

Five Brighton
5 New Steine
Brighton
BN2 1PB

FOR
SALE



**RENOWNED & LEADING CONTEMPORARY
BED & BREAKFAST NINE STYLISH BEDROOMS IN
ELEGANT LISTED GRADE II GEORGIAN TOWNHOUSE**

£1,275,000 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.gravessondandpilcher.com

Graves Son & Pilcher LLP give notice that these particulars do not constitute part of an offer or contract. All text, photographs and floor plans contained within the particulars are for guidance of prospective purchasers / tenants and must not be relied upon as statements of fact. All descriptions contained within the particulars represent the author's opinion and whilst provided in good faith should not be construed as statements of fact. All measurements are approximate. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order.



Residential Sales & Lettings

Five Brighton is one of Brighton's renowned leading bed and breakfast occupying a stylish Georgian Townhouse listed Grade II in this popular Regency Seafront Square, readily accessible to the City's tourist attractions, restaurants, café bars, shopping facilities, Brighton Marina, the conference centre and bus services to many parts of the City and coast.

Arranged over five floors the nine well-presented and stylish rooms have en-suite facilities and many enjoy a sea view. On the ground floor is a private lounge (previously breakfast room), reception with breakfast preparation area and at the rear a private bedroom. On the lower ground floor there's accommodation comprising a lovely 16' x 16' open plan lounge with kitchen, double bedroom with shower room and a further bedroom and to the rear, a garage with remote up and over door and a separate workshop. Power and light, allows access to private flat from Wentworth Street.

This lovely bed and breakfast has been highly commended by the AA with four AA Gold Stars, is consistently featured in the good hotel guide and the Guardian B & B guide, they currently hold Sussex Breakfast award and have been awarded a silver certificate by the Green Tourism Business Scheme. In addition they were winners in 2013 of the Tripadvisor Certificate of Excellence.

This is very much a lifestyle led concern at the present time and as such offers great potential to improve on current turnover.

The accommodation is arranged more particularly as follows:

FOURTH FLOOR

ACCESS TO:

Roof space.

ROOF TERRACE:



Bench seating, wood flooring, barbeque, Drift Wood Bar, (Jamaican style beach bar), extensive views over Brighton, electric points and plumbing.

THIRD FLOOR

LOBBY:

Storage cupboard.

ROOM 10:



Double: 13'6 x 11'6 (4.11m x 3.50m) Sea view, recessed wardrobe cupboard, radiator, flat screen TV door to:

EN-SUITE SHOWER ROOM:

Shower cubicle with tiling to walls, rain head shower, vanity unit with inset wash hand basin and mixer tap, low-level WC with dual flush concealed cistern, ceramic tiling to floors, illuminated mirror, extractor fan.

ROOM 9:

Double/Twin: 13'6 into bay window x 10'6 (4.11m x 3.20m) Window shuttering, sea views, wall mounted Bush flat screen TV, radiator, door to:

EN-SUITE BATHROOM:

Panelled bath, shower over with screen, vanity unit with wash hand basin, low-level WC, part tiled, extractor fan.

ROOM 8:

Single: 11'6 x 6' (3.50m x 1.82m) East facing with sea views, radiator, bedside light, flat screen TV, door to:

EN-SUITE SHOWER ROOM:

Tiled shower cubicle with mixer valve, vanity unit with inset wash hand basin contemporary, low-level WC with dual flush cistern, ceramic tiling to walls, wood flooring.

SECOND FLOOR**LANDING:**

Double panelled radiator, door to:

LOBBY:**ROOM 7:**

Double: 11'6 x 9' (3.50m x 2.74m) Recessed wardrobe cupboard, wall mounted flat screen TV, double panelled radiator, door to:

EN-SUITE SHOWER ROOM:

Shower cubicle with rain head shower, tiling to walls, vanity unit with inset wash hand basin and mixer tap, low-level WC with dual flush cistern.

ROOM 6:

Double/Twin: 13'6 into bay window x 10'6 (4.11m x 3.20m) Window shuttering, sea views, wall mounted Bush flat screen TV, radiator, door to:

EN-SUITE SHOWER ROOM:

Shower cubicle with tiling to walls, rain head shower, vanity unit with inset wash hand basin and mixer tap, low-level WC with dual flush concealed cistern, ceramic tiling to floors, illuminated mirror, extractor fan.

