

Fab Guest House
9 Charlotte Street
Brighton
BN2 1AG

FOR
SALE



**ONE OF BRIGHTONS LEADING CONTEMPORARY
BED AND BREAKFASTS**

£1,150,000 FREEHOLD

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Residential Sales & Lettings

Fab Guest House is one of Brighton's leading contemporary boutique bed and breakfast located in the heart of Kemp Town Village behind a powder grey Georgian exterior and providing ready access to local shops, restaurants, café bars, the Seafront, many of Brighton's tourist attractions and bus services to many parts of the county.

The design led accommodation occupying some five floors and providing a variety of fourteen individual rooms with superb en-suite wet rooms all with underfloor heating, including the Signature and decadent Fab Room on the first floor with separate shower, stand-alone bath, king size bed and balcony. In addition there is a lovely lounge/bar reception room and an office to the rear with kitchen area and linen store. On the lower ground floor there is access to a rear patio area.

Fab benefits from Zoned fire alarm sprinkler system, CCTV, gas fired central heating and double-glazed windows, arranged more particularly as follows:

THIRD FLOOR

LANDING: Cupboard housing hot water cylinder and consumer board, access to overhead storage space, curved inner lobby with engineered oak flooring.

ROOM 14: 10'6 x 10'3 (3.20m x 3.12m) Sealed unit double-glazed window, two wall mounted reading lamps, old school type radiator, engineered oak flooring, door to:

EN-SUITE WET ROOM: Curved mosaic tiled wall, glass shower screen, rain head shower, wash hand basin with contemporary mixer tap, low-level WC with dual flush cistern, ceramic tiling to walls and floor, down lighters.

HALF LANDING: Old school type radiator.

ROOM 13:



Double: 15'9 x 8'6 plus deep door recess (4.80m x 2.59m) Fitted headboard, bedside tables, hanging reading lights, old school type radiator, engineered oak flooring, door to:

EN-SUITE WET ROOM: Glass shower screen, rain head shower, ceramic tiling to walls and floor, extractor fan, inset ceiling down lighters, low-level WC with dual flush cistern, wash hand basin.

ROOM 12:

Double: 18'9 into bay x 8'6 (5.71m x 2.59m) Vertical style radiator, fitted headboard, bedside tables, wall mounted reading lamps, engineered oak flooring, oblique sea view, door to:

EN-SUITE WET ROOM:

Glass shower screen, rain head shower, extractor fan, inset ceiling down lighters, low-level WC with dual flush cistern, wash hand basin, ceramic tiling to walls and floor.

SECOND FLOOR**LANDING:****CURVED INNER LOBBY:**

Engineered oak flooring.

ROOM 11:

Single/small double: 10'6 x 7'3 (3.20m x 2.21m) Engineered oak flooring, old school type radiator, sealed unit double-glazed multi-paned windows, wall mounted reading lamps, door to:

EN-SUITE WET ROOM:

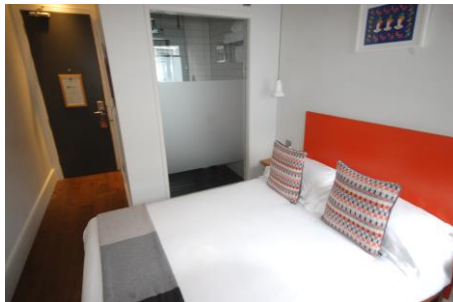
Ceramic tiling to walls, glass shower screen, rain head shower, ceramic tiling to floor with underfloor heating, low-level WC with concealed cistern, contemporary wash hand basin with mixer tap, inset ceiling down lighters, recessed mirror, extractor fan.

ROOM 10:

10'6 x 10'3 (3.20m x 3.12m) Sealed unit double-glazed window, two wall mounted reading lamps, bedside tables, old school type radiator, engineered oak flooring, door to:

EN-SUITE WET ROOM:

Curved mosaic tiled wall, glass shower screen, rain head shower, ceramic tiling to floor with underfloor heating, low-level WC with concealed cistern, contemporary wash hand basin with mixer tap, inset ceiling down lighters, recessed mirror.

ROOM 9:

15'9 x 8'6 (4.80m x 2.59m) Engineered oak flooring, bedside tables, two reading lamps hanging from the ceiling, sealed unit double-glazed windows, old school type radiator.

EN-SUITE WET ROOM:

Ceramic tiling to walls, glass shower screen, rain head shower, ceramic tiling to floor with underfloor heating, low-level WC, contemporary wash hand basin with mixer tap, inset ceiling down lighters, recessed mirror, extractor fan.

ROOM 8:

18'9 into bay extreme x 8'3 (5.71 x 2.51m) Engineered oak flooring, sealed unit double-glazed bay window with oblique sea views, bedside tables, wall mounted reading lamps, vertical style contemporary radiator, door to:

EN-SUITE WET ROOM:

Ceramic tiling to walls, glass shower screen, rain head shower, ceramic tiling to floor with underfloor heating, low-level WC with concealed cistern, contemporary wash hand basin with mixer tap, inset ceiling down lighters, recessed mirror.

