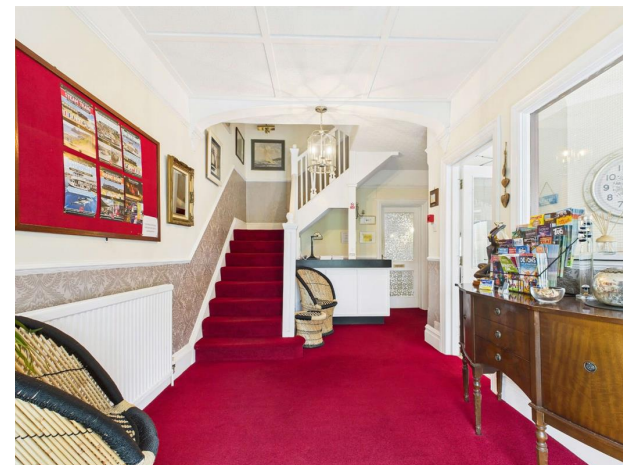




SUMMARY

Prime Roundham Position near Goodrington Sands | 9-Bed Layout Plus 2-Bed Apartment | Bay-Fronted Dining Room for Breakfast Service | Generous Driveway Parking | Sea-View Rooms with Walk-In Bay Window | Owner's Suite with Conservatory/Sun Room | Short Walk to Harbour, Promenade & Rail Links



Visit our website for the current price:
www.danielhobbin.uk/P-CS0013/

Address: San Brelade Hotel, Alta Vista Road,
Paignton, TQ4 6DB

Property type: Guest House

Tenure: Freehold

EPC: C

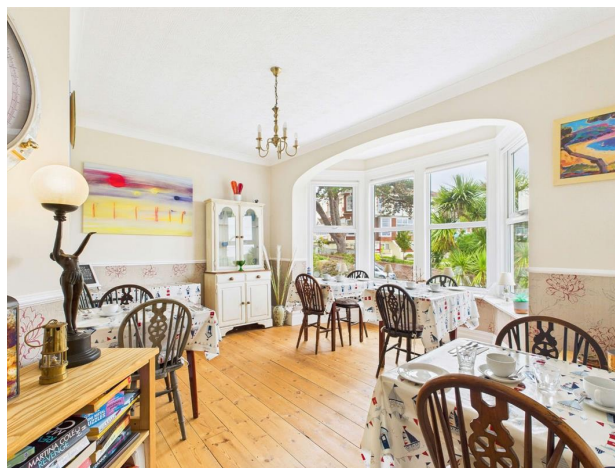
Bedrooms: 0

Bathrooms: 0

Receptions: 0

Parking: ✓

Garden: ✓



DESCRIPTION

Occupying a prime position on Alta Vista Road in Roundham, a short walk from Goodrington Sands, Paignton Harbour and the level promenade, this substantial semi-detached guest house is offered freehold and presents a compelling hospitality opportunity in the heart of the English Riviera. The property has been configured to balance owner occupation with letting income and benefits from generous parking, landscaped gardens and a commercial kitchen, making it well suited to continued guest house use, serviced accommodation, retreats or similar hospitality operations.

The premises are approached by a broad driveway providing ample off-street parking for multiple vehicles. A landscaped front garden with lawn and mature planting creates an attractive arrival, while to the side and rear there are patios, gardens and other areas for guest comfort.

Internally, a central reception lobby with stair to the upper floors leads to the principal guest areas at the front of the ground floor, including a bay-fronted dining room for breakfast service and a well-appointed double guest bedroom with en-suite facilities. A commercial-grade kitchen serves the operation and links conveniently to the rear of the building, where the current owners utilise a private suite comprising two double bedrooms (one en-suite), two reception rooms and a conservatory/sun room.

The first floor provides four well-proportioned double rooms, each with private en-suite facilities. Two front-facing rooms take advantage of the seafront outlook, one with a walk-in bay window-adding appeal for visiting guests.

