



117 Ocean Road  
, South Shields, NE33 2JL

Offers Over £395,000

# 117 Ocean Road

, South Shields, NE33 2JL



- Seven Bedroom Terraced House
- Excellent Investment Property with huge Growth Potential
- Business Information Brochure available for Viewers
- Seven Ensuite Bathrooms
- Walking Distance to Marine Park and Beach Front
- Full accounts available for interested parties (after viewings)
- Owner operated Bed and Breakfast
- Town Centre Location & Amenities
- EPC Rating D

We are delighted to introduce to the market the exceptional 'Forest Guest House,' an immaculate seven-bedroom property occupying a prominent position on Ocean Road in South Shields.

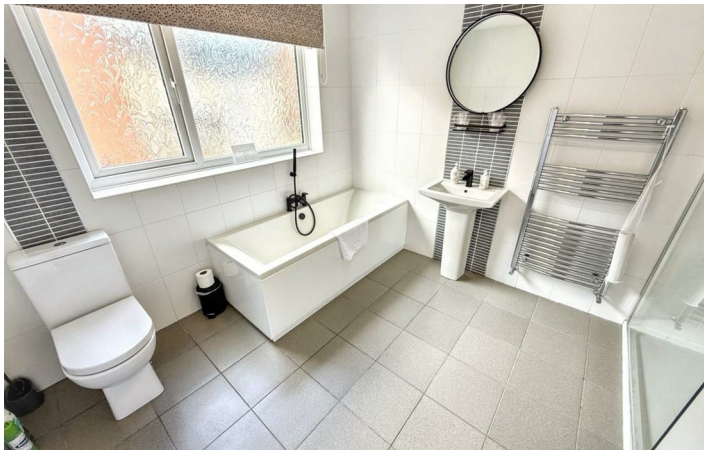
This versatile and substantial property offers a unique opportunity to acquire a successful, fully operational guest house business. Alternatively, its layout and size lend themselves perfectly to conversion into a large family home, serviced accommodation, or a substantial residential property within this sought-after coastal town.

The accommodation is spread over three floors and is presented in pristine condition. Currently configured with six guest bedrooms, the owner's accommodation includes a lounge, bedroom, and ensuite bathroom. This area could be easily adapted to create two additional bedrooms, with one already benefiting from an ensuite and the second offering ample space for the addition of an ensuite (subject to necessary building regulations and planning).

Having undergone extensive renovation by the owners during their 14-year tenure, the property has been refurbished to a very high standard throughout.

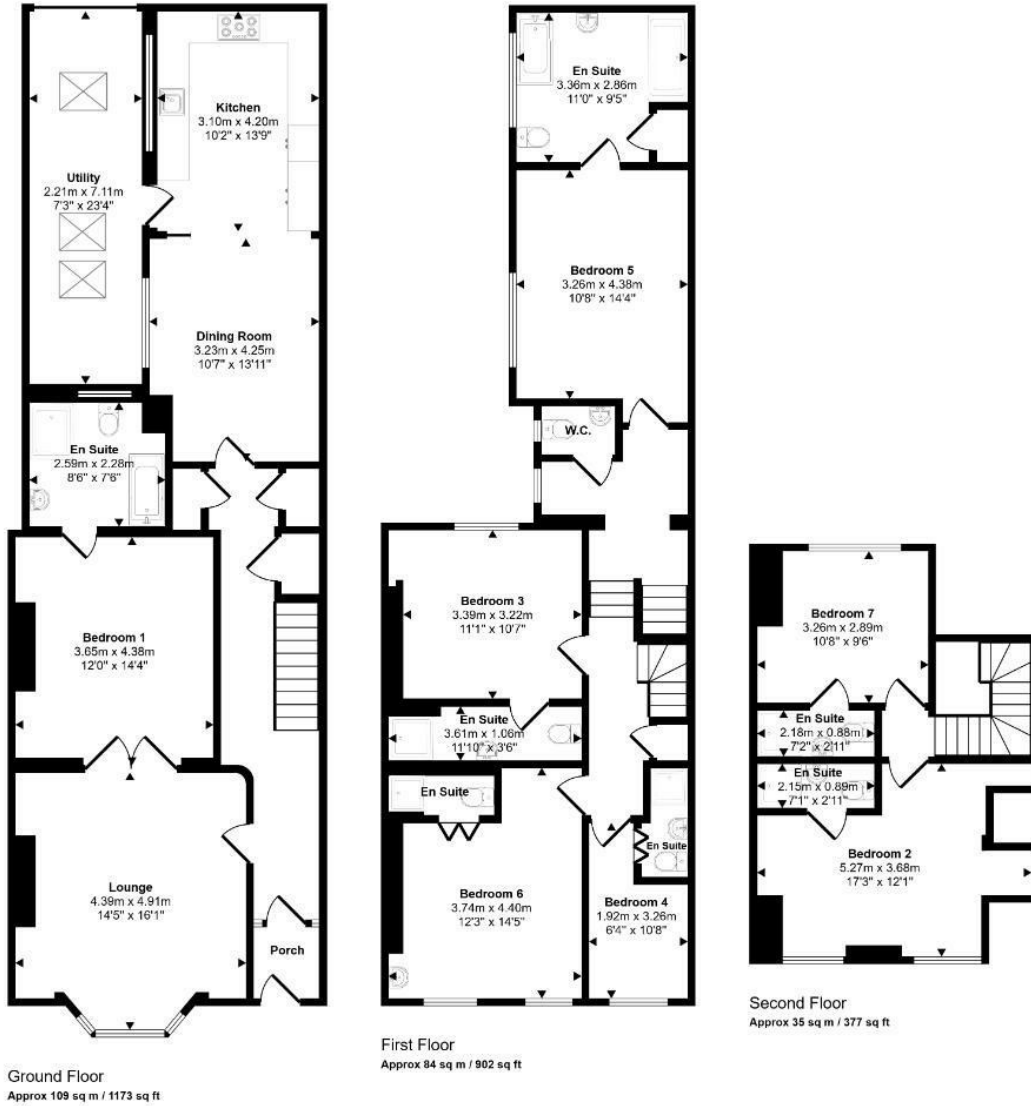
The location is truly fantastic, boasting close proximity to award-winning sandy beaches and scenic coastal walks. Furthermore, residents benefit from easy access to local parks and the diverse selection of bars and restaurants along Ocean Road.

Please do not hesitate to contact us to arrange a viewing or to request further information about this exceptional property.



# Floor Plan

Approx Gross Internal Area  
228 sq m / 2453 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	