

WESLIE GUEST HOUSE

17 Madeira Place Brighton BN2 1TN

PORT · HALL

ESTATES

GUIDE PRICE £ 850,000
FREEHOLD



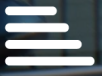
7



7



1



A

SUMMARY



Weslie Guest House is an attractive terraced period property situated between the St James's Street shopping thoroughfare with its range of cafes, delicatessens, restaurants and the Seafront, being readily accessible to many of the City's amenities including the Sea Life Centre, Brighton Palace Pier, Churchill Square shopping mall, the historic Lanes, Royal Pavilion and Brighton Marina Village.

Offering seven stylish and well-presented en-suite bedrooms including a feature penthouse suite having spacious lounge area with stairs to a mezzanine level with king size bedroom.

In addition the Guest House has a small kitchenette for the use of guests, laundry room, first floor office and on the ground floor owners accommodation comprising bed sitting room with WC and shower cubicle and a well fitted kitchen/breakfast room.



THIRD FLOOR

PENTHOUSE NO 6:

17'3 into bay window x 15'

Lounge, Settee, two sofa beds, table and four chairs, small drawer unit, wood block flooring, views down Madeira Place to the sea, radiator, wall mounted TV, stairs to: MEZZANINE LEVEL:

BEDROOM:

12'3 x 9'9

Wood block flooring, windows, access to eaves storage space, door to en-suite shower room: fully tiled walls, shower cubicle with mixer valve, wash hand basin with mixer tap, low-level WC, tiling to floor, inset ceiling down lighters.

ROOM 5:

9'9 plus deep recess x 9'3

Standard Double, hanging and shelved storage space, courtesy tray, two bedside cabinets, chest unit with five drawers, wall mounted TV, radiator, inset ceiling down lighters, wood block flooring, door to en-suite shower room: fully tiled shower cubicle with mixer valve, low-level WC, wash hand basin with mixer tap, extractor fan. Inset ceiling down lighters, tiled floor, half tiled walls.

REAR HALF LANDING



KITCHENETTE: (For the use of guests)

5'3 x 4'

Work surface with inset stainless steel sink bowl and mixer tap, cupboard under, space for a fridge/freezer, further work surface, laminate tiled floor, window.

SECOND FLOOR

LANDING:

Radiator.

ROOM 4:

17'3 into bay window x 14'6

Freestanding wardrobe, two bedside cabinets, freestanding desk unit, courtesy tray, wall mounted TV, two radiators, window shutters, inset ceiling down lighters, view down towards the sea, en-suite shower room: fully tiled shower cubicle with mixer valve, wash hand basin, low-level WC, half tiling to walls, tiled flooring, inset ceiling down lighters, extractor fan.

ROOM 3:

9'6 x 9'3

Deep recess having hanging and shelved storage space, courtesy tray, wood block flooring, radiator, wall mounted TV, freestanding drawer unit, two matching bedside cabinets, inset ceiling down lighters, double-glazed window, door to en-suite shower room: fully tiled shower cubicle with mixer valve, half tiling to walls, low-level WC, wash hand basin with mixer tap, inset ceiling down lighters, extractor fan.

HALF LANDING:

LAUNDRY ROOM:

Shelving, window, wood block flooring.

FIRST FLOOR

ROOM 2:

17'6 into bay window x 14'6

Lovely double room with built in wardrobe cupboard with storage above, two bedside cabinets, radiator, table and two chairs, sofa chair, freestanding desk with tray, wall mounted TV, inset ceiling down lighters, three floor to ceiling windows opening onto a balcony, all shuttered and views down towards the sea, two radiators, en-suite shower room: fully tiles shower cubicle with mixer valve, hand shower and rain head, wash hand basin with mixer tap, low-level WC, half tiling to walls, tiled floor, inset ceiling down lighters, extractor fan.

