

14 Upper Rock Gardens  
Brighton  
BN2 1QE

FOR  
SALE



**WELL PRESENTED SIX BEDROOM GUEST HOUSE  
IN POPULAR LOCATION**

**£695,000 FREEHOLD**

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Residential Sales & Lettings

The Bannings Guest House at Number 14 provides stylish bed and breakfast accommodation in a historic Regency Townhouse, occupying a popular trading location in Kemp Town, readily accessible to many of the City's amenities, including restaurants, cafes and bars, the Seafront with Brighton Pier and Sea Life centre, the Royal Pavilion, the famous Lanes, shopping facilities in Churchill Square/Western Road and Brighton mainline railway station. The Brighton Marina Village with its varied range of recreational facilities is also to hand.

Arranged over five floors, Number 14 offers six well-presented double bedrooms with en-suite facilities, a pleasant and bright breakfast room, kitchen, office and at lower ground floor level self-contained owners' accommodation, comprising lounge, bedroom and bathroom. There is a small rear patio with lean-to laundry area and gas fired central heating:

### THIRD FLOOR

LANDING:

Storage cupboard with fuse box.

ROOM 6:



**Double:**

13'3 x 11'9 (4.04m x 3.58m) uPVC double-glazed window, double panelled radiator, wall mounted flat screen TV, twin bedside cabinets, hanging and shelved storage space, door to:

**Shower room en-suite:** tiled shower cubicle with Mira Sport shower, extractor fan, pedestal washbasin with mixer tap, low-level WC, tiling to walls, inset ceiling down lighter.

ROOM 5:



**Double:** 11'9 x 8'9 (3.58m x 2.67m) Leatherette built in headboard, corner unit with shelving, flat screen TV, built in shelf with small desk unit below, hanging space, uPVC double-glazed window, double panelled radiator, two bedside shelves, door to:

**Shower room en-suite:** fully tiled shower cubicle with Mira Sport shower, hinged screen, pedestal washbasin with mixer tap, low-level WC with dual flush cistern, shaver point, inset ceiling down lighters, extractor fan.

### SECOND FLOOR

LANDING:

ROOM 4:



**Double:** 13'9 x 12' (4.19m x 3.66m) Fitted cloth headboard, double panelled radiator, two bedside cabinets, hanging and shelved unit, small corner fitted shelf, wall mounted flat screen TV, door to:

**Shower room en-suite:** fully tiled shower cubicle with Mira Zest shower, sliding screen, pedestal washbasin with mixer tap, low-level WC with dual flush cistern, extractor fan, inset ceiling down lighters, half tiling to walls.

**ROOM 3:**

**Double:** 12' x 10' into chimney recess (3.66m x 3.05m) Period fireplace surround, recessed shelving, one with hanging space above, one with shelf and TV, twin bedside cabinets, double panelled radiator, uPVC double-glazed window, door to:

**Shower room en-suite:** shower cubicle with fully tiled walls, Mira Zest shower, sliding screen, low-level WC, pedestal washbasin with mixer tap, half tiling to walls, inset ceiling down lighters, extractor fan.

**HALF LANDING:****FIRST FLOOR****ROOM 2:**

**Double:** 14' plus bay window x 12'3 (4.27m x 3.73m) Radiator, corner shelf, further fitted shelf, wall mounted flat screen TV, hanging and shelved storage space, twin bedside cabinets, three floor to ceiling sash windows, door to:

**Shower room en-suite:** fully tiled shower cubicle with Mira Zest shower, shower curtain, pedestal washbasin with mixer tap, low-level WC with dual flush cistern, half tiling to walls, shaver point, mirror, inset ceiling down lighters, extractor fan.

**ROOM 1:**

**Double:** 12' x 8'3 (3.66m x 2.51m) Into chimney recess with hanging and shelved storage space, wall mounted flat screen TV, twin bedside cabinets, radiator, uPVC double-glazed window, door to:

**Shower room en-suite:** fully tiled shower cubicle with Mira Zest shower, sliding screen, pedestal washbasin with mixer tap, low-level WC with dual flush cistern, half tiling to walls, mirror, inset ceiling down lighters, extractor fan.

**HALF LANDING:**

Double panelled radiator.

**GROUND FLOOR****ENTRANCE VESTIBULE:**

Glazed door to:

**CARPETED ENTRANCE HALL:**

Concealed radiator, door through to:

**BREAKFAST ROOM:**

15'6 x 11'3 into chimney recess (4.72m x 3.43m) Three floor to ceiling sash windows, radiator in decorative wooden casing, central heating thermostat, dado rail, archway to:

**KITCHEN:**

11'9 x 8'3 (3.58m x 2.51m) Range of floor units with work surfaces, inset stainless steel 1½ bowl sink unit with mixer tap, space for Zanussi fridge and chiller, eye-level stainless Igniss oven and grill, Igniss ceramic hob with stainless steel backing and extractor hood above, inset ceiling down lighters, wall mounted Valliant gas fired central heating boiler, part tiling to walls, built in storage cupboards, dresser unit with chiller cabinets below, shelving.

**REAR LOBBY:**

Double panelled radiator.

**CLOAKROOM:**

Tiling to walls, wash hand basin, low-level WC, (presently used as storage).

**OFFICE:**

8'9 x 6' (2.67m x 1.83m) Double panelled radiator, built in shelving, space for fridge/freezer.

**LOWER GROUND FLOOR**

Stairs down to Private Accommodation

**FRONT SITTING ROOM:**

14' x 13'6 (4.27m x 4.11m) Polished wood fireplace surround with ornate tiled inset and tiled hearth, double panelled radiator, TV aerial point, recessed shelving with cupboards under, separate street entrance, built in wardrobe cupboard.

**BEDROOM:**

11'6 x 10'9 (3.51m x 3.28m) Radiator.

**REAR LOBBY:**

Built in cupboard, door to rear yard, door to:

**BATHROOM:**

Corner shower cubicle, low-level WC, pedestal washbasin with mixer tap, double panelled radiator, part tiling to walls.

**OUTSIDE**

REAR YARD:

Providing access to lean-to utility area with Beko washing machine and dryer, shelving, wash hand basin.

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

**VIEWING THROUGH VENDORS AGENTS  
GRAVES SON & PILCHER LLP 01273 321123**

