

2023/2024 GOOD HOTEL GOLD SEAL WINNER.

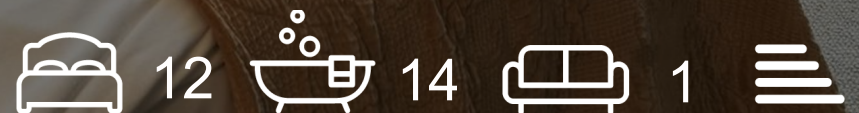
# BLANCH HOUSE

Blanch House 17 Atlingworth Street, Brighton, East Sussex, BN2 1PL



**PORT · HALL**  
ESTATES

ASKING PRICE £1,595,000  
FREEHOLD



# SUMMARY



Blanch House is Brighton's original boutique hotel.

A Grade II listed town house situated in a Georgian terrace just off the seafront in bohemian Kemptown and a short walk from the City's numerous attractions including The Brighton Centre, Brighton Palace Pier, The Royal Pavilion, The Sea Life Centre, Brighton Marina and the famous North & South Laines. There are many restaurants, bars and clubs within close proximity to the hotel.

This lovely Boutique Hotel offers great flexibility for any incoming purchasers whereby it can be run purely as Standalone guest accommodation with its intimate lounge and Bar for Residents or additionally as a private Wedding Ceremony/Reception venue or indeed as a Conference facility or Private Dining/Restaurant open to both Guests and the Public.



The property was completely refurbished in 2011 and since then has had an ongoing refurbishment programme in place with some four rooms being refurbished in 2021 in addition to all internal common ways, external elevations and the owners/managers apartment on the lower ground floor.

Blanch House comprises some twelve individually designed en-suite guest rooms, each created with style, luxury and comfort as paramount including three feature rooms, five superior doubles and four cosy doubles. In addition there are guest cloakrooms, an office, store room, commercial kitchen, laundry room, courtyard area and staff WC.

This beautifully presented Hotel offers a wonderful opportunity with much flexibility to a discerning purchaser and is arranged more particularly as follows:



### THIRD FLOOR

GALLERIED LANDING:

POMMERY:

16'6 x 11'6 plus door recess, lovely recently refurbished room, Super King size with fitted headboard, two bedside tables, bay window with oblique sea views, built in wardrobe cupboard with hanging and shelved storage space and with courtesy tray, inset ceiling down lighters, vertical contemporary radiator, access to overhead storage space, desk unit with drawers, wall mounted TV. door to **bathroom en-suite**: white suite with contemporary mixer taps and with shower over, vertical heated towel rail, extractor fan, ceramic tiling to floor and part tiling to wall, inset ceiling down lighters, recess with contemporary low-level WC with dual flush cistern, Duravit wash hand bowl with contemporary mixer tap on ceramic tiled shelf and ceramic half tiling to walls.

### SECOND FLOOR

LANDING: Under stairs storage cupboard, radiator.

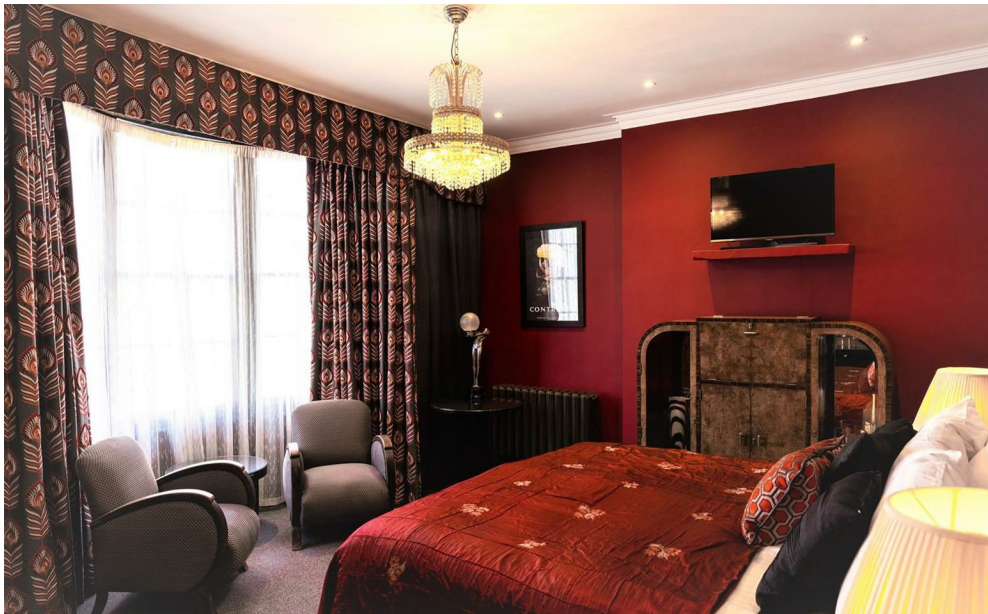
LEGACIA:

Lobby, storage cupboard 20' x 16'3 Super King size with old school type radiator, oblique sea views, inset ceiling down lighters, high-level TV. two bedside tables, dresser unit with mirror behind, door to **en-suite bathroom**: roll top bath with period style mixer tap and hand shower apparatus, semi-circular shower cubicle with tiling to walls and periods style mixer valve, low-level period style WC, wall mounted wash hand basin, part tiling to walls, extractor fan, vertical heated towel rail, ceramic tiling to floor.

