

GPS
commercial



£1.25m Freehold
Award Winning 19 Bedroom Boutique Hotel

Ref: 31180

An Award Winning 19-Bed Boutique Hotel on Eastbourne's Seafront

Freehold Price: £1.25m

Viewing by appointment: Please contact 01323 727271 or email info@gps-direct.com

Summary

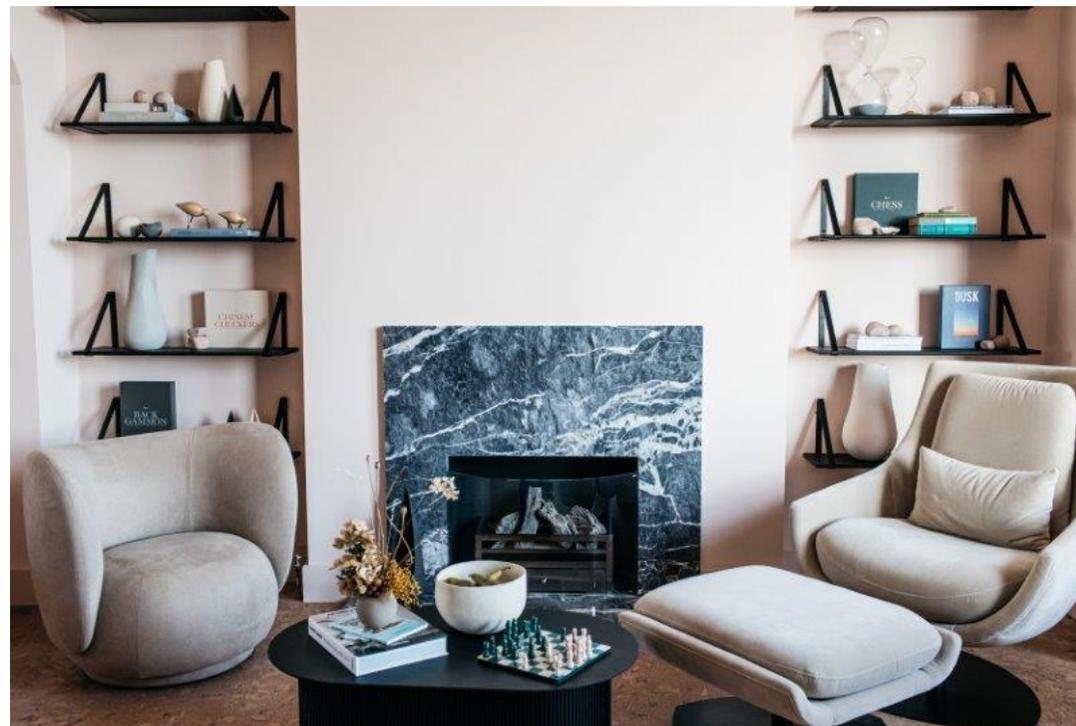
This perfectly positioned hotel offers guests the opportunity to enjoy direct sea views from many of the rooms. The accommodation includes 19 luxuriously appointed ensuite bedrooms, bar / dining room and sun terrace. The entire hotel has undergone a major refurbishment over recent years, has received several awards and featured in many press articles.

Eastbourne's town centre is within walking distance as it is approximately half a mile away. As well as the Pier the seafront has plenty of other attractions and sights including Redoubt Fortress, Bandstand, Carpet Gardens and Western Lawns – where year-round events are hosted. The hotel is located on the seafront and is within walking distance of the town centre, train station and most of the town's attractions.

Location

Eastbourne has been for many years a popular seafront holiday destination, with visitors wishing to visit many of its attractions and sights, including the Victorian Pier, Bandstand, beaches, Sovereign harbour and access to The South Downs.

