

Colson House  
17 Upper Rock Gardens  
Brighton  
BN2 1QE

FOR  
SALE



**GRADE II LISTED REGENCY BUILDING TRADING AS  
WELL-ESTABLISHED BED & BREAKFAST  
IN POPULAR LOCATION**

**£895,000 FREEHOLD**

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Residential Sales & Lettings

Occupying a popular and convenient trading location on Upper Rock Gardens situated between Edward Street and the St James's Street shopping thoroughfare with its varied range of restaurants and café bars, also being readily accessible to the Seafront, Brighton mainline railway station, Queens Park with its range of leisure activities and the City centre with all of the amenities Brighton has to offer, including the Brighton Centre with its conference and entertainment facilities.

Colson House occupies a Grade II listed Regency building, is a well-established bed and breakfast, offering 9 uniquely themed rooms with en-suite facilities dedicated to screen icons of the 20th Century from the Clark Gable room with its king size four poster bed to the Bette Davis room with its own private balcony.

The accommodation is arranged over four floors, has a small breakfast room, along with a separate servery and at lower ground floor level there is owners accommodation comprising lounge, bedroom, bathroom and newly fitted kitchen. In addition there is a brick paved rear courtyard giving access to a first floor annexe/storage room.

Arranged more particularly as follows:

### THIRD FLOOR

LANDING:

MARILYN MONROE ROOM:



**Double** 14'3 x 14'3 (4.34m x 4.34m) Built in wardrobe cupboard with hanging and shelved storage space and mini fridge, radiator, wall mounted TV, alcove display shelving, **en-suite shower room:** shower cubicle having Mira mixer valve, tiling to walls, wash hand basin, low-level WC, extractor fan, inset ceiling down lighters, shaver point, laminate flooring.

JAMES DEAN ROOM:



**Single:** 10'3 x 9' maximum measurement (3.12m x 2.74m) Radiator, wall mounted TV, recessed hanging cupboard, **en-suite shower room:** with mirror fronted sliding door, shower cubicle with mixer valve, inset wash hand basin, low-level WC, shaver point, extractor fan, inset ceiling down lighters.

## SECOND FLOOR

LANDING:

JUDY GARLAND ROOM:



**Double:** 14'6 x 14' into bay maximum measurement (4.42m x 4.26m) Built in wardrobe cupboard with hanging and shelved storage space and mini fridge. Radiator, wall mounted TV, mirror fronted sliding door to **en-suite shower room:** shower cubicle with Armitage Shanks mixer valve, tiling to walls. Wash hand basin, low-level WC, extractor fan, shaver point, ceiling down lighters, laminate floor.

HUMPHREY BOGART ROOM:



**Double:** 14'3 maximum measurement x 9' (4.34m x 2.74m) Radiator, built in wardrobe cupboard with hanging and shelved storage space, wall mounted TV, door to **en-suite shower room:** tiled shower cubicle with Bristan mixer valve, wash hand basin, low-level WC, shaver point, inset ceiling down lighters, extractor fan.

## FIRST FLOOR

LANDING:

BETTE DAVIS ROOM:



**Double:** 14'6 x 14' into bay (4.42m x 4.26m) Built in wardrobe cupboard with hanging and shelved storage space and mini fridge, fitted padded headboard, radiator, feature marble fireplace surround with cast iron inset and hearth, recessed shelving, wall mounted flat screen TV, double doors giving access to east facing covered balcony, mirror fronted sliding doors to **en-suite shower room:** shower cubicle with mixer valve, tiling to walls, wash hand basin, low-level WC, extractor fan, inset ceiling down lighters, laminate floor.

JOHN WAYNE ROOM:



**Double:** 14'3 maximum measurement x 9' (4.34m x 2.74m) Built in wardrobe cupboard with hanging and shelved storage space, radiator, period fireplace surround with cast iron inset, wall mounted flat screen TV, door to **shower room en-suite:** shower cubicle with tiling to walls, mixer valve, inset ceiling down lighters, wash hand basin, low-level WC, laminate floor, shaver point, extractor fan.