ROOM 5:

Single: 11'6 x 6' (3.50m x 1.82m) East facing with sea views, radiator, bedside light, flat screen TV, door to:

EN-SUITE SHOWER ROOM:

Tiled shower cubicle with mixer valve, vanity unit with inset wash hand basin contemporary, low-level WC with dual flush cistern, ceramic tiling to walls, wood flooring.

REAR HALF LANDING:**LAUNDRY ROOM:**

Could be an occasional spare shower room/WC, Respatex boarding.

FIRST FLOOR**LANDING:**

Radiator, door through to:

LOBBY:**ROOM 4:**

Double: 11'6 x 9' (3.50m x 2.74m) Recessed wardrobe cupboard, wall mounted flat screen TV, double panelled radiator, door to:

EN-SUITE SHOWER ROOM:

Shower cubicle with rain head shower, tiling to walls, vanity unit with inset wash hand basin and mixer tap, low-level WC with dual flush cistern.

ROOM 3:

17'6 x 13'6 into bay (5.33m x 4.11m) Feature room with sea views, window shuttering, seating area, recessed wardrobe cupboard, vertical radiator, door to:

EN-SUITE SHOWER ROOM:

Shower cubicle, vanity unit, low-level WC with dual flush cistern, ceramic tiled floor, down lighters, extractor fan.

REAR HALF LANDING:**ROOM 1:**

15'9 x 6'9 (4.80m x 2.05m) Feature brick wall, domed ceiling, wash hand basin, flat screen TV, double aspect, door to:

EN-SUITE SHOWER ROOM:

Shower cubicle, low-level WC with dual flush cistern, ceramic tiled floor.

GROUND FLOOR**ENTRANCE HALL:****PRIVATE LOUNGE:**

(Previously Breakfast Room)



17'6 x 14'3 into chimney recess (5.33m x 4.34m) Feature fireplace surround with cast iron and slate hearth, stained pine flooring, window shuttering, picture rail, old school type radiator, opening onto:

RECEPTION/KITCHEN:

13'9 x 11'9 (4.19m x 3.58m) Fire place, pine floor, recessed shelving.

Front door to Owners Maisonette.

Recessed cloaks area.

BEDROOM 2:



9'9 x 7' (2.97m x 2.13m) Radiator, built in wardrobe cupboard, display shelving, inset ceiling down lighters, **en-suite bathroom:** white suite with panelled bath and mixer tap, low-level WC, vanity unit with wash hand basin, mixer tap and cupboard under, tiling to walls and floor, inset ceiling down lighters, saver point.

Stairs down to:

LOVELY OPEN PLAN LOUNGE/KITCHEN:



Measuring overall 16'9 x 16'6 (5.10m x 5.29m) Kitchen area: range of custom built wall cupboards, breakfast bar/peninsular unit with inset Franke sink unit with stainless steel mixer tap, Baumatic ceramic hob, stainless steel Bosch single oven, Bosch dishwasher and integrated fridge, laminate wood flooring, feature wood panel walling with bookshelves, display alcoves, recessed grate.

STABLE DOOR SEPARATE STREET ENTRANCE:

Laminate flooring, inset ceiling down lighters, glazed door through to:

BEDROOM 1:

14' x 11'9 (4.26m x 3.58m) Range of built in wardrobe cupboards, hanging space, two recessed wardrobe cupboard with shelving, further recessed display alcove, stable door to rear, further recessed bookshelves, vertical radiator, door through to:

INNER HALLWAY:

Shower room with shower cubicle, tiling to walls, rain head shower low-level WC, blue glass wash hand bowl with mixer tap, cupboard with louvre doors housing boiler with programmer, extractor fan, strip light.

BEDROOM 3/DRESSING ROOM:

9'9 x 7'3 (2.97m x 2.21m) Old school type radiator, vanity unit with double bowl sink, contemporary mixer taps and drawers below, windows.

GARAGE:

25' x 10'6 (7.62m x 3.20m) Approached via Wentworth Street, electric up and over doors, Worcester wall mounted gas fired central heating boiler (brand new) plumbing for washing machine, steps up.

WORKSHOP

8' x 7' (2.43m x 2.13m) workbench, additional cellar storage area.