### REAR HALF LANDING

WC with low-level suite, fully tiled walls, wash hand basin, window, overhead storage space, ancillary cupboards with door through to:

REAR HALLWAY: Twin radiators.





## ORCHID:

Lovely double room measuring overall 15' maximum into bay window x 9'3"  
Radiator, fitted headboard, two bedside shelves, two wall lights, inset ceiling down lighters, wall mounted TV. built in wardrobe cupboard with hanging and shelved storage space, courtesy tray, door to **WC:** with low-level suite having concealed cistern, corner wash hand basin with mixer tap, ceramic tiled floor, extractor fan, inset ceiling down lighters, further doorway to **shower room:** contemporary wash hand basin with mixer tap, recessed mirror, vertical heated towel rail, shower with fully tiled walls and mixer valve, extractor fan, inset ceiling down lighters, fully tiled walls, ceramic tiled floor.



## HARLEQUIN:

Super King size 15' x 12'6" Radiator, two bedside cabinets, fitted headboard, two wall light points, wall mounted TV. freestanding wardrobe cupboard with hanging and shelved storage space, courtesy tray, door to **en-suite shower room:** corner shower with sliding screens, period style mixer tap and hand shower apparatus with rain head, low-level WC. Period style wash hand basin, extractor fan, inset ceiling down lighters, strip light, ceramic tiled floor, fully tiled walls.



## SNOWSTORM:

Super King size 14'6 x 12'6 Fitted headboard, air conditioning unit, radiator, freestanding TV. two glazed ornamental display cabinets, mirror fronted swiveling wardrobe unit with shelving, hanging and storage space, door to **en-suite shower room**: corner shower cubicle with sliding screen, mixer tap with shower, low-level WC with concealed cistern, corner wash hand bowl on a fully tiled plinth with contemporary mixer tap and with vertical heated towel rail above, fully tiled walls, ceramic tiled floor, inset ceiling down lighters, extractor fan.



## SAKURA:

King size 10'3 x 9'6 plus deep door recess, air conditioning unit, two bedside cabinets with drawer space, built in wardrobe cupboard with hanging and shelved storage space, courtesy tray, adjoining shelf unit with freestanding TV.

Door to **en-suite Bathroom**: Tile panelled bath, mixer tap, shower over with mixer valve, shower screen, low-level WC with concealed cistern, wash hand bowl with contemporary mixer tap on fully tiled plinth, fully tiled walls, ceramic tiled floor, vertical heated towel rail, inset ceiling down lighter.



## FIRST FLOOR

INNER LANDING: Radiator.

### PERRIER JOUET:

17'9 plus bay window and deep door recess x 15'3 Stunning room Emperor size bed with fitted headboard, ornamental painted coricing , bay window with three floor to ceiling windows with ornamental balcony with oblique sea views, inset ceiling down lighters, two old school type ornamental radiators, freestanding wardrobe with hanging and shelved storage space, courtesy tray, freestanding TV. dresser unit with oval mirror, drawers, cupboard space, two feature bedside tables with marble tops, **door to en-suite bathroom:** period roll top bath with period style mixer taps and hand shower apparatus, radiator, tiled floor, half tiled walls, decorative ceiling, archway through to double shower unit with period style mixer tap with rain head shower, low-level WC. corner wash hand basin, ceramic tiled floor, fully tiled walls, inset ceiling down lighters, extractor fan.



### RENAISSANCE:

15' x 9' King size room with fitted headboard, two ornamental wall lights, freestanding wardrobe cupboard with hanging and shelved storage space, freestanding desk unit with freestanding TV. door to **en-suite shower room:** shower cubicle with tiling to walls, mixer valve with shower, contemporary wash hand basin with mixer tap, low-level WC with concealed cistern, ceramic tiling to floor, fully tiled walls, extractor fan, inset ceiling down lighter, vertical style heated towel rail.

HALLWAY: Double panelled radiator, stairs down to:

LANDING: Radiator, Guests WC with low-level WC, wash hand basin, radiator, part tiling to walls, ceramic tiled floor, window.