REAR HALF  
LANDING:

Radiator, multi-paned roof light, service cupboard (originally a WC) with shelving.

CLARK GABLE ROOM:



14' x 10' (4.49m x 3.04m) Two south facing windows, radiator, fireplace with mirror over, door through to **inner hallway**, recessed wardrobe cupboard with drawers, shelving, hanging space and mini fridge, flat screen TV, door to **en-suite shower room**: shower cubicle with mixer valve, tiling to walls, low-level WC, pedestal washbasin, radiator, south window, shaver point, laminate floor.

**GROUND FLOOR**

ENTRANCE VESTIBULE:

Multi-paned glazed door to:

ENTRANCE HALL:

BEDROOM 9:



**Double:** 15'9 into bay maximum measurement x 10'6 (4.80m x 3.20m) 2 radiators, wall mounted flat screen TV, 5 wall light points, free standing wardrobe unit and chest of drawers, door to **en-suite shower room**: shower cubicle with contemporary mixer tap, tiling to walls, low-level dual flush cistern, wash hand basin, strip light and shaver point, extractor fan, inset ceiling down lighters.

RECEPTION/BREAKFAST  
ROOM:



9'9 x 8'9 (2.97m x 2.66m) Radiator, telephone point, attractive stained glass sash window, coved ceiling, wall light point.

REAR LOWER LEVEL HALF  
LANDING:

Built in shelved cupboard, double panelled radiator, further storage cupboards, cloakroom with high-level cistern, laminate floor, wash hand basin.

KITCHENETTE:

8' x 5' (2.43m x 1.52m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, stainless steel sink unit with mixer tap, space for 2 fridges, 2 wall cupboards.

**AUDREY HEPBURN ROOM:**

Lobby with wardrobe cupboard, Double 10'9 x 9'6 (3.27m x 2.89m) Radiator, wall mounted flat screen TV, period fireplace surround with cast iron inset and mantle, internal staircase to en-suite shower room: shower cubicle with contemporary mixer valve, tiling to walls, pedestal washbasin, low-level WC, shaver point, radiator, extractor fan, laminate floor.

**LOWER GROUND FLOOR**

Painted hallway, laminate flooring.

**LOUNGE:**

14'3 x 14'3 (4.34m x 4.34m) Period fireplace surround with cast iron inset, recessed shelved servery, laminate floor, built in meter cupboard, radiator, further meter cupboard, door to separate street entrance, shelved chimney recess, laminate floor.

**KITCHEN:**

10' x 9' (3.04m x 2.74m) Excellent range of newly fitted high gloss finish wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit, wall mounted Main gas fired central heating boiler with digital programmer, New World gas oven and separate grill with 4 burner stainless steel hob and splashback, stainless steel extractor hood, cupboard housing Mega Flow water cylinder, LG fridge/freezer, fitted Lamona electric oven, uPVC double-glazed window.

**REAR LOWER LEVEL****HALLWAY:**

Radiator.

**BEDROOM:**

15' x 9'3 (4.57m x 2.82m) Laminate floor, radiator, uPVC double-glazed window, further uPVC double-glazed window.

**BATHROOM:**

Panelled bath with contemporary mixer tap and hand shower attachment, low-level WC, vanity unit with inset wash hand basin and contemporary mixer tap, shaver point, ceramic tiled floor, inset ceiling down lighters, heated towel rail, uPVC double-glazed window, extractor fan, uPVC double-glazed door to:

**OUTSIDE AREA**

Brick paved with steps leading up to:

**STORAGE/ANNEXE:**

14'3 x 7'9 (4.34m x 2.36m) Electric light, uPVC double-glazed door.

**FRONT OF PROPERTY:**

Paved patio with raised flowerbed, border, shrubs and bushes.

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

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