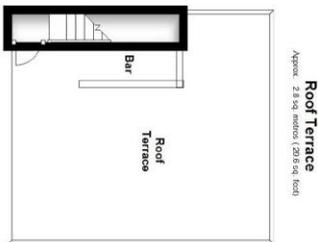
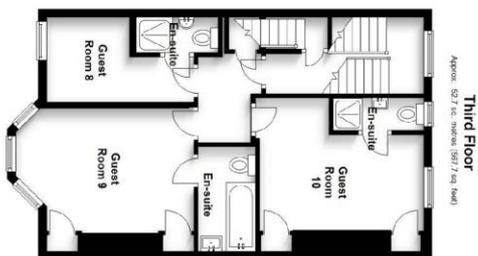
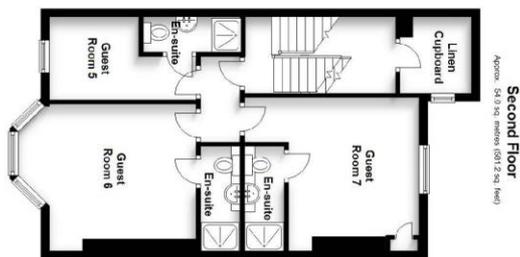
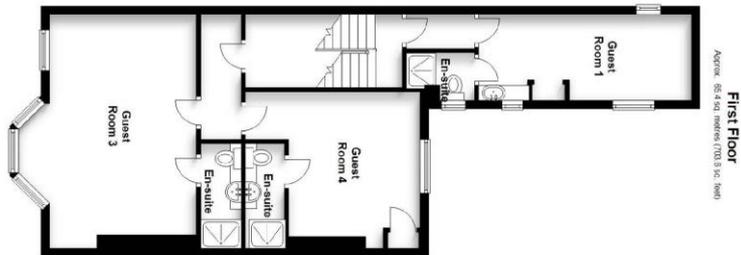
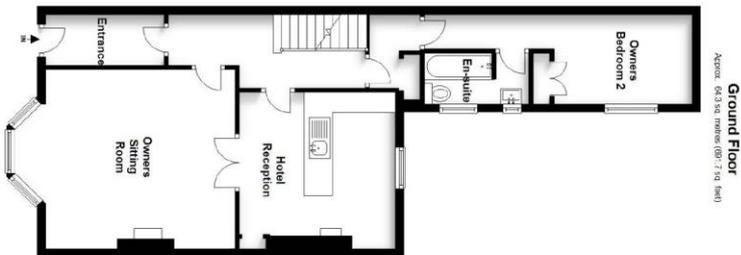
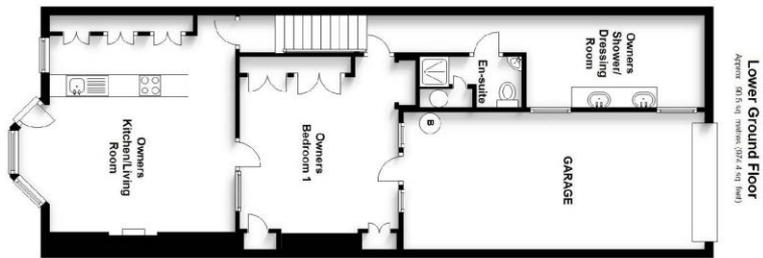


All measurements are taken to the nearest 3 inches (7.6cm)
VIEWING THROUGH VENDORS AGENTS
GRAVES SON & PILCHER LLP 01273 321123

Graves Son & Pilcher LLP give notice that these particulars do not constitute part of an offer or contract. All text, photographs and floor plans contained within the particulars are for guidance of prospective purchasers / tenants and must not be relied upon as statements of fact. All descriptions contained within the particulars represent the author's opinion and whilst provided in good faith should not be construed as statements of fact. All measurements are approximate. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order.



Residential Sales & Lettings



Total area: approx. 329.6 sq. metres (3548.3 sq. feet)
Please note these plans are for identification purposes only and may not be to scale.
Plan produced using FinalUp



Residential Sales & Lettings

Graves Son & Pilcher LLP give notice that these particulars do not constitute part of an offer or contract. All text, photographs and floor plans contained within the particulars are for guidance of prospective purchasers / tenants and must not be relied upon as statements of fact. All descriptions contained within the particulars represent the author's opinion and whilst provided in good faith should not be construed as statements of fact. All measurements are approximate. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order.