

The Cavalaire Hotel
34 Upper Rock
Gardens Brighton
BN2 1QF

FOR
SALE



**AWARD WINNING BOUTIQUE STYLE
BED & BREAKFAST IN POPULAR TRADING POSITION**

£1,275,000 FREEHOLD

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Residential Sales & Lettings

The award winning Cavalaire has been at the forefront of the Brighton & Hove Bed and Breakfast business for the past 15 years.

Located on a tree lined avenue in Upper Rock Gardens being readily accessible to many of the Cities amenities and tourist attractions including the Seafront, Sea Life Centre, Pier, the conference centre hosting concerts and exhibitions, the famous Lanes, Churchill Square shopping mall and within walking distance of the lovely Queens Park with its range of recreational facilities.

The beautifully presented boutique style hotel accommodation offers ten en-suite bedrooms, an 18ft breakfast room, residents lounge, kitchen and with owners accommodation comprising bedroom, bathroom and 17ft double aspect lounge with balcony and access to the private patio garden. In addition the property has a laundry room, gas fired central heating, all guest rooms have independent electrical circuits and the accommodation is arranged more particularly as follows:

FOURTH FLOOR

LANDING: Storage cupboard, housing industrial immersion heaters.

ROOM 9:



16' x 14'3 (4.87m x 4.34m) Double: Lovely west facing room, fireplace surround, wall mounted TV, access to roof space, silent fridge and courtesy tray, inset ceiling down lighters, double panelled radiator with thermostatic control valve, two concealed compressed hot water cylinders, uPVC double-glazed window with sea views, door to **en-suite shower room**: fully tiled shower cubicle with mixer valve, pedestal wash basin with contemporary mixer tap, low-level WC with dual flush cistern, shaver point, illuminated mirror, fully tiled walls, fully tiled floor, uPVC double-glazed window with sea views, vertical style heated towel rail with thermostatic control valve.

ROOM 8:



13'3 x 9'9 (4.03m x 2.97m) Period fire place surround with cast iron inset and grate, fitted headboard, wall mounted TV, corner shelf with courtesy tray, double panelled radiator with thermostatic control valve, wardrobe unit with hanging and shelved storage space, silent fridge, door to **en-suite shower room**: corner shower cubicle with mixer valve, low-level WC with dual flush cistern, pedestal wash basin with contemporary mixer tap, fully tiled walls, fully tiled floor, vertical towel rail with thermostatic control valve, inset ceiling down lighters, extractor fan, illuminated mirror.

HALF LANDING: Double doors giving access to fire escape giving access to the property next door in the need of an emergency, outside lighting.

LANDING:

ROOM 7:



17'3 x 16'6 maximum (5.25m x 5.02m) West facing room with range of Lomb Bok furniture including four poster bed, lovely marble period fireplace surround with cast iron inset, wall mounted TV, ceiling coving, illuminated uplighters, uPVC double-glazed windows, radiator with thermostatic control valve, double wardrobe housing silent fridge, door to **en-suite shower room**: fully tiled shower cubicle with mixer valve, low-level WC with dual flush cistern, pedestal wash basin with contemporary mixer tap, shaver point, illuminated mirror, fully tiled walls, tiling to floor, radiator with thermostatic control valve, inset ceiling down lighters, uPVC double-glazed window.

ROOM 6:



13'6 x 9'6 (4.11m x 2.89m) Double with fitted headboard, corner shelf with courtesy tray, built in wardrobe cupboard with hanging and shelved storage space, silent fridge, wall mounted TV, double panelled radiator with thermostatic control valve, door to **en-suite shower room**: corner shower cubicle with mixer valve, low-level WC with dual flush cistern, wash hand basin with contemporary mixer tap, illuminated mirror, extractor fan, inset ceiling down lighters, vertical style heated towel rail thermostatic control valve, fully tiled walls, tiling to floor.

REAR HALF LANDING

ROOM 5:



11' x 10' (3.35m x 3.04m) Double with lobby, fitted wardrobe unit with shelving, hanging space and silent fridge, fitted wall mounted TV, vertical style modern radiator with thermostatic control valve, uPVC double-glazed windows with sea views, fitted headboard, ceiling coving, door to **en-suite shower room**: shower cubicle with folding doors, mixer valve, pedestal wash basin with contemporary mixer tap, low-level WC with dual flush cistern, tiling to walls and floor, shaver point, vertical style radiator with thermostatic control valve, illuminated mirror.

FIRST FLOOR

LANDING:

ROOM 2:



Double Room 13'9 x 9'3 (4.19m x 2.81m) Fitted headboard, corner unit with courtesy tray, wall mounted TV, double panelled radiator, built in wardrobe unit with hanging space, shelves and drawers and silent fridge, door to **en-suite shower room**: corner shower cubicle with mixer valve, low-level WC with dual flush cistern, wash hand basin with contemporary mixer tap, tiling to walls and floor, vertical heated towel rail, inset ceiling down lighters, extractor fan, illuminated mirror.