ROOM 1:

double 9'6 x 9'3

Deep recess, further recess with shelving, hospitality tray, hanging and shelved storage space, wall mounted TV, wood block flooring, radiator, two bedside cabinets, inset ceiling down lighters, double-glazed window, door to en-suite shower room: fully tiled cubicle with mixer valve, wash hand basin with mixer tap, low-level WC, half tiling to walls, tiled floor, inset ceiling down lighters, extractor fan.





HALF LANDING

OFFICE:

10'6 x 5'

Built in desk unit, further shelving, two windows, radiator, wood block flooring, CCTV.

GROUND FLOOR

HALF LANDING REAR

LAUNDRY ROOM:

9'6 x 6'

Unvented hot water cylinder with immersion heater, Valiant wall mounted gas fired central heating boiler, Centaur Plus digital programmer, shelving, plumbing for washing, dryer.

ENTRANCE LOBBY:

Glazed door to:

ENTRANCE HALL:

Radiator.

OWNERS ACCOMMODATION

BED SITTING ROOM:

17' into bay window x 11'3

Radiator, built in WC with low-level cistern, wash hand basin with mixer tap and cupboard under, built in shower cubicle with rain head shower and rinser, wall mounted TV, inset ceiling down lighters, kitchen area: 12'6 x 10'6 (3.81 x 3.2m) range of modern white gloss wall and floor units incorporating cupboards, drawers, work surfaces, inset 1½ bowl stainless steel sink unit with contemporary mixer tap, built in Kenwood range cooker with five gas burners, double oven and with extractor hood above, built in Beko fridge and freezer. Inset ceiling down lighters, tiled floor, radiator.

LOWER GROUND FLOOR

LOBBY:

Storage room.

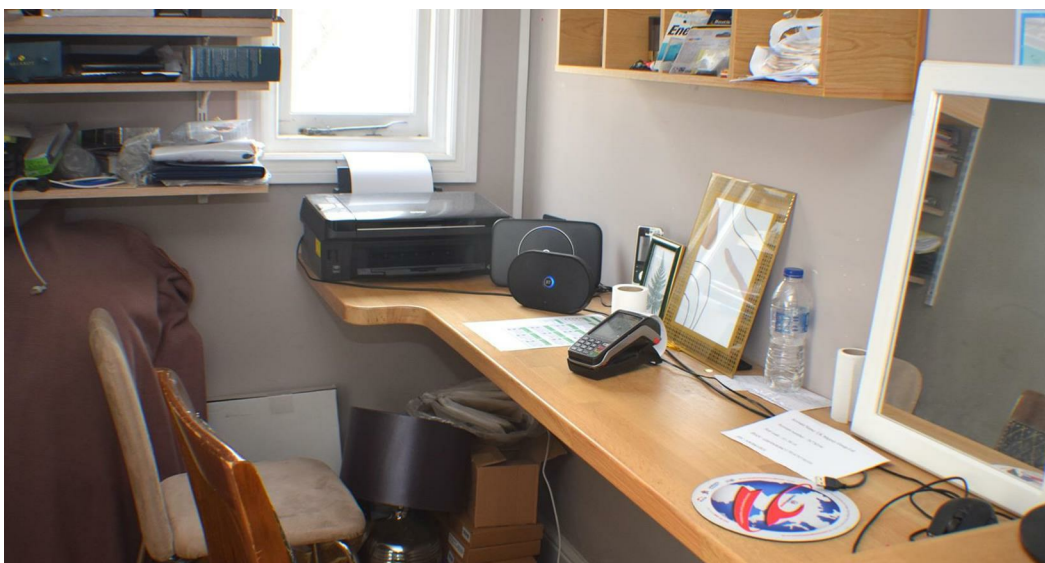
ROOM 7:

18'9 x 13'

Large King Size Double Double, Two twin doubles, wood block flooring, vanity unit with inset wash hand basin with mixer tap and cupboard under, floor unit, radiator, inset ceiling down lighters, uPVC double-glazed doors out to patio area with under pavement storage and meters, door through to shower room: fully tiled shower cubicle with rain head shower and hand rinser, part tiling to walls, low-level WC, wash hand basin with mixer tap, double-glazed window.







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.



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.