

En-Suite

Half tiled walls, dual flush WC, pedestal sink with traditional taps, electric shower, vinyl tiled floor.

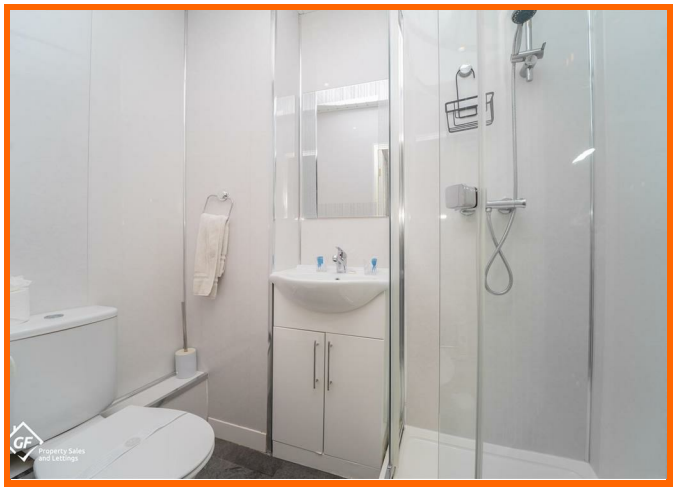
Front

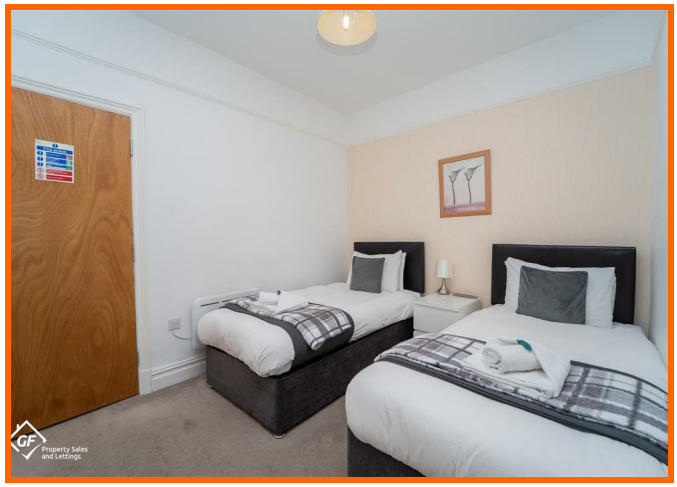
Decking, concrete steps leading to the entrance