REAR HALF LANDING**FIRST FLOOR****ROOM 7:**

Single/small double: 10'6 x 7'6 (3.20m x 2.28m) School type radiator, sealed unit double-glazed multi-paned windows, engineered oak flooring, extractor fan, wall mounted reading lamp, door to:

EN-SUITE WET ROOM:

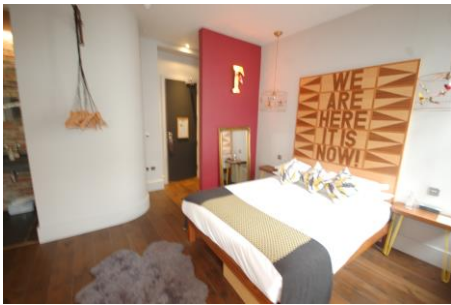
Glass shower screen, mosaic tiling with rain head shower, ceramic tiled floor, underfloor heating, contemporary wash hand basin, low-level WC with dual flush cistern, concealed ceiling lighting, extractor fan.

ROOM 6:

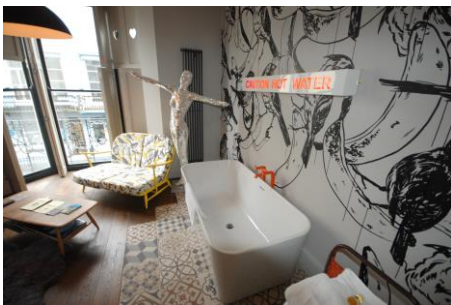
Twin: 10' x 9'9 (3.04m x 2.97m) Engineered oak flooring, sealed unit double-glazed window, school type radiator, bedside tables, two wall mounted reading lamps, door to:

EN-SUITE WET ROOM:

Glass shower screen, mosaic tiling with rain head shower, ceramic tiled floor, underfloor heating, contemporary wash hand basin, low-level WC with dual flush cistern, concealed ceiling lighting, extractor fan.

REAR HALF LANDING:**FAB ROOM 5:**

Feature room: 18' into bay window x 17' (5.48m x 5.18m) Engineered oak flooring, bedside tables, one school type radiator and one vertical radiator, contemporary shelved area with mini fridge, tea and coffee facilities, open plan contemporary bath with mixer tap on attractive tiling, feature hand painted Indian ink wall by Danny Sanga, bespoke window shutters with three floor to ceiling windows giving access to ornamental balcony with sea views, door to:

**EN-SUITE SHOWER ROOM:**

Glass shower screen, mosaic tiling with rain head shower, ceramic tiled floor, underfloor heating, contemporary wash hand basin, glass sliding door to low-level WC with dual flush cistern, concealed ceiling lighting, extractor fan.

GROUND FLOOR**ENTRANCE HALL:**

Two old school type radiators, ladies & gents' cloakroom, storage cupboard, linen cupboard.

ROOM 4:

Twin: 10' x 9'3 (3.04m x 2.81m) Engineered oak flooring, old school type radiator, sealed unit multi-paned double-glazed window, bedside tables, two wall mounted reading lamps, door to:

EN-SUITE WET ROOM:

Glass shower screen, ceramic tiling with rain head shower, ceramic tiled floor, underfloor heating, contemporary wash hand basin, low-level WC with dual flush cistern, concealed ceiling lighting, extractor fan.

LOUNGE/BAR/RECEPTION AREA:

18'6 into bay x 13'6 (5.63m x 4.11m) Sealed unit double-glazed windows, engineered oak flooring, custom built bar area with wooden shuttering, shelving for wine, beers, glasses etc, two chiller cabinets, inset ceiling down lighters.

LOWER GROUND FLOOR

Two storage cupboards.

INNER HALLWAY:

Radiator, fire escape/street entrance, door to:

ROOM 3:

Single/small double: 8'9 x 7'9 (2.66m x 2.36m) Engineered oak flooring, school type radiator, sealed unit double-glazed window, inset ceiling down lighters, small alcove with shelving and storage space, inset ceiling down lighter, door through to:

EN-SUITE WET ROOM:

Ceramic tiling to walls, glass shower screen, rain head shower, ceramic tiling to floor with underfloor heating, low-level WC with concealed cistern, contemporary wash hand basin with mixer tap, inset ceiling down lighters, recessed mirror, extractor fan.

ROOM 2:

Double: 9'6 x 9' (2.89m x 2.74m) Bedside tables, two wall mounted reading lamps, inset ceiling down lighters, old school type radiator, engineered oak flooring, sealed unit double-glazed multi-paned window, door to:

EN-SUITE WET ROOM:

Ceramic tiling to walls, glass shower screen, rain head shower, ceramic tiling to floor with underfloor heating, low-level WC with concealed cistern, contemporary wash hand basin with mixer tap, inset ceiling down lighters, recessed mirror, extractor fan, coloured lighting.

ROOM 1:

King: 13'6 x 12'9 (4.11m x 3.88m) Engineered oak flooring, fitted headboard, two sealed unit double-glazed windows, inset ceiling down lighters, concealed mood lighting, contemporary bath with mixer tap on attractive tiling, bedside tables, overhead reading lamps, inset ceiling down lighters, door to:

**EN-SUITE WET ROOM:**

Ceramic tiling to walls, glass shower screen, rain head shower, ceramic tiling to floor with underfloor heating, low-level WC with concealed cistern, contemporary wash hand basin with mixer tap, inset ceiling down lighters, recessed mirror, extractor fan, coloured lighting.

REAR INNER HALL:

School type radiator, under stairs storage area, door to patio.

OUTSIDE**REAR PATIO:**

Access to:

PLANT ROOM:

Two wall mounted Viessmann gas fired central heating boilers, two Cell Flow Megaflo hot water cylinders.

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

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