The town also is a destination for businesspeople too, with year-round conferences being held within the town. This demand will soon be increasing due to the expansion and redevelopment of the Congress Theatre, tennis centre and conferencing centre which is due to be completed this year. The town has also seen more recent investment with the expansion of the town's shopping centre – The Beacon. The Towner Arts Centre hosted the 2024 Jarman Awards and the 2024 Turner Prize-nominated artists exhibition. With excellent road and rail links to London, Gatwick and Brighton, Eastbourne remains a popular seaside destination, attracting both tourist and commercial trade. It is noted for several major year-



round events, including LTA tennis, Airbourne Air Show, Half Marathon and an annual classic car gathering.

Accommodation

The hotel is accessed via a glass entrance foyer leading from the main promenade. The interior features a bright and spacious central area, encompassing:

- Reception Desk
- Stair access to all floors
- Lounge Area
- Breakfast/Dining Room
- Bar
- Kitchen
- Guest WCs and Kitchen facilities

The lower ground floor houses several storage rooms, drinks cellar, boilers, etc.

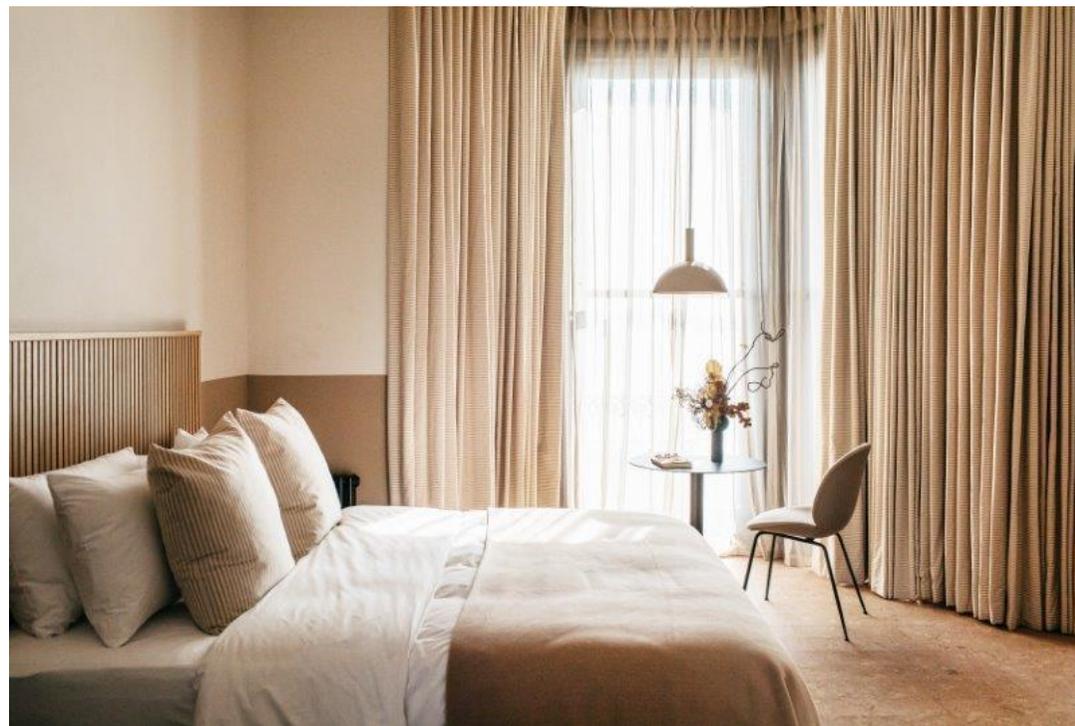
The hotel has 19 guest rooms – all with ensuite facilities and many with outstanding sea views. There is a mix of Studio Apartments, Double rooms and Family rooms. All are decorated and maintained to an exceptionally high standard with a stylish theme.

Outside

The property features a substantial terrace overlooking the promenade and the English Channel. A rear ancillary area is used for refuse storage and hotel deliveries.

