

Nineteen
19 Broad Street
Brighton
BN2 1TJ

FOR
SALE



**SUPERBLY PRESENTED CONTEMPORARY
BOUTIQUE GUEST HOUSE
CENTRAL BRIGHTON**

£895,000 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

Nineteen is one of Brighton's growing number of contemporary Boutique Guest Houses occupies a tastefully converted 200 year old Victorian townhouse located within the Kemp Town area of the City between the Seafront and the St James's Street shopping thoroughfare with its varied range of restaurants, shops and café bars, being readily accessible to the City's amenities and tourists attractions including The Lanes, Royal Pavilion, Aquarium and Palace Pier.

Nineteen has seven stylish bedrooms with en-suite facilities including the Brighton Gin Room designed in conjunction with local distiller Brighton Gin and the Japanese Courtyard Room with its private patio and external wooden bathtub.

Currently in the top 10 guest house ranking on Trip Advisor (for Brighton), with an average 5 bubble rating.

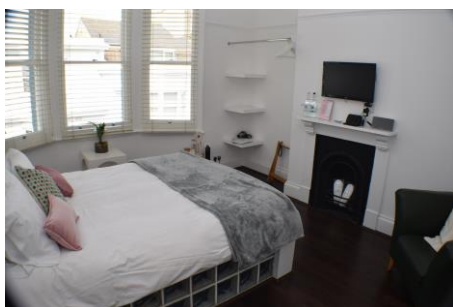
The accommodation is complemented by the Gin Den on the lower ground floor with over a dozen well known and artisan gins and doubling as a breakfast room along with a kitchen and office.

The property underwent a refurbishment programme in 2014 and is arranged more particularly as follows:

TOP FLOOR

ROOM 7:

Entrance Lobby, cupboard housing cylinder tank, door through to:

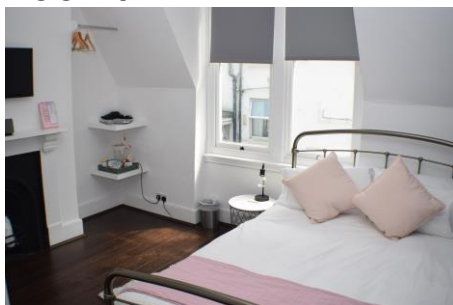


Double room 15'6 into bay x 11' (4.72m x 3.35m) Feature fitted and illuminated headboard and base with bedside tables, feature period fireplace surround with cast iron inset, hanging rail, display shelving, wall mounted flat screen TV, chandelier, radiator, laminate flooring, inset ceiling down lighters,



En-suite bathroom: white suite comprising panelled shower bath with contemporary mixer tap and shower over, low-level WC with dual flush cistern, twin contemporary wash hand basins with mixer taps and cosmetic cupboards under, part tiling to walls, inset ceiling down lighters, ladder style heated towel rail.

ROOM 6:



Double: 12'9 x 11'3 (3.88m x 3.42m) Feature fireplace surround with cast iron inset, hanging rail, display shelving, wall mounted flat screen TV, inset ceiling down lighters, laminate flooring, radiator, door to **shower room en-suite:** shower cubicle with Mira mixer valve, tiling to walls contemporary vanity unit with inset wash hand basin, mixer tap and cosmetic cupboard under, low-level WC with dual flush cistern, inset ceiling down lighters, extractor fan, fully tiled walls.

SECOND FLOOR

LANDING:

Radiator.

ROOM 5:

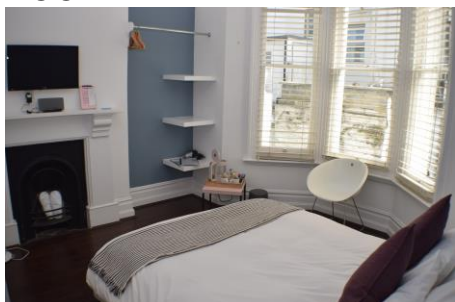


Lobby with display shelf, lovely feature double room sponsored by **Brighton Gin** 16' into bay window x 12' into recess (4.87m x 3.65m) Feature illuminated headboard and bed base with bedside tables, radiator, laminate flooring, wall mounted flat screen TV, feature chandelier, hanging rail, display shelving,



En-suite bathroom: white suite comprising panelled shower bath with contemporary mixer tap and shower over, low-level WC with dual flush cistern, twin contemporary wash hand basins with mixer taps and cosmetic cupboards under, part tiling to walls, inset ceiling down lighters.

