

Hamptons Hotel

3 New Steine, Brighton, East Sussex
BN2 1PB

Guide Price: £1,950,000

 **CHRISTIE & CO**

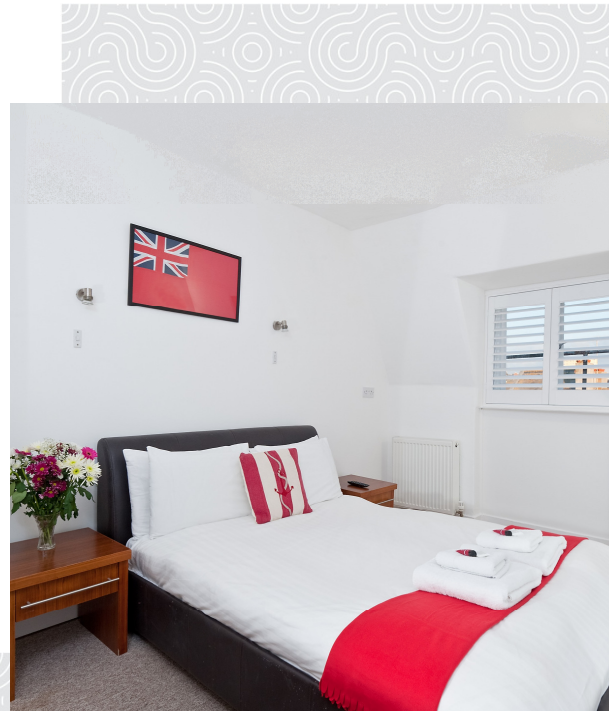
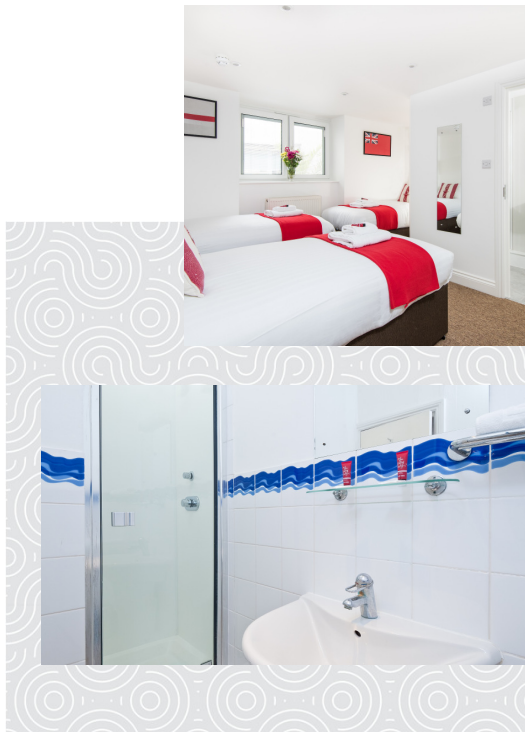


[christie.com](https://www.christie.com)

Description

Located in the sought after Kemp Town district of Brighton, Hamptons comprises of a substantial five storey, Georgian period townhouse, including basement, with rendered elevations.

The property has been much improved and well cared for in recent years and is furnished and equipped to a high standard.



Key Highlights

- 18 characterful bedrooms
- Superbly located on the seafront
- 5 storey Georgian townhouse
- Close to Pier and visitor attractions
- All year-round trading hotel
- Strong net turnover. Energy Rating: B

