

4 Seasons Guest House
3 Upper Rock Gardens
Brighton
BN2 1QE

FOR
SALE



**RECENTLY REFURBISHED GUEST HOUSE WITH PLANNING
PERMISSION FOR TWO ADDITIONAL ROOMS**

£850,000 FREEHOLD

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Residential Sales & Lettings

The 4 Seasons Guest House occupies a prominent trading position at the lower end of Upper Rock Gardens just past the junction with St James's Street shopping thoroughfare with its varied array of shops, restaurants and café bars.

Many of the City's amenities are readily accessible, including the Seafront and Sea Life Centre, Brighton Pier, the Churchill Square shopping mall, the Conference Centre, the famous Lanes, Brighton Marina Village and Queens Park with its varied range of recreational facilities.

Built in 1825 by Wilds and Busby, this attractive terraced property, Listed Grade II, has painted rendered elevations relieved at first floor level by an attractive balcony under a tiled roof.

The 4 Seasons offers modern contemporary style accommodation whilst being sympathetic to the features of the Regency period. Having recently been modernised and refurbished, the beautifully presented guest house comprises seven en-suite bedrooms, kitchen and dining room along with a self-contained owner's apartment at lower ground floor level.

This chic Bed and Breakfast is well recommended with an AA 4 Star rating and the added attraction of planning consent to create two further letting rooms.

Arranged more particularly as follows:

THIRD FLOOR

LANDING:

Shelved storage cupboard, roof skylight giving access to roof space with potential to create an additional room subject to any necessary consents.

ROOM 7:



Lovely King Size Room facing east 12' x 11'9 (3.65m x 3.58m) Double panelled radiator, leatherette style headboard, wall mounted flat screen TV, recess with hanging space, shelving, mini fridge, door to **shower room en-suite**: shower cubicle with tiling to walls, mixer valve, wash hand basin with mixer tap, low-level WC with dual flush cistern, strip light and shaver point, inset ceiling down lighters, ceramic tiled floor, extractor fan.

ROOM 6:



Double 8'6 x 8'3 (2.59m x 2.51m) Radiator, new sash window facing west, recess with hanging, wall mounted flat screen TV, door to **shower room en-suite**: shower cubicle with tiling to walls, mixer valve, wash hand basin, low-level WC with dual flush cistern, strip light and shaver point, inset ceiling down lighters, extractor fan, ceramic tiled floor, tiling to walls.

SECOND FLOOR

ROOM 5:



Lovely King Size Room 14' x 13'6 (4.26m x 4.11m) Leatherette style padded headboard, radiator, wall mounted flat screen TV, mini bar, feature marble fireplace surround with tiled inset, door to **shower room en-suite**: fully tiled walls, shower cubicle with mixer valve, wash hand basin, low-level WC with dual flush cistern, inset ceiling down lighters, strip light and shaver point, extractor fan, ceramic tiled floor.

ROOM 4:



Double Room 9' x 8'3 (2.74m x 2.51m) Radiator, new sash west facing window, recess with hanging space, wall mounted flat screen TV, door to **shower room en-suite**: shower cubicle with mixer valve, low-level WC with dual flush cistern, wash hand basin, ceramic tiling to floor and walls, strip light and shaver point, inset ceiling down lighters, extractor fan, fire insert.

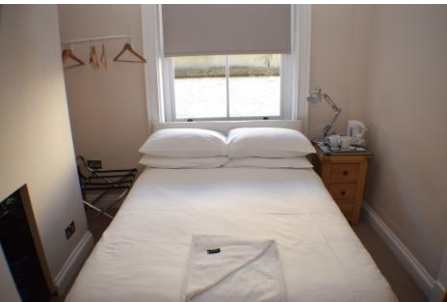
FIRST FLOOR

ROOM 3:



King Size Room 14' x 12'6 into bay plus door recess (4.26 x 3.81m) Feature period marble fireplace surround with tiled and cast iron inset, radiator, mini bar, three floor to ceiling windows leading to Juliette style balcony, wall mounted flat screen TV, door to **shower room en-suite**: fully tiled walls, ceramic tiled floor, shower cubicle with mixer valve, wash hand basin, low-level WC with dual flush cistern, strip light and shaver point, inset ceiling down lighters, extractor fan.

ROOM 2:



Double 9' x 8'3 (2.74m x 2.51m) Radiator, new sash west facing window, recess with hanging space, wall mounted flat screen TV, recessed cast iron fireplace, folding door to **en-suite shower room**: shower cubicle with mixer valve, wash hand basin, low-level WC with dual flush cistern, ceramic tiling to walls and floor, inset ceiling down lighters, extractor fan, strip light and shaver point.

GROUND FLOOR

ENTRANCE VESTIBULE:

Demi-glazed door to entrance hall with radiator, inset ceiling down lighters.

ROOM 1:



Single 11'6 x 5'3 (3.50m x 1.60m) Radiator, free standing wardrobe with hanging space and shelving, flat screen TV, inset ceiling down lighters, door to **shower room en-suite:** fully tiled walls, shower cubicle with mixer valve, vanity unit with inset wash hand basin and contemporary mixer tap with cupboard under, low-level WC with dual flush cistern, wall mounted ladder style heated towel rail, extractor fan, strip light and shaver point, inset ceiling down lighters, new large window, ceramic tiled floor.

DINING ROOM:



13'3 x 11' (4.03m x 3.35m) Period fireplace surround with cast iron and tiled inset, coved ceiling, covers for 14, return doorway to hall, radiator, door through to:

KITCHEN:



Measuring overall 16'6 x 9'3 maximum (5.02m x 2.81m) Excellent recently fitted range of wall and floor units incorporating cupboards, drawers, Corian work surface, inset two bowl sink unit with mixer tap, inset five ring stainless steel Bosch gas hob with Neff oven under and with ducted extractor hood above, breakfast bar, space and plumbing for dishwasher, window, cupboard housing gas fired central heating boiler, water tank and programmer.

LOWER GROUND FLOOR

BEDROOM:

Double 11'9 plus bay x 9'3 (3.58m x 2.81m) Laminate flooring, inset ceiling down lighters, radiator.

SITTING ROOM:



15' x 13'3 (4.57m x 4.03m) TV display mantle, inset coal effect gas fire, inset ceiling down lighters, radiator, meter cupboards, laminate flooring, three built in storage cupboards, recessed shelving, TV aerial point, door to separate street entrance.

KITCHEN:

10'3 x 7'3 (3.12m x 2.21m) Newly fitted range of wall and floor units incorporating cupboards, drawers, work surfaces, inset Lamona stainless steel four burner gas hob with Beko oven under and with stainless steel canopied extractor hood above, inset stainless steel sink unit with mixer tap, Samsung washing machine and Beko tumble dryer, Indesit fridge, inset ceiling down lighters, uPVC door to patio.

BATHROOM:

New white suite comprising panelled bath with mixer tap and with shower over, low-level WC, pedestal wash basin, part tiling to walls, extractor fan, inset ceiling down lighters.

OUTSIDE**PATIO:**

Enclosed with a Keter garden store.

All measurements are taken to the nearest 3 inches (7.6cm)

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