

GUEST AND THE CITY

Broad Street Brighton East Sussex BN2 1TJ

guestandthecity
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GUEST
AND THE
CITY

PORT · HALL

ESTATES

GUIDE PRICE £ 925,000
FREEHOLD



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SUMMARY



Guest and the City occupies a central location in the heart of Brighton City Centre, between the St James's Street shopping thoroughfare with its varied range of shops, restaurants and café bars and the Seafront being some 100 metres from Brighton Palace Pier and within walking distance of many of the City's amenities including The Lanes, Churchill Square shopping mall, Royal Pavilion, Theatre Royal, Brighton Conference Centre, mainline railway station and bus services to many parts of the county.

THIRD FLOOR

LANDING

Velux roof window, access to roof space, inset ceiling down lighters, work surface with inset 1½ bowl sink unit with mixer tap with tea and coffee making facility.

WET ROOM

Fully tiled walls, inset wash hand basin in mosaic tiled surround, low-level WC with dual flush concealed cistern, vertical style thermostatically controlled radiator, skellings, uPVC double-glazed Velux window, inset ceiling down lighters, strip light and shaver point, shower head, mixer valve.

ROOM 1

10'3 x 9'6

Double: Chimney recess with shelved and hanging space, headboard with two reading lights, contemporary style thermostatically controlled radiator, wall mounted TV, uPVC double-glazed window and skellings, laminate flooring.

ROOM 2

9'6 x 8'

Double: Recess with contemporary hanging space with drawers below and with shelf above, headboard with reading light, contemporary style thermostatically controlled radiator, uPVC double-glazed window, skellings, small table unit on pedestal wall mounted TV, laminate flooring.





SECOND FLOOR

ROOM 3

15' x 8'3

Double: Laminate flooring, contemporary vertical radiator, headboard with reading lights, bedside tables, fitted vertical storage unit, cast iron fire place surround with tiled inset and hearth, wall mounted TV, lovely stained glass window, two wall lights, door to:

en-suite shower room: mixer valve with tiling to walls, inset wash hand basin with contemporary mixer tap, low-level WC with concealed dual flush cistern, vertical ladder style thermostatically controlled radiator, inset ceiling down lighters, extractor fan, tiling to walls, door to enclosed balconette 6'9 x 2'9' (2.05m x 0.83m) Oblique sea views.

Further lobby to:

ROOM 4

10' into bay window x 9'3

Double: Secondary double-glazed windows, cast iron fire surround with cast iron grate, tiled inset and hearth, wall light point, chimney recess with hanging space and two drawer unit, contemporary vertical radiator, further contemporary wall light, door to en-suite shower room: shower cubicle with mixer valve, inset wash hand basin with contemporary tap, low-level WC with dual flush cistern, vertical thermostatically controlled towel rail, extractor fan, inset ceiling down lighters.

FIRST FLOOR

Contemporary vertical thermostatically controlled radiator.

LOBBY

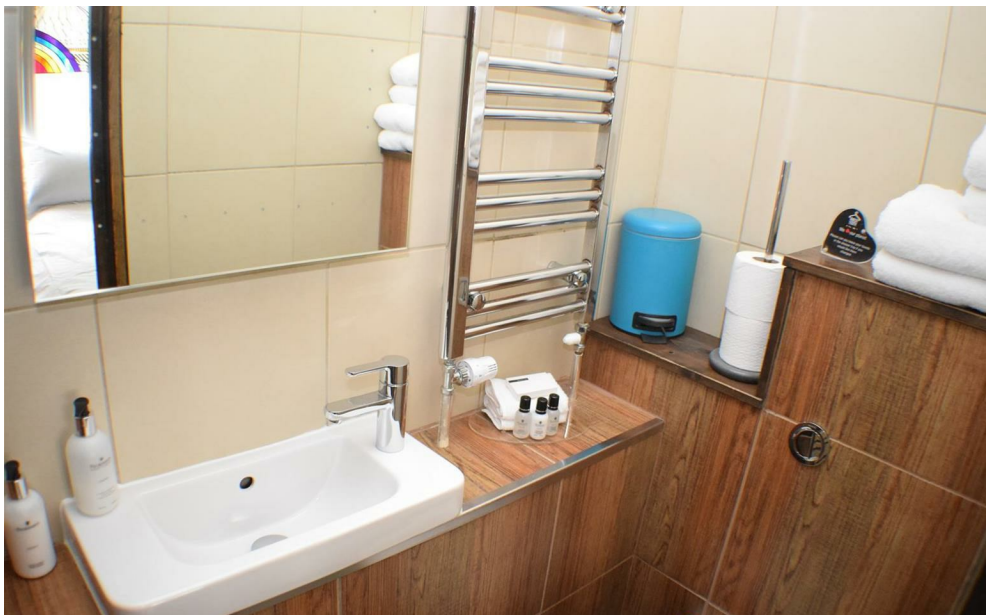
Two storage cupboards, door to:

ROOM 5

15' x 8'3

Double: Feature marble fireplace with tiled inset and hearth and cast iron grate, contemporary hanging unit, feature stain glass window, door to: sun loggia providing access to: ornamental balcony with oblique sea views, Wall mounted TV, contemporary vertical radiator, headboard with two adjoining bedside tables, two reading lights, door to:

en-suite shower room: tiled shower unit with mixer valve, inset wash hand basin with contemporary mixer tap, low-level WC with low flush concealed cistern, thermostatically controlled vertical towel rail, extractor fan, inset ceiling down lighters.





Further lobby to:

ROOM 6

10'3 into bay x 9'3

Double: Secondary double-glazed windows, cast iron fireplace surround with grate and tiled inset and hearth, wall mounted TV, two contemporary wall lights, contemporary vertical radiator, door to en-suite shower room: tiled shower unit with mixer valve, inset wash basin with mixer tap, low-level WC with dual flush concealed cistern, thermostatically controlled vertical towel rail, extractor fan, inset ceiling down lighters, recess with hanging space and with two drawer unit below.

Rear Half Landing

ROOM 7

8'3 x 6'

Single: Currently used as a storage room. Radiator, contemporary hanging unit, headboard, wall mounted TV, secondary double-glazed window, two contemporary wall lights.

GROUND FLOOR

ENTRANCE HALLWAY

Further door to:

OFFICE/RECEPTION ROOM:

13'9 into bay window x 11'3

Contemporary vertical thermostatically controlled radiator, tiled fireplace surround with tiled hearth, wall mounted TV, inset ceiling down lighters.

