

The Kelvin Guest House
9 Madeira Place
Brighton
BN2 1TN

FOR
SALE



**WELL PRESENTED FAMILY RUN BED & BREAKFAST
CENTRAL LOCATION**

£825,000 FREEHOLD

Graves Son & Pilcher LLP
Residential Sales & Lettings Department
51 Old Steyne
Brighton
East Sussex
BN1 1HU

Tel 01273 321123

Email residential@gsp.uk.com
Web www.gravessondandpilcher.com

Graves Son & Pilcher LLP give notice that these particulars do not constitute part of an offer or contract. All text, photographs and floor plans contained within the particulars are for guidance of prospective purchasers / tenants and must not be relied upon as statements of fact. All descriptions contained within the particulars represent the author's opinion and whilst provided in good faith should not be construed as statements of fact. All measurements are approximate. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order.



Residential Sales & Lettings

The Kelvin is a family run Bed and Breakfast occupying a central trading position between the Seafront and the St James's Street shopping thoroughfare with its array of shops, restaurants and café bars, being readily accessible to many of the Cities tourist amenities including Sea Life Centre, Brighton palace Pier, the historic Lanes, conference centre and exhibition halls and Churchill Square mall.

The Kelvin occupies a five storey bay fronted period property having painted rendered elevations relieved at first floor level by an ornate balcony and comprising ten well-presented guest rooms, seven with en-suite facilities and three with private facilities complimented by a lovely breakfast room with west facing patio, modern kitchen with servery and at lower ground floor level owners accommodation comprising bedsitting room, bathroom and utility with two additional storage rooms.

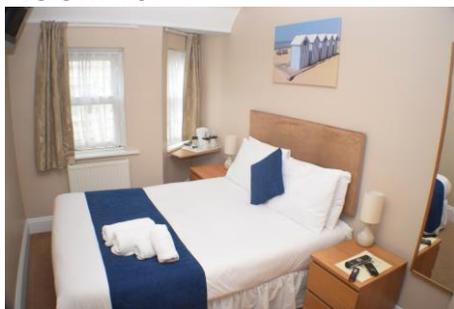
Arranged more particularly as follows:

THIRD FLOOR

LANDING:

Access to insulated roof space.

ROOM 10:



Double: 11'3 x 7'6 (3.03m x 2.28m) Radiator, uPVC double-glazed windows, wall mounted TV, inset ceiling down lighters, wall mounted wash hand basin with mixer tap and tiled splashback, shaver point, recess with shower cubicle having tiling to walls and mixer valve, further recess with hanging space and Corby trouser press.

ROOM 9:



Twin: Measures overall 13'6 into bay window deep door recess x 8'6 (4.11 x 2.59m) Contemporary vertical radiator, uPVC double-glazed windows with an oblique sea view, inset ceiling down lighters, recess with hanging and shelved storage space, **shower room en-suite:** fully tiled shower cubicle with mixer valve and with shampoo, shower and conditioner dispenser, low-level WC with dual flush cistern, wall mounted wash hand basin with contemporary mixer tap, tiled splashback, shaver point, extractor fan, inset ceiling down lighters.

ROOM 8:



Double: 12' x 7'6 plus deep door recess (3.65m x 2.28m) Radiator, uPVC double-glazed window, wall mounted TV, inset ceiling down lighters, door to **shower room en-suite:** fully tiled shower cubicle with mixer valve and with shampoo, shower and conditioner dispenser, inset ceiling down lighters, extractor fan, small uPVC double-glazed window, low-level WC with dual flush cistern, wall mounted wash hand basin with contemporary mixer tap, tiled splashback and shaver point.

SECOND FLOOR

ROOM 7:



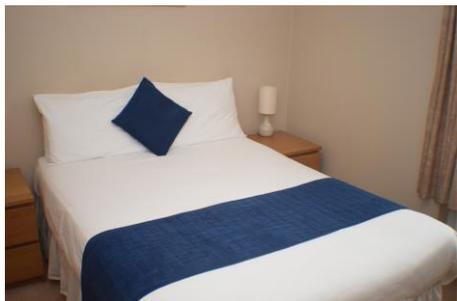
Double: 10'9 x 7'3 (3.27m x 2.21m) Radiator, uPVC double-glazed window, wall mounted TV, inset ceiling down lighters, recess with hanging and shelved storage space, wall mounted wash hand basin with mixer tap and with tiled splashback, shaver point, recess with shower cubicle, fully tiled walls, mixer valve, dispenser, extractor fan.

ROOM 6:



Double: 13'6 into bay x 8'6 (4.11m x 2.59m) Contemporary vertical radiator, wall mounted TV, inset ceiling down lighters, uPVC double-glazed window with oblique sea view, recess with hanging and shelved storage space, **shower room en-suite:** fully tiled shower cubicle with mixer valve and dispenser, wall mounted wash hand basin with contemporary mixer tap and tiled splashback, low-level WC with dual flush cistern, shaver point, extractor fan, inset ceiling down lighters.

ROOM 5:



Double: 10'9 x 8'3 plus door recess (3.27m x 2.51m) Radiator, uPVC double-glazed window, wall mounted TV, inset ceiling down lighters, recess with hanging and shelved storage space, **shower room en-suite:** fully tiled shower cubicle with mixer valve and dispenser, wall mounted wash hand basin with contemporary mixer tap and tiled splashback, low-level WC with dual flush cistern, shaver point, extractor fan, inset ceiling lights.

