

PORT • HALL

ESTATES



Ocean Breeze GuestHouse

13 Upper Rock Gardens

Brighton

East Sussex

BN2 1QE



FOR SALE

Asking price £925,000

Freehold

Summary

Ocean Breeze occupies a popular trading location in the cosmopolitan Kemp Town district of the City, being readily accessible to local shops, restaurants and café bars in both St James's Street and St Georges's Road.

The Seafront, Brighton Centre with its conference and concert facilities and many of the City's other tourist attractions are close by.

The lovely Queens Park with its varied range of recreational facilities is also within walking distance.

Ocean Breeze comprises a bay fronted five storey period property (1809 – 1821) having nine en-suite and individually decorated bedrooms. In addition the current office on the ground floor has facilities to provide a tenth letting room and to the rear of the ground floor is a L-shaped kitchen and storage area giving access to a small terrace.

THIRD FLOOR

LANDING:

Velux roof window.

ROOM 7:

11' x 9'6

Double- Radiator, uPVC double-glazed window, hanging and shelved storage space, flat screen TV, door to EN-SUITE SHOWER ROOM: shower cubicle, fully tiled, low-level WC, hard stand with wash bowl, extractor fan.

ROOM 6:

11' plus small recess x 11'6

Double- Two recessed cupboards, uPVC double-glazed window, wall mounted TV, radiator, EN-SUITE SHOWER ROOM: fully tiled walls, shower cubicle with mixer valve, wash hand basin with mixer tap, low-level WC, ceramic tiled floor, half tiling to walls, extractor fan, inset ceiling down lighters.

SECOND FLOOR

ROOM 5:

12' x 9'6

Double- uPVC double-glazed window, radiator, wall mounted TV, door to EN-SUITE SHOWER ROOM: shower cubicle with mixer valve, wash hand basin with contemporary mixer tap on wooden stand, low-level WC, illuminated mirror, inset ceiling down lighters, extractor fan, fully tiled walls.

LANDING:

Service Cupboard.

ROOM 4:

12'9 x 11'9

uPVC double-glazed windows, wall mounted TV, radiator, door to EN-SUITE SHOWER ROOM: shower cubicle with tiling to walls, mixer valve, wash hand basin on wooden stand with contemporary mixer tap, low-level WC, illuminated mirror, inset ceiling down lighters, fully tiled walls.

FIRST FLOOR

ROOM 3:

9'6 x 8'6

Double- Radiator, uPVC double-glazed window, mirror fronted sliding doors giving access to SHOWER ROOM: shower cubicle with tiling to walls, mixer valve, low-level WC with concealed cistern, vanity unit with inset wash hand basin and mixer tap, extractor fan.

ROOM 2:

15'9x 10'6

Lobby with wardrobe cupboard opening onto:

Double bedroom, Radiator, wall mounted TV, door to EN- SUITE SHOWER ROOM : shower cubicle with sliding doors, tiling to walls, mixer valve with hand shower and rain head shower, low-level WC, pedestal wash basin with mixer tap, shaver point, fully tiled walls, extractor fan. Inset ceiling down lighters.

GROUND FLOOR

ROOM G2:

18' x 8'3

Family Room: Double and single, recess with low-level fridge, complimentary tray, kettle etc. hanging rail, wall mounted TV, EN-SUITE SHOWER ROOM: shower cubicle with tiling to walls, mixer valve, contemporary wash hand basin with mixer tap on a wooded plinth, low-level WC with dual flush cistern, part tiling to walls, extractor fan, inset ceiling down lighters.

RECEPTION/OFFICE: (Originally a Bedroom)

9'6 x 7'

uPVC double-glazed window, radiator, wall mounted flat screen TV, recessed wardrobe cupboard with hanging and shelved storage space, courtesy tray and mini fridge, wall to wall mirror fronted sliding doors providing access to EN-SUITE SHOWER ROOM: shower cubicle, tiling to walls, mixer valve with rain head shower, vanity unit with inset wash hand basin with cosmetic cupboard under, adjoining WC with concealed cistern, illuminated mirror, extractor fan, inset ceiling down lighters.

