

Sea Breeze
13 Upper Rock Gardens
Brighton
BN2 1QE

FOR
SALE



**HIGHLY RATED BOUTIQUE BED AND BREAKFAST
LOCATED IN A POPULAR TRADING POSITION**

£725,000 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.gravessondandpicher.com

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Residential Sales & Lettings

The Sea Breeze is one of Brighton's most highly rated Boutique Bed and Breakfasts, located in a popular trading position in the famous Kemp Town district of the City and being readily accessible to local shops, restaurants and café bars in St James's Street and St Georges's Road.

The Seafront, Brighton Centre with its conference and concert facilities and many of the City's other tourist amenities are also readily accessible.

Sea Breeze comprises a bay fronted five storey period property, 1809-1821 having seven individually and tastefully decorated bedrooms with en-suite facilities along with flat screen TV's providing digital Freeview and Apple TV.

There is a lovely breakfast room catering for approximately twelve covers with free high speed broadband Wi Fi, open 24 hours along with a kitchen and office area.

At lower ground level there is a linen storage area and a self-contained owners flat comprising bedroom, bathroom, lounge and kitchen, arranged more particularly as follows:

THIRD FLOOR

LANDING:

Velux roof window.

SILVER PLUS ROOM WITH EN-SUITE SHOWER:



11' x 9'6 (3.35m x 2.59m) Shelving and hanging space, uPVC double-glazed window, mini fridge, radiator, wall mounted flat screen TV, door to **en-suite shower room**: tiled shower cubicle with mixer valve, low-level WC, contemporary style wash hand bowl with mixer tap on wooden plinth, extractor fan, illuminated mirror, inset ceiling down lighters, ceramic tiling to floor and walls.

GOLD PLUS ROOM WITH EN-SUITE SHOWER:

11'9 x 11'3 (3.58m x 3.42m) plus bay. Recess with storage cupboard and hanging rails, radiator, remote control inset down lighters, wall mounted flat screen TV, radiator, uPVC double-glazed window, recess with courtesy tray and mini fridge, door to **en-suite shower room**: shower cubicle with tiling to walls, mixer valve, wash hand basin with period style mixer tap, low-level WC, ceramic to floors, part tiling to walls, illuminated mirror, inset ceiling down lighters, extractor fan.

SECOND FLOOR

LANDING:

Radiator.

GOLD ROOM WITH EN-SUITE SHOWER:



12'3 x 9'6 (3.73m x 2.89m) Radiator, flat screen TV, uPVC double-glazed window, cupboard housing hanging, shelving, courtesy tray and mini fridge, door to **en-suite shower room**: tiling to walls, mixer valve, contemporary wash hand basin with mixer tap on wooden display, low-level WC, ceramic tiled floor, extractor fan, inset ceiling down lighters.

PLATINUM ROOM WITH EN-SUITE SHOWER:



13'6 x 11'9 (4.11m x 3.58m) Recessed inset ceiling down lighter, cosmetic shelf and mirror, flat screen TV, radiator, two wall light points, door to **en-suite shower room**: shower cubicle with tiling to walls, mixer valve, contemporary oval shaped wash hand basin with mixer tap, low-level WC, tiling to walls, inset ceiling down lighters, illuminated mirror.

FIRST FLOOR

LANDING:

Storage cupboard with louvre doors.

BRONZE PLUS ROOM WITH EN-SUITE SHOWER:



9'6 x 8'6 (2.89m x 2.59m) uPVC double-glazed window, radiator, wall mounted flat screen TV, inset ceiling lighters, wall to wall mirror fronted sliding doors giving access to cloaks cupboard with hanging rail, shelf, courtesy tray, mini fridge and **en-suite shower room**: shower cubicle having tiling to walls, mixer valve, low-level WC with concealed cistern, vanity unit with inset wash hand basin and mixer tap and cosmetic cupboards under, extractor fan, illuminated mirror.

PLATINUM MINI SUITE EN-SUITE SHOWER:



Entrance lobby with wardrobe cupboard having hanging and shelved storage space, courtesy tray and mini fridge, opening onto bedroom 15'9 x 10' (4.80m x 3.04m) plus bay window, three floor to ceiling windows, two wall light points, inset ceiling down lighters, flat screen TV, radiator, door to **en-suite shower room**: shower cubicle with rain head shower plus mixer taps, low-level WC, pedestal washbasin, tiling to walls, extractor fan, illuminated mirror.

GROUND FLOOR

ENTRANCE VESTIBULE:

Door through to:

ENTRANCE HALL:



Inset ceiling down lighters, CCTV, radiator.

SILVER ROOM EN-SUITE SHOWER:

9'6 x 7' (2.89m x 2.13m) uPVC double-glazed window, radiator, wall mounted flat screen TV, wall to wall mirror fronted sliding doors providing access to **en-suite shower room**: shower cubicle, tiling to walls, mixer valve with rain head shower, vanity unit with inset wash hand basin with cosmetic cupboard under, adjoining WC with concealed cistern, illuminated mirror, extractor fan, inset ceiling down lighters, recessed wardrobe cupboard with hanging and shelved storage space, courtesy tray and mini fridge.

BREAKFAST ROOM:



18' into bay window with three floor to ceiling sash windows x 12' (5.48m x 3.65m) Radiator, caters for 12, servery area with inset ceiling down lighters, glass shelving, space for a chiller, wall mounted computer screen, CCTV camera, stained pine floor.

REAR GROUND FLOOR:**L-SHAPED OFFICE/KITCHEN:**

15' x 5' (4.57m x 1.52m) Work desk, telephone, computer terminal, door out to decking, door out to rear patio going through to kitchen: 14'3 x 4'6 (4.34m x 1.37m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel double drainer sink unit with mixer tap and rinser, stainless steel range cooker with double oven and five ring gas hob, space for fridge, dishwasher and freezer, tiling to walls, uPVC double-glazed window, wall mounted Glow Worm gas fired central heating boiler, radiator.

Stairway down to:

LOWER GROUND FLOOR**STORAGE AREA:**

12' x 5'6 (3.65m x 1.67m) Space for fridge freezer, radiator, shelving for laundry, door through to:

Private Owners Accommodation

SITTING ROOM:

14' x 9' into chimney recess (4.26m x 2.74m) Double panelled radiator, inset ceiling down lighters, TV aerial point, archway through to:

BEDROOM:

12' x 11' (3.65m x 3.35m) Range of built in wardrobe cupboards with hanging and shelved storage space, double panelled radiator, further storage cupboard with louvre doors, uPVC double-glazed window, recessed storage cupboard, louvre doors to:

KITCHEN:

9'9 x 5'3 (2.97m x 1.60m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset Franke sink unit with mixer tap, space for electric cooker, space for fridge/freezer, extractor hood, door to rear yard, further door to:

BATHROOM:

Half tiling to walls $\frac{3}{4}$ wood panelling, corner bath, low-level WC, bidet, pedestal washbasin, wall mounted electric heater, timber clad ceiling, cosmetic shelving, shaver point.

REAR YARD:

Steps up to the ground floor, decking, storage area with plumbing for washing machine etc.

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

**VIEWING THROUGH VENDOR'S AGENTS
GRAVES SON & PILCHER LLP 01273 321123**