



## Marshall Avenue, , Bridlington, YO15 2DT

- Substantial Detached Guest House
- Eight Bathrooms
- Rear Garden
- Fantastic Central Location
- Located Close To A Range Of Amenities & Bridlington's North Side Beach
- Fifteen Bedrooms Including Nine Letting Rooms
- Large Owners Accommodation
- Off-Road Parking For Multiple Cars
- Huge Potential
- Current Owners Run The Guest House For Six Months Of The Year

**Offers Over £425,000**



# Marshall Avenue, , Bridlington, YO15 2DT

## DESCRIPTION

A rare opportunity to acquire a substantial guest house ideally located in the heart of Bridlington, close to local amenities and the town's beautiful sandy beaches. Offering fifteen bedrooms, including generous owner's accommodation, the property provides excellent potential. It also benefits from off-road parking to the rear. The current owners operate for six months of the year, using a simple self check-in system and don't currently offer breakfast, creating a more flexible and manageable lifestyle.

Upon entering the property on the ground floor, you are welcomed into a comfortable guest lounge, providing a relaxing space for visitors. This leads through to a second reception room currently used as an office, which also features a separate staircase leading to the first floor. Further along the ground floor is an additional living area and two spacious reception rooms that are complete with a double-sided log burner.

The modern fitted kitchen is well equipped with a central island, integrated appliances and ample space for essential appliances, making it ideal for catering to guests. A practical laundry room and a downstairs W/C are also located on this level, along with a large double bedroom positioned at the front of the property.

The first floor comprises six bedrooms, three of which benefit from en-suite facilities. This floor also includes two bathrooms, two separate W/Cs and an office space at the top of the separate spiral staircase. The second floor offers a further seven bedrooms, two with en-suite bathrooms, alongside an additional bathroom and a separate W/C, providing flexible accommodation for guests.

Externally, the property features a low-maintenance rear garden with space to sit out and enjoy the sunshine. Combining generous accommodation, a prime central location and excellent business potential, this property represents a fantastic opportunity. Schedule a viewing today!