ROOM 3:



Lovely west facing room, measurements overall 17'3 x 16'6 maximum (5.25m x 5.29m) range of Lom Bok furniture including four poster bed, feature marble tiled fireplace surround with cast iron tiled inset and hearth, uPVC double-glazed window, inset ceiling down lighters, ceiling cornice with concealed lighting, silent fridge, radiator, door to **en-suite shower room**: double shower with mixer valve, pedestal wash basin with mixer tap, low-level WC, fully tiled walls, tiling to floor, vertical heated towel rail, shaver point, illuminated mirror, uPVC double-glazed window.

REAR HALF LANDING

ROOM 1:



13'6 x 9'9 (4.11m x 2.97m) Double, fitted headboard, built in wardrobe unit with hanging and shelved storage space, silent fridge, vertical style contemporary radiator with thermostatic control valve, ceiling coving, wall mounted TV, door to **en-suite shower room**: shower cubicle with mixer valve, tiling to walls, low-level WC with dual flush cistern, pedestal wash basin with mixer tap, contemporary illuminated mirror, shaver point, fully tiled walls, window, inset ceiling down lighters.

GROUND FLOOR

ENTRANCE VESTIBULE:

ENTRANCE HALL:

Feature natural brick finish with ceiling down lighters, ceiling cornice, vertical style heated radiator, under stairs storage space.

BREAKFAST ROOM:



West facing 18'6 into bay window x 12'9 (5.63m x 3.88m) caters for 16 covers, pine floorboards, feature marble fireplace surround with cast iron and tiled inset and hearth with illuminated mirror above, ceiling cornice, return door to the hallway, double folding doors through to:

RESIDENTS LOUNGE:

12'9 x 10'3 into chimney recess (3.88m x 3.12m) feature marble fireplace surround with cast inset and fitted coal effect gas fire, pine floor boarding, ceiling cornice, door to:

LOBBY:

Corner shelved unit.

CLOAKROOM:

Pine door, low-level WC, fully tiled walls, corner wash hand basin, window.

Door through to:

KITCHEN:

11'3 x 9'3 (3.42m x 2.81m) Fully tiled walls, excellent range of wall and floor units incorporating cupboards, drawers, work surfaces, inset double bowl stainless steel sink unit with mixer tap, Blue Seal wall mounted grill, Leisure stainless steel double oven with five ring gas burners, two LG fridge freezers, window, through to:

OWNERS SITTING ROOM:

17' x 10'9 (5.18m x 3.27m) Lovely double aspect room with uPVC double-glazed doors leading onto a south and east facing balcony with steps down to owners garden, full length range of custom built fitted display unit with shelving, drawers and cupboard space.

LOWER GROUND FLOOR

SEPARATE STREET
ENTRANCE:

Separate fire escape.

ROOM 10:



15'6 into bay x 12'6 (4.72m x 3.81m) Lovely double twin with fitted headboard, built in desk unit with radiator below, silent fridge, wall mounted TV, two double built in wardrobes, door to **en-suite shower room**: shower cubicle with mixer valve, tiling to walls, pedestal wash basin with contemporary mixer tap, low-level WC with dual flush cistern, vertical style heated towel rail with thermostatic control valve, shaver point, illuminated mirror, inset ceiling down lighters, tiling to walls and floor, overlooks the front courtyard, which has decorative plants, palms and outside storage space.

LOBBY:

Doubles as a workshop area, newly fitted fuse box and meters, opening onto:

FURTHER LOBBY:

Overhead cupboard housing gas meter, ceramic tiled floor, fire escape, further cellar storage space housing fridge/freezer, freezer, shelving, electric light, water mains, access to drains.

ROOM 11:

11'3 x 10'3 (3.42m x 3.12m) Double, fitted headboard, built in wardrobe cupboard, further recessed shelving with deep TV display, silent fridge, radiator, window overlooking the rear patio, door to **en-suite shower room**: shower cubicle with tiling to walls, mixer valve, pedestal wash basin with contemporary mixer tap, low-level WC, vertical style heated towel rail, tiling to walls and floor, extractor fan, inset ceiling down lighters, shaver point, illuminated mirror.

UTILITY/LAUNDRY ROOM:

10'6 x 7' (3.20m x 2.13m) Shelving, recessed cupboard housing two giant hot water cylinders, twin Valiant wall mounted gas fired boilers with digital programmer, overhead shelving for laundry storage, ceramic tiled floor, window, LG washing machine and John Lewis tumble dryer, door through to:

BATHROOM:

Shower bath with contemporary mixer valve, tiling to walls, low-level WC with dual flush cistern, pedestal wash basin with contemporary mixer tap, vertical towel rail, shaver point, illuminated mirror, inset ceiling down lighters, tiling to walls and floor, door through to:

OWNERS BEDROOM:	Double Aspect 16' x 9'6 (4.87m x 2.89m) Excellent range of recessed wardrobe cupboards with mirror fronted doors, built in book shelving, further built in clothes shelving, fitted headboard.
OWNERS GARDEN:	Raised flower beds and borders, mature olive tree and additional bushes, further trees, brick paved, steps down to:
LOWER PATIO AREA:	Outside water tap, brick paved, outside storage shed.

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

**VIEWING THROUGH VENDORS AGENTS
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