ROOM 4:



Double: 15'3 into bay window x 11'3 (4.64m x 3.42m) Period fireplace surround, hanging rail, display shelving, wall mounted flat screen TV, inset ceiling down lighters, radiator, picture rail, ceiling cornice, door to **shower room en-suite:** shower cubicle having mixer valve, vanity unit with inset wash hand basin, contemporary mixer taps, cosmetic cupboards below, low-level WC with dual flush cistern, fully tiled walls, inset ceiling down lighters, extractor fan.

HALF LANDING

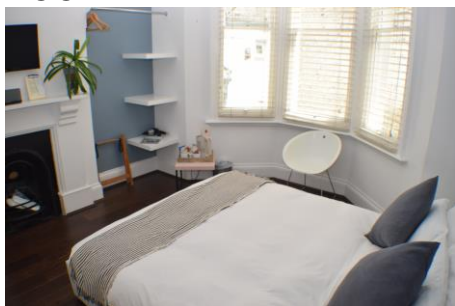
CLOAKROOM:

Low-level WC, corner wash hand basin, radiator.

GROUND FLOOR

ROOM 3:

Double: 16'6 into bay window x 14' (5.02m x 4.26m) Lovely coved ceiling and ceiling rose, radiator, hanging rail, bed is on a plinth with integrated glass block. illuminated headboard with bedside tables, curtesy shelving, wall mounted flat screen TV, display alcove, inset ceiling down lighters, door to **shower room en-suite:** shower cubicle with mixer valve, vanity unit with inset wash hand basin, contemporary mixer tap, cosmetic cupboards under, low-level WC with dual flush cistern, fully tiled walls, inset ceiling down lighters, extractor fan.

ROOM 2:

Double: 15' into bay window 11'3 (4.57m x 3.42m) Period fireplace surround, wall mounted flat screen TV, hanging rail, curtesy display shelving, ceiling cornice, radiator, picture rail, inset ceiling down lighters, door to **shower room en-suite:** shower cubicle with mixer valve, vanity unit with inset wash hand basin, contemporary mixer tap and cosmetic cupboards under, low-level WC with dual flush cistern, inset ceiling down lighters, extractor fan, fully tiled walls.

Door through to:

LANDING:**OFFICE:**

7' x 7' (2.13m x 2.13m) Double panelled radiator.

Stairs down to:

LOWER GROUND FLOOR

Separate street entrance.

HALLWAY:

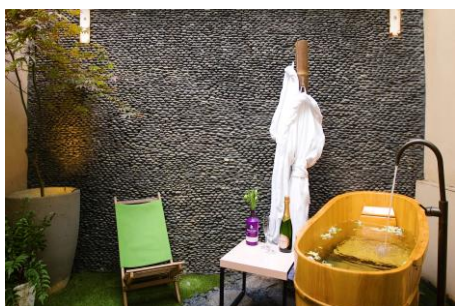
Radiator, under stairs storage cupboard.

ROOM 8:

(Feature Japanese Room)



Double: 14'3 into bay window x 11'6 (4.34m x 3.50m) Fitted leather headboard, radiator, inset ceiling down lighters, wall mounted flat screen TV, hanging rail, curtesy shelving, desk unit, demi-glazed door to:



Private patio garden in a Japanese style with bamboo, acers, feature paving and with hot tub and with overhead privacy awning, door to shower room en-suite: shower cubicle with mixer valve, vanity unit with inset wash hand basin, mixer tap and cosmetic cupboards under, low-level WC with dual flush cistern, fully tiled walls, inset ceiling down lighters, extractor fan.

REAR**KITCHEN:**

12'6 x 7' (3.81m x 2.13m) Range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, integrated fridge and freezer, Miele washing machine, stainless steel Stoves range cooker, with four gas rings, oven, pan drawer, stainless steel splashback and stainless steel canopied hood above, fully tiled walls, radiator, exit door, inset ceiling down lighters, stainless steel rinser.

Steps down:

Pavement storage area.

FRONT

16'6 into bay window x 14' (5.02m x 4.26m) Wall mounted flat screen TV, radiator, shower room en-suite: shower cubicle with mixer valve, vanity unit with inset wash hand basin and cupboard under, low-level WC, fully tiled walls, extractor fan, inset ceiling down lighters (Currently under refurbishment as additional guest room).

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

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