

# The Sands

Ref No: 3189

32 Sands Road, Paignton, Devon, TQ4 6EJ



A Superbly Located, Beautifully Maintained 4 Star Rated Guest House

Situated in a Prominent Position on Paignton Sea Front

11 En-Suite Guest Bedrooms, 6 Enjoying Panoramic Sea Views

Great Self Contained, Two Bedroom Owner's Apartment & Secondary Owner's Suite

Well Established Profitable Business with High Percentage of Repeat Business

£470,000 Freehold

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The Sands is enviably located at the western end of Paignton Seafront, in what must be one of the best trading locations in the holiday resort. Its smart frontage and easily accessed car park can be seen by all traffic travelling along the Esplanade and this location is yards from Paignton Green Sea Front, the Beach, Paignton Harbour, and the Multi-plex Cinema. The Railway Station and the Town Centre are less than a quarter of a mile level walk.

The windows are Upvc and there is gas fired central heating. All of the bedrooms have well appointed en-suite facilities with shower cubicles, WC and wash hand basins and all are attractively and comfortably furnished. Smartly decorated public rooms on the ground floor provide an extra dimension to the property and are of a size and quality often associated with a larger hotel, while the ground floor commercial kitchen is extremely well fitted and equipped.

The Owner's Accommodation is provided by a two bedroom self contained apartment which can be accessed from the rear car park or the first floor half landing internally and this provides good sized well proportioned accommodation, including a lounge, two bedrooms, a bathroom, kitchen and storage. Additionally on the ground floor there is a further two room Owner's Suite which could provide two additional bedrooms or a lounge and en-suite bedroom, making it ideal for those looking to accommodate a larger family. Alternatively with the introduction of an internal staircase this suite could be incorporated with the owner's apartment making a spacious house, in addition to the hotel accommodation.

The business is well established and the present owner operates on a B&B basis. There is great potential in this position and with this accommodation to significantly expand the business opening throughout the year by offering evening meals or restaurant facilities.

In summary, The Sands offers a great opportunity for those looking for a superbly located, beautifully maintained Guest House/Hotel with an established profitable business, car parking at the front and rear whilst enjoying panoramic sea views. Internal viewing is a must to appreciate the size and quality of the accommodation on offer, this can be arranged by the Agents, Bettesworths.

The accommodation briefly comprises:-

## **PUBLIC ROOMS**

Upvc double glazed entrance door with double glazed window enjoying the sea views leads to:-

## **RECEPTION LOUNGE**

Spacious area with comfortable seating and Reception/display desk. Adjoining office with good sized office work space and access from the Reception Lounge, double glazed door to the rear.

Door from Reception Lounge leads to inner hallway with staircase to upper floors and access to:-

## **BAR/LOUNGE**

Elegant and spacious room with corniced ceiling, two ceiling roses with chandelier style light fittings. Upvc double glazed bay window enjoying panoramic sea views, double glazed patio doors leading to the front terrace. Bar server with pine style bar and canopy over, fitted shelving, wash basin and optics.

## **CLOAKROOM**

With low level WC.

## **UTILITY AREAS**

## **COMMERCIAL KITCHEN**

Well fitted and equipped with stainless steel work surfaces and shelving, stainless steel sink unit and stainless steel wash hand basin. Extractor hood, tiled walls and tiled flooring. Principle equipment includes Dualit commercial toaster, Dualit conveyor toaster, commercial microwave, water boiler, six ring gas oven range, gas super grill 800, gas hot cupboard, Miele dish washer and coffee percolator. Pantry with freezer and shelving, utility with chest freezer, upright fridge and upright fridge freezer and fitted shelving. French doors to rear open to Laundry area with washing machine and dryer.

## **GUEST BEDROOMS**

The Sands offers 11 well-appointed guest bedrooms all with en-suite shower rooms, all comfortably furnished and equipment includes LCD digital flat screen televisions, hairdryers, alarm clocks and hospitality trays. Six of the bedrooms at the front enjoy panoramic sea views taking in Paignton Green, Paignton Beach and its Seafront, Pier and Torbay itself with the backdrop of the coastline of Torquay.

## **SECOND FLOOR**

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## **BEDROOM 7**

Large Single, shower cubicle, with en-suite WC and wash hand basin.

## **BEDROOM 8**

Double, sea view, WC-suite shower room.

## **BEDROOM 9**

King Size Double/zip and link Twin, panoramic sea views, spacious en-suite shower room.

## **BEDROOM 10**

Double, panoramic sea views, en-suite shower room.

## **BEDROOM 11**

Twin, en-suite shower room.

## **FIRST FLOOR**

### **BEDROOM 3**

Single, shower cubicle with en-suite WC and wash hand basin.

### **BEDROOM 2**

Double, with panoramic sea views, en-suite shower room.

### **BEDROOM 5**

Double, bay window enjoying panoramic sea views, en-suite shower room.

### **BEDROOM 6**

Twin, enjoying panoramic sea views, en-suite shower room.

### **BEDROOM 4**

Large Double/Family with double bed and sofa bed, en-suite shower room.

### **BEDROOM 1**

Twin, with shower room en-suite and french door to rear.

## **OWNER'S ACCOMMODATION**

The Owner's Accommodation is provided with a self-contained apartment with access from the first floor half landing in the hotel or separate entrance at the rear and comprises:-

### **HALLWAY**

With storage.

### **BATHROOM**

With bath and shower over, WC and tiled walls.

## **LOUNGE**

With window to rear.

## **KITCHEN**

With stainless steel sink unit, work surface with cupboards under and eye level wall mounted cabinets.

## **BEDROOM 1**

Double, window to rear, door to outside, en-suite shower room.

## **BEDROOM 2**

Good sized Single with fitted wardrobe area and wash basin.

## **SECOND OWNER'S SUITE**

Situated off the dining room on the Ground Floor, comprising two intercommunicating rooms with access to the inner courtyard, could be utilised as two further bedrooms or a lounge with en-suite bedroom. This area is below the Owner's Apartment and with the introduction of a staircase these two areas could be incorporated together to provide an owner's house.

## **OUTSIDE**

To the front of the property there is forecourt car parking with access to the front of the hotel and an attractive raised terrace with wrought iron balustrades and outside seating, enjoying beautiful open and sea views.

At the rear of the property from Cleveland Road there is access to the back car park, providing further guest parking or owner's parking. Detached garage and side courtyards.

## **EPC RATING 'C'**



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