REAR GROUND FLOOR

STORAGE/KITCHEN AREA:

10'3 x 5'

L-shaped- Door leading out to a terraced area with storage space. Kitchen area measuring: 14'3 x 4' wall mounted gas fired central heating boiler, part tiling to walls, twin stainless steel sink units with mixer tap and rinser, space and plumbing for cooker, space for washing machine and space for fridge, inset ceiling down lighters, uPVC double-glazed windows.

LOWER GROUND FLOOR

Separate Street Entrance

HALLWAY:

Radiator.

ROOM B1:

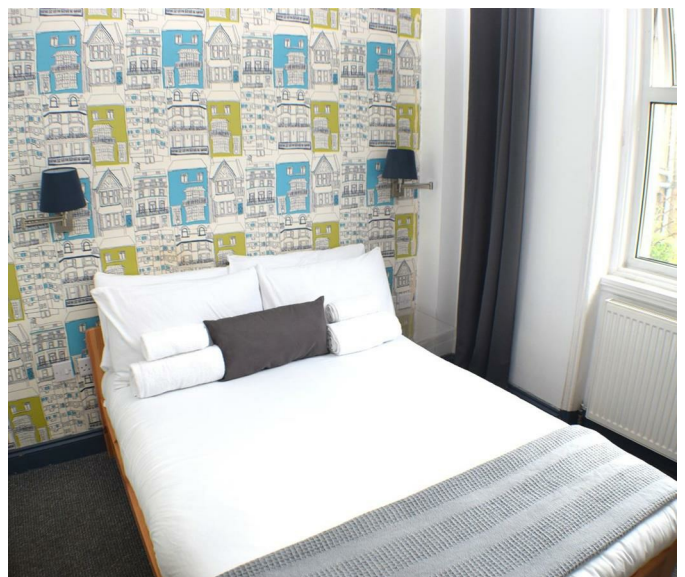
9'6" x 9'6"

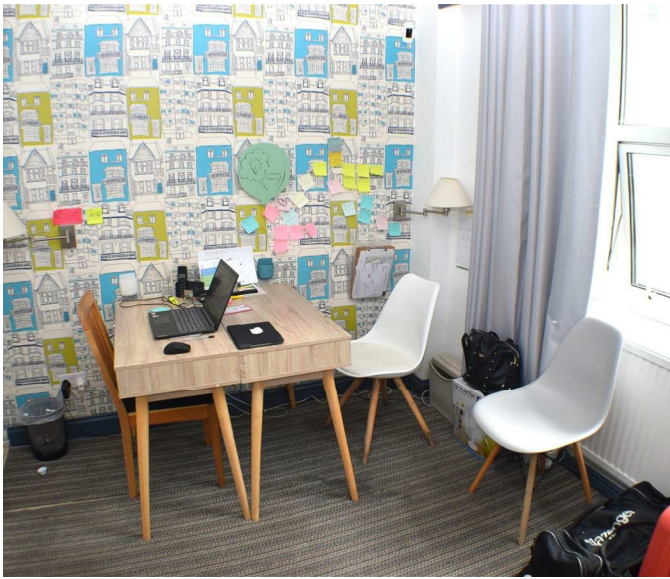
Double: Radiator, wall mounted TV, door to EN-SUITE SHOWER ROOM: shower cubicle with mixer valve, tiling to walls, hand stand with wash hand bowl and contemporary mixer tap, low-level WC with dual flush cistern, extractor fan, inset ceiling down lighters, ceramic tiled floor.

ROOM B2:

12' plus door recess x 10'9"

Family Room: Inset ceiling down lighters, radiator, wall mounted TV, storage cupboard, louvre doors giving access to kitchen: range of wall and floor units incorporating cupboards, drawers, work surfaces, inset Franke 1½ bowl sink unit with contemporary mixer tap, space for cooker with cooker hood extractor fan, space for fridge, ceramic tiled floor, part tiling to walls, measures 9'6" x 5' door to SHOWER EN-SUITE: tiled shower cubicle with mixer valve, hand apparatus, extractor fan, inset ceiling lighters, ceramic tiled floor, WC with dual flush cistern, hand stand with wash hand bowl and contemporary mixer tap, decorative shelved area with mirror, ceiling lighting and mosaic tiling





Viewing

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



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Floor Plan

FIRE ALARM ZONE CHART

