

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

FOR  
SALE



## CHIC SEVEN BEDROOM BED & BREAKFAST WITH SELF-CONTAINED OWNERS ACCOMMODATION

**£675,000 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 circa 1809-1821 probably 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 been modernised and refurbished over recent years the beautifully presented accommodation comprises seven en-suite bedrooms, kitchen and dining room along with a self-contained owners apartment at lower ground floor level.

This chic Bed and Breakfast is well recommended has 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:

Roof skylight giving access to roof space, shelved storage cupboard.

#### ROOM 7:



Lovely double room facing east 12' x 11'9 (3.65m x 3.58m) Double panelled radiator, leatherette style padded headboard with two reading lights, wall mounted flat screen TV, recess with hanging space and 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, uPVC double-glazed window facing west, laminate flooring, recess with hanging space and shelving, 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 double room 14' x 13'6 (4.26m x 4.11m) Leatherette style padded headboard, laminate flooring, radiator, wall mounted flat screen TV, mini bar, 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 9' x 8'3 (2.74m x 2.51m) Radiator, uPVC west facing window, laminate flooring, recess with hanging space and shelving, wall mounted flat screen TV, two wall light points, 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.

## FIRST FLOOR

### ROOM 3:



Double 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, laminate flooring, 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, uPVC double-glazed west facing window, recess with hanging space and shelving, wall mounted flat screen TV, two wall light points, 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, laminate flooring, 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 and 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, uPVC double-glazed window, ceramic tiled floor.

### INTERNAL LOBBY:

Shelving, breakfast serving area, door through to:

### DINING ROOM:



13'6 x 11' (4.11m 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:

Irregular shape measuring overall 16'6 x 9'3 maximum (5.02m x 2.81m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset double bowl stainless steel sink unit with mixer taps and single drainer, inset five ring stainless steel Neff gas hob with matching oven under and canopied extractor hood above, space and plumbing for dishwasher, window, door housing gas fired central heating boiler and water tank and programmer, stairs down to:

## LOWER GROUND FLOOR

### OWNERS ACCOMMODATION

#### HALLWAY:

Laminate floor, shelving, door to

#### 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 TV aerial point, door to separate street entrance.

#### SMALL KITCHEN/UTILITY:



7'7 x 6'6 (2.31m x 1.98m) Recently fitted with range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink bowl with mixer tap, ceramic hob with oven under, stainless steel extractor hood above, space for washing machine and space for tumble dryer – vented – space for fridge freezer, uPVC double-glazed window, louvre door through to:

#### SHOWER ROOM:



Vanity unit with wash hand basin and cupboards under and contemporary mixer tap, low-level WC, double shower with mixer valve, inset ceiling down lighters, radiators, ceramic tiling to walls, ladder style heated towel rail, ceramic tiling to floor, uPVC double-glazed door giving access to:

#### OUTSIDE PATIO AREA:

Water tap.

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

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

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