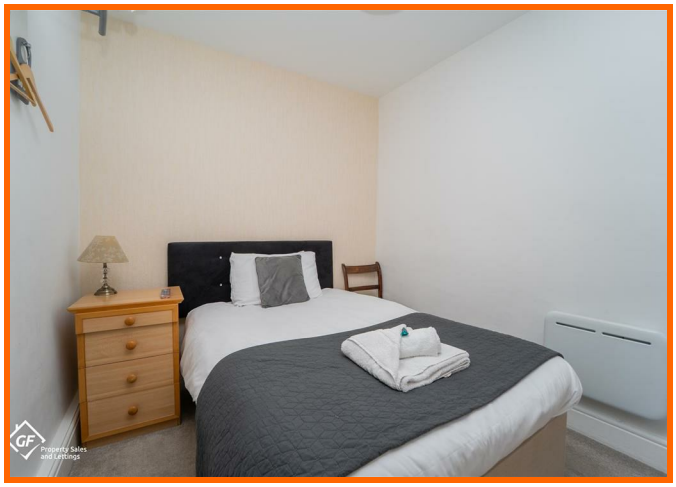
Rear

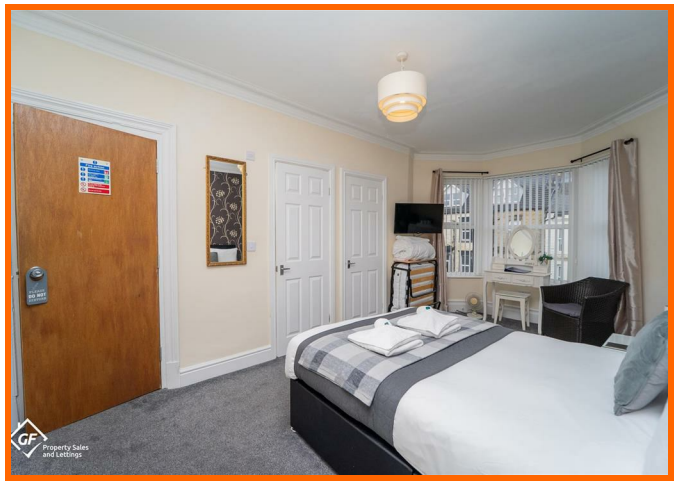
Yard area with enclosed lean-to

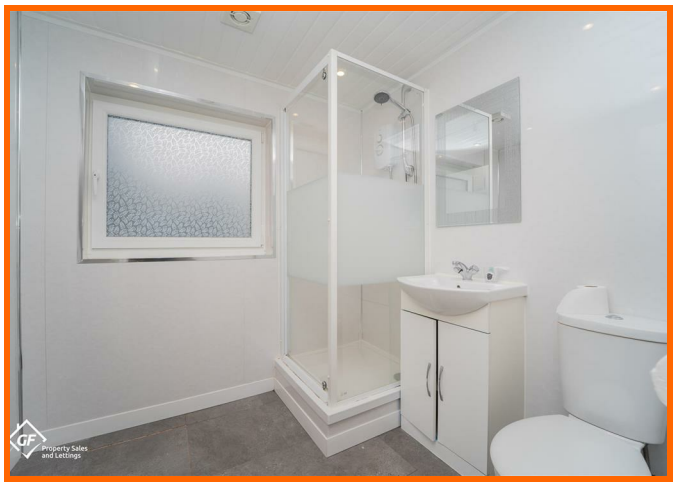
The Sanderling, 20 West End Road, Morecambe, Lancashire, LA4 4DL











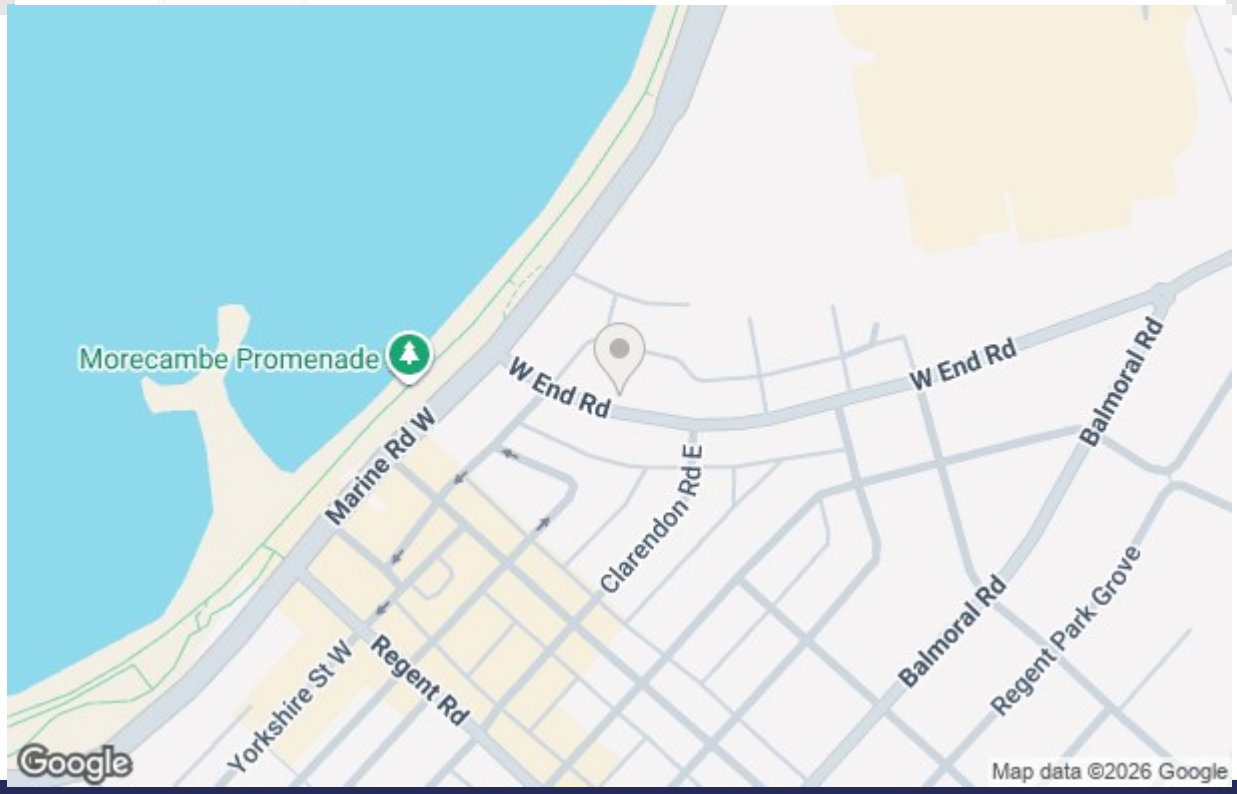
Get in touch today

01524 401402

info@gfproperty.co.uk

gfproperty.co.uk

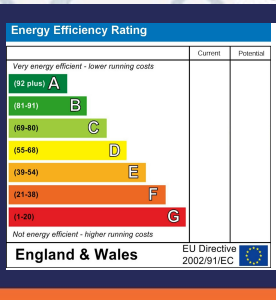
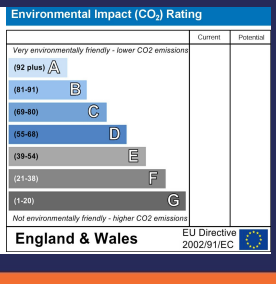
Take a nosey round



GF Property Sales and Lettings

Get in touch today

01524 401402

info@gfproperty.co.uk

gfproperty.co.uk