Business Opportunity

The Port Hotel is a thriving, award-winning business with an outstanding reputation, evidenced by its strong guest reviews and industry accolades. There is a strong brand and a well-organised approach to marketing has resulted in a high media profile. For example, the hotel has over 15,000 followers on Instagram. Offered as a turnkey operation, the hotel has undergone extensive renovations, minimising the need for immediate capital investment.



The hotel won the International Hotel & Property Award (Hotel Under 50 Rooms) and is included in the current Glamour Best 36 Hotels in UK & Ireland as well as the Times Best Places to Stay in the UK. It regularly features in publications such as Condé Nast Traveler, Elle Decoration, The Guardian, The Telegraph, Marie Claire, Hello! and many more.

Accounts for the year ending 31 March 2025 show a turnover of £531,000 and a gross profit of £422,000.

Additional growth opportunities include:

- **Expansion Potential** – Plans are available for additional rooms in an adjacent building (separate negotiation required).
- **Enhanced Revenue Streams** – Reintroducing a full events program and transitioning dining services in-house (currently outsourced to a local chef).

With its prime location, established reputation, and potential for further growth, The Port Hotel presents a compelling investment opportunity.

Accounting information is available upon receipt of a signed Confidentiality Agreement.

Rates

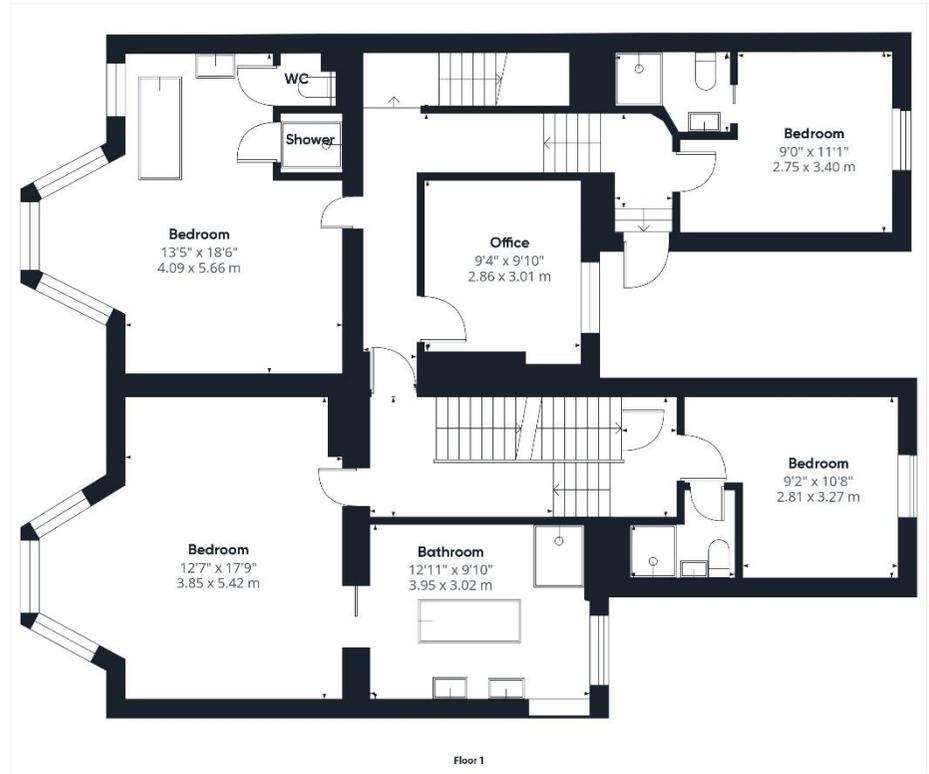
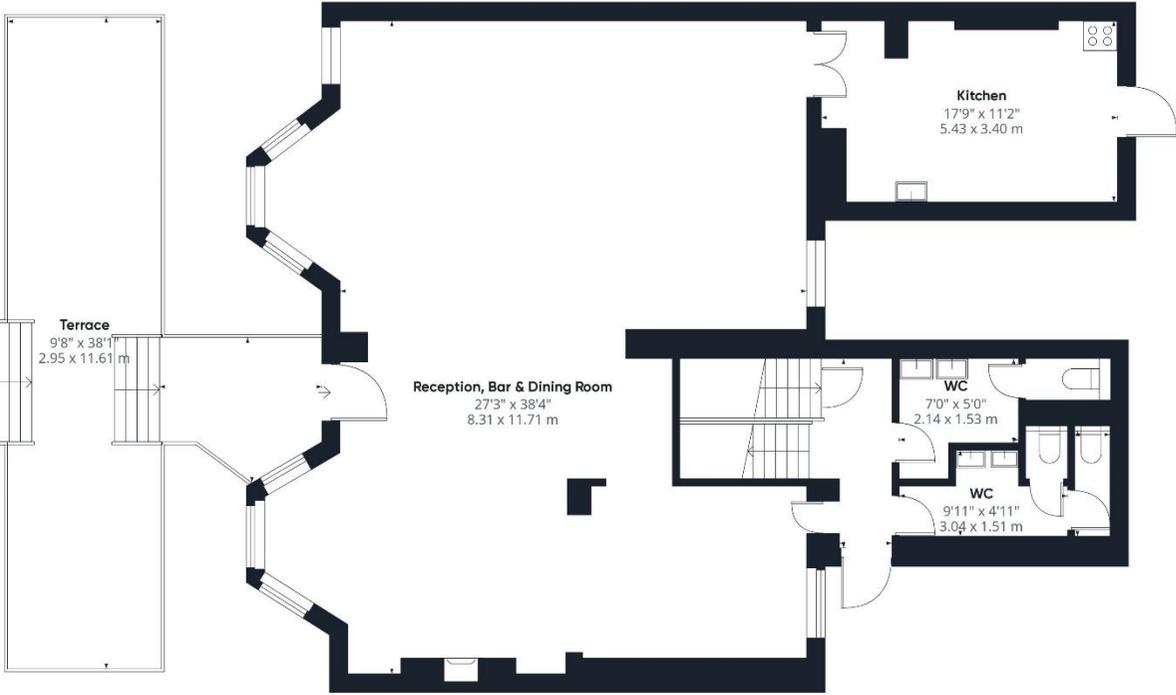
The rateable value for the hotel is £29,000.