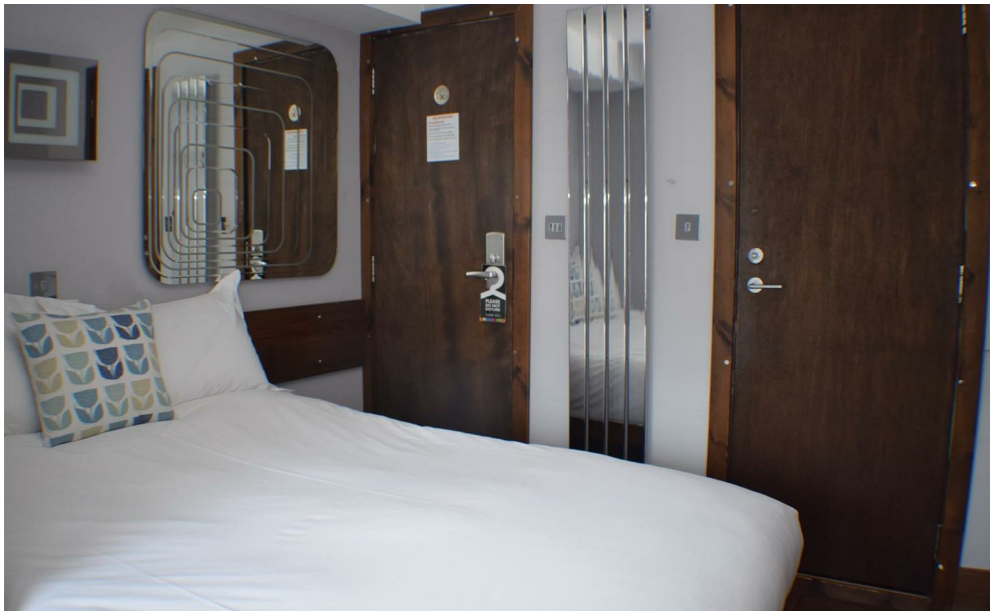
BEDROOM 8

11'3 x 9'3

Fitted headboard, vinyl floor, ceiling down lighters, contemporary vertical radiator, door to: shower room: tiled shower cubicle, vanity unit with inset wash hand basin mixer tap, tiling to walls and floors, down lighters, extractor fan, ladder style heated towel rail, further door to: separate WC: Low-level suite, vanity unit with wash hand basin, mixer tap, tiling to walls and floor, ladder style towel rail, Xpelair fan, ceiling down lighters.

HALLWAY

Rear lower level.





KITCHEN

7' x 6'9

Granite work surface with inset stainless steel sink and rinsing bowl, storage cupboards below, shelving above, space and plumbing for tumble dryer, inset Zanussi hob, shelving, rear recess 7'6 x 4' (2.28m x 1.21m) housing Valiant wall mounted gas fired central heating boiler, Megaflow hot water system, granite work surface with Beko washing machine below, Beko fridge/freezer, roof light, double-glazed door giving access to:

PRIVATE REAR PATIO

Raised ornamental seating.

Stairs down to:

LOWER GROUND FLOOR

LOBBY:

Radiator.

SITTING ROOM

13'3 x 12' into bay

Radiator, built in desk unit, built in shelving, wall mounted CCTV, additional radiator, multi-paned glazed door giving access to:

BEDROOM

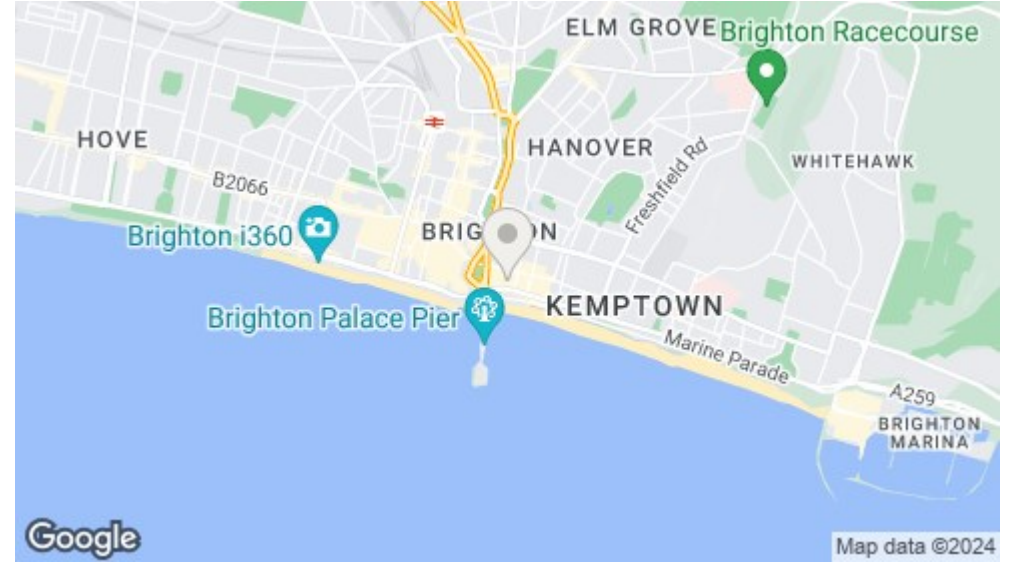
13'3 x 10'6

Two recessed wardrobe cupboards, contemporary vertical radiator, further free standing mirror fronted wardrobe cupboard, double-glazed door giving access to outside staircase and cellar storage space, further multi-paned glazed door giving access to:

En-suite shower room: shower cubicle, fully tiled walls and floor, vanity unit with wash hand basin with mixer tap, low-level WC, cosmetic cupboard, uPVC double-glazed window, inset ceiling down lighters.







VIEWINGS

Please contact our Port Hall Estates Office on 01273 559846 if you wish to arrange a viewing for this property or require further information.



LOCATION

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 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.



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