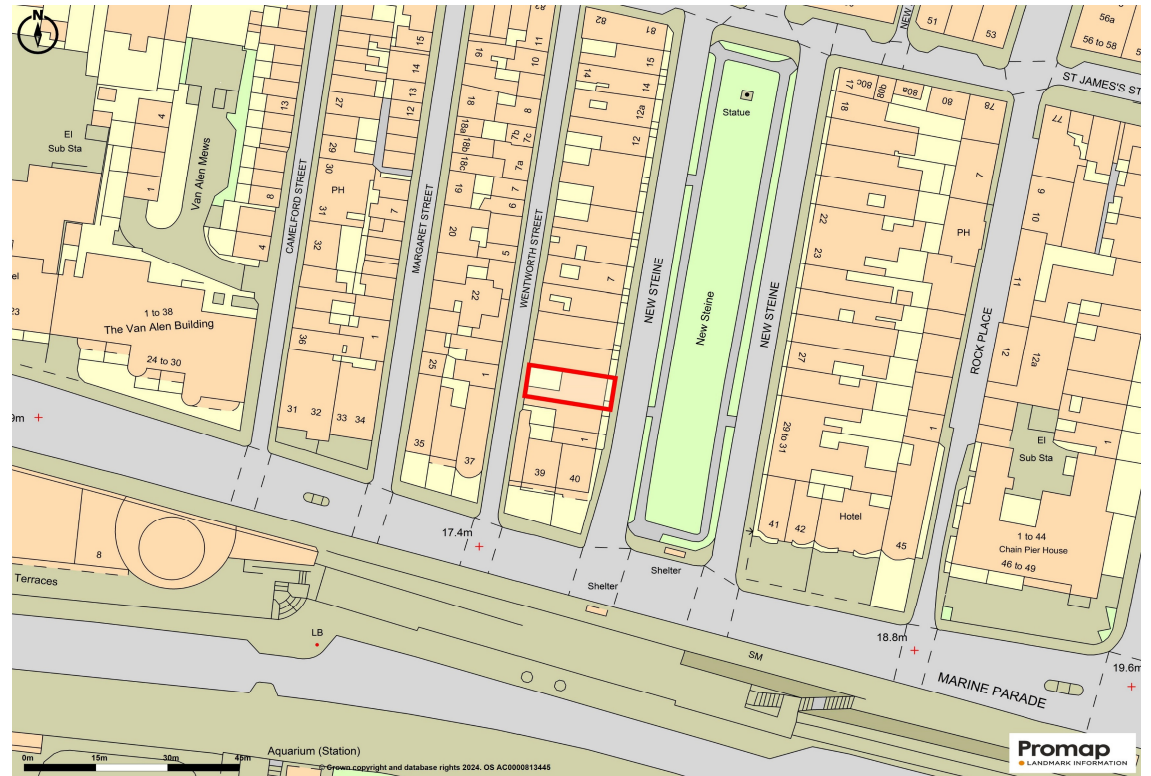
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Location

Hamptons is located, in a great trading position adjacent to the Marine Parade (A259), and only a stone's throw from the seafront and Brighton Pier.

Brighton is one of the country's most popular leisure and tourist destinations, a major conference venue and centre of education and the arts.

This vibrant and cosmopolitan city by the sea is approximately 56 miles south of London, with excellent road communications via the A23/M23 to Gatwick Airport (approximately 30 miles) and the M25 beyond.





Internal Details

Ground Floor:

- Entrance and hallway with stairs to basement and upper floors.
- Two bedrooms comprising of ensuite sea view family room and ensuite twin room.
- Kitchen and storage area.

Basement:

- Three bedrooms comprising of ensuite triple room, ensuite family room and single room with separate bathroom.

First Floor:

- Three bedrooms comprising of ensuite double room, ensuite sea view double room and single room with shared bathroom.

Second Floor Lower Landing:

- Shared bathroom.

Second Floor:

- Three bedrooms comprising of ensuite double room, ensuite sea view double room and single room with shared bathroom.

Third Floor:

- Four bedrooms comprising of ensuite single room, ensuite sea view double room, ensuite twin room and ensuite single room.

Fourth Floor:

- Three bedrooms comprising of two double rooms with shared bathroom and ensuite double room.
- Shared Bathroom.

The Opportunity

The property was acquired by our clients in 2008 and they have operated themselves since then. During their ownership they have invested heavily both in the internal infrastructure and full refurbishment of all rooms, bathroom and hallways.

The accommodation is in excellent condition, presented to a neutral white pallet providing clean, sharp and fresh interiors.

The hotel is operated all year round and is exceptionally well positioned for tourist/leisure trade, along with regular weekend leisure and those visiting Brighton throughout the year attending conferences, music events, pride and other events that are held throughout the calendar year.

The business offers accommodation on a room only basis, with customers able to utilise the numerous surrounding cafes and coffee shops for breakfast and the array of leisure, shopping and cultural amenities all being within easy walking distance of the hotel.

The current room tariff starts from £30.00 per person per night, with all rooms having free-view flat screen tv's and hospitality trays, with free Wi-Fi. Some rooms have fantastic sea views and all, with the exception of five rooms, which share bathroom/WC.

The hotel accommodates groups of up to 26 guests and hen parties and, whilst it pitches itself for the economy market, the owners were granted planning permission in July 2023 (BH2023/01894) for the "erection of two-storey rear extension. Internal alterations to room layouts, creations of office and storage space under pavement vaults, revised rear fenestration with new side windows and addition of lightwell" to consider creating fewer but larger rooms and convert to a boutique style hotel for the mid/luxury market.





Fixtures & Fittings

Comprehensively fitted and equipped. The trade inventory is wholly owned and included in the sale.

Tenure

Freehold.

Staff

The hotel is a family-owned business, they also own a second hotel in the city and staff currently work across both hotels.

External Details

There is a small, enclosed courtyard accessed off the basement bathroom.

Trading Information

Our clients have provided their trading profit and loss accounts for the financial year ended 31 October 2023, that show sales were £261,037 excluding VAT, with the business demonstrating a high EBITDA.

More detailed accounting information is available upon signing an NDA.

Energy Rating

Energy Rating: B.

Services

We are informed that all main services are connected, which includes gas fired central heating via radiators.

Contact

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co.

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Director

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