The top floor is arranged as a self-contained two-bedroom apartment with a kitchen/diner enjoying sea views, two double bedrooms (one with a coastal

aspect) and a shared shower room. This apartment offers flexibility for staff or managers' accommodation, long-stay guests or an additional income stream independent of the main trading areas.

Roundham is a long-established and highly desirable coastal neighbourhood. From the property it is only a few hundred yards to Goodrington Beach, Young's Park and Roundham Head, with Paignton's town centre, harbour and main seafront approximately a quarter of a mile away. Paignton railway station and local bus services are within easy walking distance, providing straightforward connections to Torquay, Brixham and wider South Devon. The location underpins strong year-round demand for short-stay accommodation and coastal leisure breaks.

Rateable value: £4,400

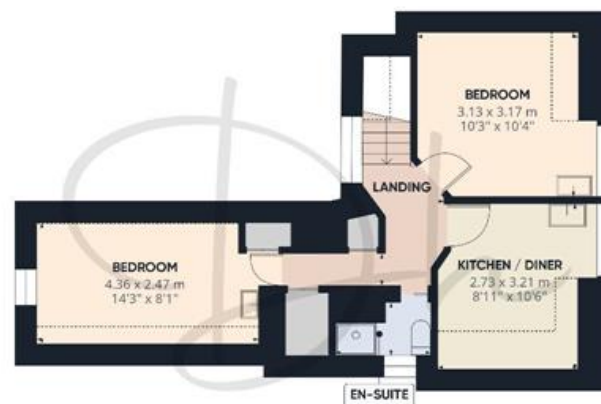
Tenure: Freehold



GROUND FLOOR



1ST FLR GUEST ACCOMM.



2ND FLR SELF-CONT'D APT

Approximate total area^m

278 m²

2992 ft²

Reduced headroom

5.4 m²

58 ft²

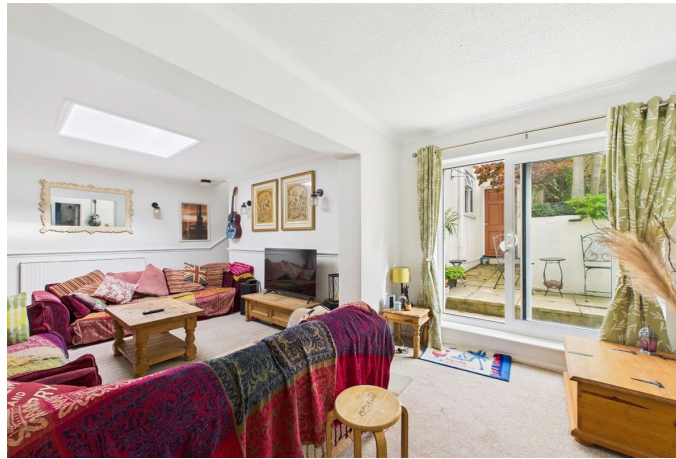
(1) Excluding balconies and terraces

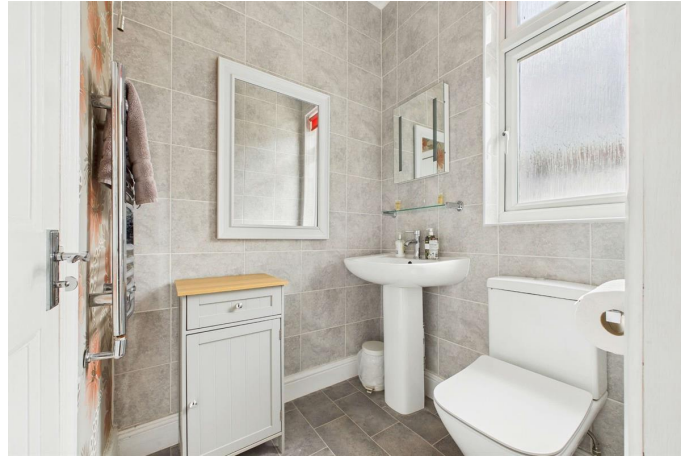
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360











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