Rear Half Landing

SHOWER ROOM:

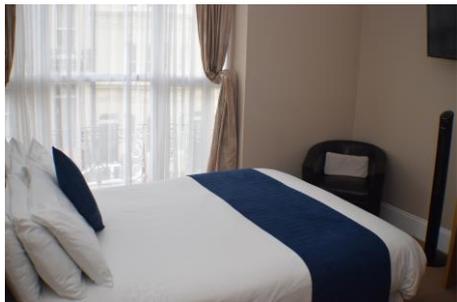
Shower cubicle having fully tiled walls, mixer valve and dispenser, radiator, uPVC double-glazed window, inset ceiling down lighters, extractor fan.

SEPARATE WC:

Low-level WC with dual flush cistern, radiator, wash hand basin with tiled splashback, uPVC double-glazed window, extractor fan, inset ceiling down lighters.

FIRST FLOOR

ROOM 4: SIGNATURE ROOM:



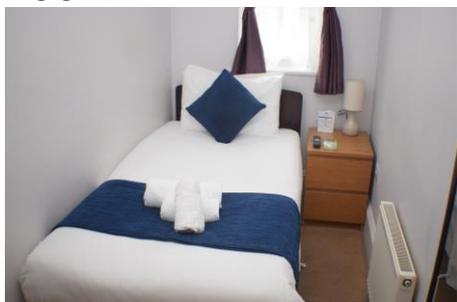
Lovely double: 13'3 into bay window x 11'3 (4.03m x 3.42m) Three floor to ceiling bay windows, double-glazed with access to ornamental balcony and an oblique sea view, wall mounted TV, recess with hanging and shelved storage space, contemporary vertical radiator, **shower room en-suite:** fully tiled shower cubicle, mixer and dispenser, wall mounted wash hand basin with contemporary mixer tap, low-level WC with dual flush cistern, extractor fan, inset ceiling down lighters, shaver point.

ROOM 3:



Double: 10'9 x 8'3 plus door recess (3.27m x 2.51m) Radiator, uPVC double-glazed window, wall mounted TV, inset ceiling down lighters, recess with hanging and shelved storage space, **shower room en-suite:** fully tiled shower cubicle with mixer valve and dispenser, wall mounted wash hand basin with contemporary mixer tap and tiled splashback, low-level WC with dual flush cistern, shaver point, extractor fan, inset ceiling lights.

ROOM 2:



Single: 10'6 x 4'6 (3.20m x 1.37m) uPVC double-glazed window, radiator, wall mounted wash hand basin with contemporary mixer tap, tiled splashback, shaver point, recess with hanging and shelved storage space, wall mounted TV.

HALF LANDING

SERVICE CUPBOARD:

Shelved, caters for laundry and supplies, extractor fan, small uPVC double-glazed window.

GROUND FLOOR

ENTRANCE LOBBY:

Demi-glazed door to:

ENTRANCE HALL:

Double panelled radiator.

ROOM 1:



Family Room: 13'9 into bay window x 12'9 (4.19m x 3.88m) Picture rail, wall mounted TV, Foldaway bed into a wardrobe cupboard otherwise twin but family, recess with hanging and shelved storage space, triple radiator, wooden sash windows, door to **en-suite shower room**: shower cubicle with mixer valve, dispenser, vanity unit with inset wash hand basin, cosmetic cupboard under and contemporary mixer tap, shaver point, tiled splashback, low-level WC with dual flush cistern, towel rail and extractor fan.

Door through to Inner hallway

BREAKFAST ROOM:



Facing west, 18' x 10'3 (5.48m x 3.12m) uPVC double-glazed doors giving access to a west facing covered decked area with additional outside seating, laminate flooring, corner servery with wall and floor cupboards and drawers, radiator, further door through to:

KITCHEN:



Radiator door to lower accommodation, servery area 5'6 x 5'3 (1.67m x 1.60m) range of wall units, work surface with cupboard and drawers under, inset stainless steel sink bowl with contemporary mixer tap, tiled splash back, opening onto the kitchen 14'3 x 5'3 (4.34m x 1.60m) Excellent range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink bowl with contemporary mixer tap, inset AEG stainless steel five ring gas hob with canopied AEG stainless steel extractor hood over, housing with stainless steel AEG double oven and with stainless steel microwave, integrated dishwasher, uPVC double-glazed windows.

Internal Staircase to:

LOWER GROUND FLOOR

SEPARATE STREET
ENTRANCE:

uPVC double-glazed door to:

ENTRANCE HALL:

Radiator, linoleum style flooring.

OWNERS BED SITTING
ROOM:



14'6 x 12'6 (4.42m x 3.81m) Old school type radiator, laminate flooring, currently used as part office.

BATHROOM:



White suite comprising Jacuzzi bath with contemporary mixer tap, vanity unit with inset hand basin, cosmetic pull out drawer under and mirror over, corner shower cubicle with rain head shower, body spray, mixer valves, dispenser, fully tiled walls, uPVC clad ceiling, extractor fan, inset ceiling down lighters, ceramic tiled floor, low-level WC with concealed cistern.

UTILITY ROOM:

6' x 4'9 (1.82m x 1.44m) Work surface with inset stainless steel sink bowl and mixer tap, plumbing below for washing machine and tumble dryer, door through to:

BOILER ROOM:

Gas fired central heating boiler and Heatrae Sadia Megaflo water heater.

INTERNAL STORAGE ROOM:

Soundproofed – 9'9 x 9'3 (2.97m x 2.81m) With sound proofing to walls and ceiling.

REAR ROOM:

Currently used as a bedroom but without natural light or ventilation.

DRESSING AREA:

9'3 x 3'6 (2.81m x 1.06m) Dresser unit incorporating wardrobe, hanging space and drawers, furthers shelved walled unit.

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

**VIEWING THROUGH VENDORS AGENTS
GRAVES SON & PILCHER LLP 01273 321123**