Door through to:



### RAISED REAR LANDING:

#### PEONIE:

15'6 x 9'3 Lovely room just recently refurbished and redecorated. King size with fitted headboard, radiator, corner shelving unit with TV. built in wardrobe cupboard with hanging and shelved storage space, two bedside shelves, two wall light points, ornate dresser unit, door to **en-suite shower room**: with corner shower cubicle with semi-circular screen, contemporary low-level WC with dual flush cistern, corner wash hand bowl with mixer tap and on a fully tiled plinth, ceramic tiled floor, fully tiled walls, vertical style heated towel rail, extractor fan.



### MOROCCAN:

15' x 12'6 Recently redecorated room Super King size with feature Moroccan style wooden carved headboard, radiator, Moroccan style freestanding wardrobe with hanging and shelved storage space, door to **en-suite shower room**: fully tiled walls, ceramic tiled floor, corner shower unit with semi-circular sliding screen, mixer valve, low-level WC with dual flush cistern, pedestal wash basin with contemporary mixer tap, strip light, inset down lighters, extractor fan, radiator.



## POPPY:

15' x 12' Super King size, fitted headboard, two bedside chests, radiator, air conditioning unit, built in wardrobe, desk unit, wall mounted TV. door to **en-suite shower room**: shower cubicle with sliding screen, mixer valve, corner wash hand basin on a fully tiled plinth, mixer tap, vertical towel rail above, low-level WC with concealed cistern, ceramic tiled floor, fully tiled walls.



## ALICE:

15'x 13' King size, fitted headboard, air conditioning unit, radiator, two glazed contemporary bedside tables, wardrobe unit with mirrored door, hanging and shelved storage space, adjoining shelved unit with TV. through to **en-suite shower room**: glazed shower unit with fully tiled walls, shower cubicle with fully tiled walls, decorative glass brick screen, low-level WC with dual flush cistern, contemporary wash hand basin with mixer tap, fully tiled walls, inset ceiling down lighters, ceramic tiled floor, extractor fan.





## GROUND FLOOR

ENTRANCE VESTIBULE:

ENTRANCE HALL: Two double panelled radiators, recess display shelves, through to:

LOUNGE/BAR AREA: 27'9 x 13' Lounge area with stained pine floor, two radiators, central work station/reception, bar with chiller cabinets, shelving, stainless steel sink unit, glass washer, down lighters.

Stairs down to:

REAR LANDING: Cupboard space, door through to:

RESTAURANT: 22'3 x 21' Two storage cupboards, radiator, drop down wall mounted projector screen, door to:

OFFICE: 12'6 x 8'6 Newly redecorated with fitted shelving, low-level cupboards, radiator, uPVC double-glazed hinged window to outside patio area.

Further door to:

HALLWAY: Guest Cloakrooms, **Ladies:** Ceramic tiled floor, radiator, toilet with WC, dual flush cistern, wash hand basin with contemporary mixer tap, ceramic tiled floor, part tiling to walls, extractor fan, two wall light points, mirror, sensor lighting. **Gents:** Sensor lighting, WC with dual flush cistern, wash hand basin with contemporary mixer tap, ceramic tiled floor, part tiling to walls, extractor fan, two wall light points, mirror. Door through to:

SCULLERY AREA: Ceramic tiled floor, space for a wine chiller, stainless steel sink unit with taps, space for fridge freezer, door to further storage space, additional door through to:





**COMMERCIAL KITCHEN:** 15'3 x 14'6 Kitchen preparation units, dual stainless steel ovens with six burner hobs and ovens under, Falcone grill, stainless steel surrounds, extractor fans, twin stainless steel sink unit with drainer, stainless steel Hydro dishwasher with an additional adjoining stainless steel sink unit with mixer tap, further stainless steel preparation unit with space for fridge and freezer under, adjoining stainless steel preparation units with storage space under, recessed freezer, door to outside, further door to:

**BOILER ROOM AND LAUNDRY AREA:** Twin Worcester wall mounted gas fired central heating boilers with digital programmer, space for two washing machines and a dryer, shelving, space for two freezers, two pre-insulated hot water cylinder tanks, door to:

**REAR OUTSIDE AREA:** Patio area with covered shelving, outside toilet with low-level WC, wash hand basin, and hot water heater services the kitchen, drying area, walk storage area and shelving.

Steps down to:

**OWNERS/MANAGERS ACCOMMODATION:**

**HALLWAY:** Radiator, built in storage cupboard with shelving for glassware.

**INNER HALLWAY:** 31' in length with full length range of storage/meter cupboards, door to front patio.

**SITTING ROOM:** 13' x 11'6 Wardrobe cupboard, radiator, recess shelving, further walk-in cupboard.

**BEDROOM:** 12'3 x 11'6 Radiator, built in wardrobe, fitted headboard, door to **en-suite shower room:** corner cubicle with mixer tap, pedestal wash basin, low-level WC. radiator, fully tiled walls.



## 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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# FLOOR PLAN



# EPC