Energy Performance Certificate

The EPC has a rating of B.

Floor Plans

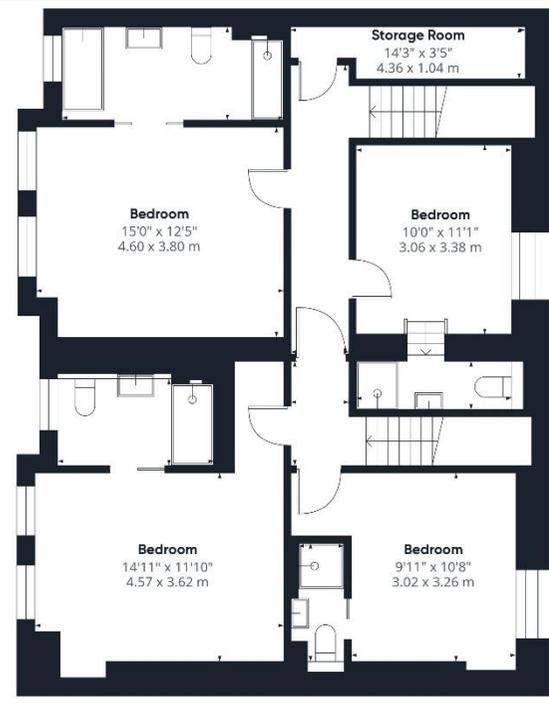




Floor 1



Floor 2



Floor 3



Floor 21a

Floor 21b



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