

Ref: 31247



10 Bedroom Seafront Hotel
Freehold Price: £750,000

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

Summary

An excellent opportunity to acquire a 10-bedroom seafront hotel occupying an historic building, superbly positioned on Marine Parade overlooking Eastbourne's famous seafront and within a few minutes' walk of the pier and town centre.

The Royal offers an established and well-presented business with a particularly attractive trading location, benefiting from holidaymakers, visitors to Eastbourne and a strong additional market from the town's numerous English language schools. Bookings are generated through the hotel's own website together with established online reservation portals.

The property provides 10 letting bedrooms, including three doubles, four singles and two twins, together with well-appointed owners' accommodation, reception/office, dining room, kitchen, storage and utility areas. Many of the bedrooms enjoy impressive, uninterrupted sea views.

The hotel is also notable for its literary connection, having been mentioned in P.G. Wodehouse's *Jeeves in the Offing*, in which the Royal Hotel is where Aunt Dahlia stays during her visit to Eastbourne.

Location

The Royal occupies an exceptional position directly on Eastbourne seafront, with the beach immediately outside and the pier only a short walk away. The town centre, main shopping area, restaurants, theatres and railway station are also within easy walking distance.



Eastbourne is one of the South Coast's best-known resorts and benefits from a combination of traditional seaside attractions, extensive beaches and promenade, cultural venues, sporting facilities and its proximity to the countryside of the South Downs.

The town has a busy year-round programme of events and attractions, including live entertainment, theatre, art exhibitions, festivals, markets, sporting events and seasonal celebrations. The official tourism website highlights a packed events calendar throughout the year, helping to generate visitor demand outside the traditional summer season.

The surrounding area provides a further significant attraction for visitors, with Beachy Head, the South Downs National Park, Seven Sisters and the South Downs Way all readily accessible. The South Downs Way begins at Eastbourne and provides an established attraction for walkers and cyclists, whilst the surrounding countryside offers numerous walking and cycling routes.

Eastbourne also benefits from a good selection of golf courses, including Royal Eastbourne Golf Club, Eastbourne Downs Golf Course and Willington Golf Club, providing an additional source of leisure and short-break visitors.

Business

A particularly attractive feature of the business is its prime seafront location, just a short walk from Eastbourne Pier and within easy reach of the town centre, shops, restaurants and railway station. This provides an excellent opportunity to attract holidaymakers, weekend visitors and short-break guests wishing to enjoy Eastbourne's traditional seaside attractions, annual events and the surrounding South Downs National Park, including Beachy Head, Seven Sisters and the South Downs Way.

The hotel also benefits from an established market among English language schoolteachers and other visitors associated with Eastbourne's substantial language-school sector. The town is home to several international English-language schools, including ELC Eastbourne, Twin English Centres and EF.

Together, the seafront location and language-school connections provide a varied customer base, providing bookings throughout the year.



The Hotel

The accommodation comprises 10 letting bedrooms, arranged as follows:

- 3 Double bedrooms
- 2 Twin bedrooms
- 5 Single bedrooms

The bedrooms are individually styled and equipped with comfortable beds, professionally laundered linen, televisions, hairdryers and hospitality trays. The majority have direct sea views.

Most bedroom have their own en-suite facilities with – with one single room having its own private shower room located directly opposite the bedroom.

The hotel currently specialises in adult accommodation and offers a relaxed environment suited to leisure breaks, walking, cycling and visitors exploring Eastbourne and the surrounding area. The business also welcomes dogs, with dogs staying free for direct bookings.

There is a dining room, kitchen,

Owner's Accommodation

A substantial area of private accommodation is provided for the owner/manager, comprising:

- Lounge
- Double bedroom
- Single bedroom
- Bathroom

Guest & Service Areas

The ground-floor accommodation includes:

- Reception / office
- Large dining room
- Commercial kitchen
- Storage room
- Utility room

Business Rates

Rateable Value - £47,500.

EPC Rating – TBC

VAT

Unless otherwise stated, the terms quoted are exclusive of VAT. Applicants are advised to make their own enquiries as to whether VAT will apply to this transaction.

Floor Plans



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