

Hudson Guest House  
22 Devonshire Place  
Brighton  
BN2 1QA

FOR  
SALE



## NINE BEDROOM GUEST HOUSE WITH EN-SUITE FACILITIES IN CENTRAL LOCATION

**£745,000 FREEHOLD**

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Residential Sales & Lettings

Situated between St James Street and Edward Street towards the top end of Devonshire Place this terraced bow fronted period property, built circa 1801-1821 has been established as a Guest House/Bed and Breakfast for many years.

Ideally located for accessibility to the shops, restaurants and café bars in St James Street, the Seafront and many of the City's amenities including conference centre, Churchill Square shopping mall, Brighton Pavilion and Theatre Royal and the famous Lanes.

Arranged over five floors Hudsons offers Four Star Bed and Breakfast accommodation comprising some eight en-suite bedrooms and at lower ground floor level a self-contained suite comprising bedroom, lounge area and shower room.

On the ground floor there is an attractive breakfast room with additional seating in the conservatory overlooking the garden, a kitchen and a rear garden, arranged more particularly as follows:

### THIRD FLOOR

#### ROOM 9:

**Double** 12'9 x 10'6 (3.88m x 3.20m) uPVC double-glazed window, radiator, recessed wardrobe cupboard, door to **en-suite shower room**: shower cubicle with tiling to walls and Triton shower unit, wash hand basin, low-level WC, part tiling to walls, inset ceiling down lighters, extractor fan.

#### ROOM 8:



**Compact Double** 11'3 x 9'6 maximum measurement, Velux west facing window, inset ceiling down lighters, inset ceiling lighter, access to overhead storage space, radiator, folding door to **en-suite shower room**: corner shower cubicle with tiling to walls, Triton shower, corner wash hand basin, low-level WC with concealed cistern, extractor fan, shaver point, illuminated mirror.

### SECOND FLOOR

#### ROOM 7:



**Twin** 12'6 x 9' into bay window (3.81m x 2.74m) inset ceiling down lighters, coved ceiling, uPVC double-glazed windows, radiator, deep recessed storage/wardrobe cupboard, **en-suite shower room**: shower cubicle with tiling to walls and with Mira mixer valve, wash hand basin with tiled splash back, low-level WC with dual flush cistern, inset ceiling down lighter, extractor fan, illuminated mirror.

## ROOM 6:



**Compact Double** 12'3 x 9'3 (3.73m x 2.81) uPVC double-glazed window, inset ceiling down lighters, recess for wardrobe, courtesy shelf, radiator, inset ceiling down lighters, folding door to **en-suite shower room**: corner shower cubicle, tiling to walls, mixer valve, corner wash hand basin, low-level WC with dual flush cistern, part tiling to walls, extractor fan, strip light and shaver point.

**FIRST FLOOR**

## ROOM 5:



**King Size (Four Poster)** 13' into bay x 12'9 (3.96m x 3.88m) uPVC double-glazed windows, double panelled radiator, recess with hanging space, overhead storage cupboards, folding door to **en-suite shower room**: shower cubicle with tiling to walls and mixer valve, wash hand basin, low-level WC, inset ceiling down lighters, half tiling to walls, extractor fan.

## ROOM 4:



**Double** 12' x 9'3 (3.65m x 2.81m) Recess with hanging space, inset ceiling down lighters, coved ceiling, uPVC double-glazed window, vertical style radiator, shelving, flat screen TV, folding doors to **en-suite shower room**: corner shower cubicle having tiling to walls and Mira mixer valve, low-level WC, wash hand basin, half tiling to walls, strip light and shaver point, extractor fan, inset ceiling down lighters.

## Rear Half Landing

## CLOAKROOM:

Low-level WC, fully tiled walls, wash hand basin, uPVC double-glazed window.

## LAUNDRY STORE:

Fully tiled walls, uPVC double-glazed window.

## GROUND FLOOR

ENTRANCE VESTIBULE:

ENTRANCE HALL:

Radiator in concealed wooden casing, wall light point.

ROOM 3:



Double 15' x 9'3 (4.57m x 2.81m) uPVC double-glazed windows, coved ceiling, inset ceiling down lighters, double panelled radiator, folding doors to **en-suite shower room**: shower cubicle, tiling to walls, mixer valve, wash hand basin, low-level WC, part tiling to walls, inset ceiling down lighters, extractor fan, illuminated mirror.

BREAKFAST ROOM:



11' x 10'9 (3.35m x 3.27m) Double panelled radiator, double-glazed double doors leading out to:

CONSERVATORY BREAKFAST ROOM:



11'9 x 8'5 (3.58m x 2.56m) Electric panel heater x 2, double doors leading out via decking to:

KITCHEN:



11' maximum x 6' (3.35m x 1.82m) Range of base units incorporating 1½ bowl sink unit with mixer tap, further serving area, cupboard housing hot water system, wall mounted Ariston gas fired combination boiler, tiling to wall, inset ceiling down lighters, two uPVC double-glazed windows, Bosch dishwasher, integrated fridge and freezer.

## LOWER GROUND FLOOR

### LOBBY:

Wall light.

### ROOM 1:



Lobby door through to a **Double** 12'9 x 11' (3.88m x 3.35m) Electric panel heater, vertical style radiator, uPVC double-glazed windows, door to separate exit, folding doors to **en-suite bathroom**: panelled bath with hand shower over, wash hand basin, low-level WC, part tiling to walls, extractor fan, inset ceiling down lighters.

### SUITE 2:



13'1 x 11'8 Bed Area (3.98m x 3.55m) Vertical radiator, three wall light points, storage cupboard and door to en-suite shower room, archway to:

### LOUNGE AREA:



12'9 x 8' (3.88m x 2.43m) Diffused lighting, inset ceiling down lighters.

### EN-SUITE SHOWER ROOM:



Double shower with mixer valve and sliding door, tiling to walls, low-level WC, pedestal washbasin, fully tiled walls, inset ceiling down lighters, strip light and shaver point.

## OUTSIDE

### REAR GARDEN:



Attractive walled rear patio garden, decked, raised flower bed and border, rear gate, utility shed with plumbing for dishwasher and tumble dryer, space for 2 fridge/freezers.

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

**VIEWING THROUGH VENDOR'S AGENTS  
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