

27 BRIGHTON BOUTIQUE GUEST HOUSE

Upper Rock Gardens Brighton East Sussex BN2 1QE



PORT · HALL
ESTATES

ASKING PRICE £825,000
FREEHOLD



SUMMARY



27 Brighton Boutique Guest House, Brighton, BN2 1QE

27 Brighton is a stylish but homely boutique Guest House, built in the early part of the 19th century, this small Georgian Townhouse has its décor inspired by the City's Regency heritage, the current owners having named each guest room after someone or something associated with the Prince Regent.

Situated within the vibrant and diverse Kemp Town Village the Seafront is approximately 200 metres away, local shops, restaurants and café bars in St James's Street along with many of the City's tourist attractions including The Royal Pavilion, Brighton Palace Pier, Sea Life Centre, The Brighton i360 and the famous Lanes are all readily accessible.



Offering a wonderful home and income opportunity, 27 Brighton offers five stylishly decorated and presented en-suite rooms complimented by an elegant breakfast room/guest lounge along with a good size kitchen and a store room.

At lower ground floor level the comfortable owners accommodation comprises a bedroom, bathroom, a lovely sitting room with sliding doors giving access to a raised flint walled patio. The accommodation briefly comprises:



SECOND FLOOR

LANDING

Inner lobby with storage cupboard housing pre-insulated cylinder tank, fitted immersion heater.

ROOM 5: Villiers

8'6 x 8'6 plus deep door recess

Hanging space, shelving and hospitality tray, decorative strip pine shutters, uPVC double-glazed window with views out towards the sea, radiator, inset ceiling down lighters, two wall lights points, wall mounted TV, EN-SUITE WET ROOM: shower cubicle with Triton T80 shower, contemporary Roca wash hand basin with mixer tap, low-level Roca WC with concealed cistern, attractive mosaic tiling and decorative wood tiling to walls, Shaver point, Xpelair.

ROOM 4: Brunswick

15'3 into bay window x 13'3 into recess

Aluminium double-glazed windows, ornate school type radiator, EN-SUITE WET ROOM: Bristan shower, Burlington wash hand basin with contemporary mixer tap, low-level WC with concealed cistern, tiling to shower cubicle and floor, part tiling to walls, shaver point, inset ceiling down lighters, extractor fan.

HALF LANDING

FIRST FLOOR

ROOM 3: Fitzherbert:

8'6 x 8'6 plus deep door recess

Hanging space, shelving and hospitality tray, ornate fireplace surround, ornate old school type radiator, stripped pine decorative window shutters, aluminium double-glazed sash window, wall mounted TV, door to EN-SUITE WET ROOM: shower cubicle with Triton T80 shower, contemporary Roca wash hand basin with mixer tap, low-level Roca WC with concealed cistern, attractive mosaic tiling and decorative wood tiling to walls, Shaver point, Xpelair.



ROOM 2: Prince Regent Room

15'3" into bay window x 13'3" into recess

uPVC double-glazed windows, ornate school type radiator, wall mounted TV, EN-SUITE WET ROOM: Bristan shower, Burlington wash hand basin with contemporary mixer tap, low-level WC with concealed cistern, tiling to shower cubicle and floor, part tiling to walls, shaver point, inset ceiling down lighters, extractor fan.

HALF LANDING

STORAGE ROOM:

9' x 6'

Inset ceiling down lighters, window, shelving, stripped pine door.

GROUND FLOOR

ENTRANCE VESTIBULE:

Partly glazed door to:

ENTRANCE HALL:

Old school type radiator, picture light, coved ceiling.

BREAKFAST ROOM/GUEST LOUNGE:

15' into bay window x 11' into chimney recess

Lovely room facing east enjoying the morning sun with uPVC double-glazed windows, picture rail, chimney recess with inset mirror, two picture lights, radiator, wall mounted TV, caters for approximately ten covers.

ROOM 1: The Steine

8'9" x 6' plus bay window

Single: Part timber panelling, radiator, uPVC double-glazed window, hanging space, wall mounted TV, decorative window sill, courtesy tray, stripped pine door giving access to EN-SUITE SHOWER ROOM: shower cubicle with Triton mixer valve, pedestal wash basin, low-level WC, ladder style heated towel rail, part tiling to walls, uPVC double-glazed window, inset ceiling down lighters.





KITCHEN:

13'3 plus bay window x 9'6

Range of floor units incorporating cupboards, drawers, work surfaces, integral fridge and freezer, low level fridge, integrated dishwasher, inset 1½ bowl sink unit with contemporary mixer tap and rinser, fitted shelving, chimney recess with inset down lighters and with Rangemaster Stove with five gas burners, double oven and grill, wall mounted Worcester gas fired central heating boiler with digital programmers, ceiling light and fan, wood flooring.

Internal Staircase to:

Private Owners Accomodation

LOWER GROUND FLOOR

BEDROOM:

13'9 into recess x 12'3

uPVC double-glazed sashed windows, shelved storage cupboard, wardrobe cupboard, further built in double wardrobe cupboard with mirrored fronted doors, old school type radiator, built in book shelving.

SITTING ROOM:

14' x 12'3

Lovely feature fireplace with mirrored over mantle, recessed low-level storage cupboard, under stairs storage area inset down lighters, two picture lights. Double-glazed sliding doors to rear patio.

BATHROOM:

White suite comprising roll top bath with shower over, low-level WC, pedestal wash hand basin, heated towel rail, cupboard housing pre-insulated cylinder tank and fitted immersion heater, tiled floor, double-glazed window.

OUTSIDE:

Steps up to paved flint walled rear patio garden with shrubs and bushes, timber garden shed with shelving and plumbing for washing machine.







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

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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