

Avalon Guest House
7 Upper Rock Gardens
Brighton
BN2 1QE

FOR
SALE



EIGHT BEDROOM GUEST HOUSE IN POPULAR TRADING POSITION

£645,000 FREEHOLD

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Residential Sales & Lettings

Occupying a popular and convenient trading position between St James's Street and Edward Street, readily accessible to the Seafront, St James's Street shopping thoroughfare with its varied range of café bars, restaurants etc. Brighton City centre including the mainline railway station and Brighton Conference centre.

A well-presented Guest House providing eight bedrooms with en-suite facilities arranged over five floors with a staff room at ground floor level and residents lounge/breakfast room at lower ground floor level with adjoining kitchen, the rooms have gas fired central heating, tea and coffee making facilities, colour TV's, CD players, fridges and newly fitted open plan wardrobe units.

Arranged more particularly as follows:

THIRD FLOOR

LANDING:

uPVC double-glazed window, access to overhead storage space, storage cupboard.

ROOM 8:



Family Double 14'3 x 11'6 plus recess (4.34m x 3.50m) Radiator, open wardrobe/storage unit with mini fridge, Amstrad flat screen TV, CD plus radio, DVD player, **door to: en-suite bathroom:** timber panelled bath with mixer tap and hand shower apparatus, low-level WC, wash hand basin, part tiling to walls, strip light and shaver point.

ROOM 7:



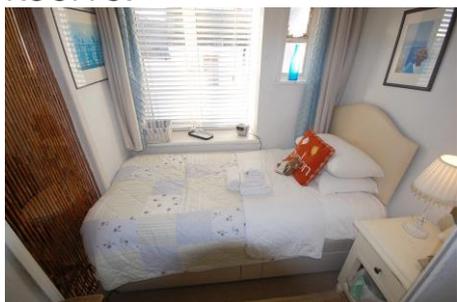
Double 11'6 x 5'6 (3.50m x 1.67m) Open wardrobe with hanging space, radiator, dresser unit with courtesy tray, wall mounted flat screen TV, door to: **en-suite shower room:** tiled shower cubicle with Triton T80Si mixer valve, low-level WC, wash hand basin, strip light and shaver point, extractor fan, part tiling to walls, uPVC double-glazed window.

SECOND FLOOR

ROOM 6:



14' x 13'3 (4.26m x 4.03m) Furniture with twin wardrobe cupboards with storage cupboards above, recess for bed with bedside cabinets, further range of overhead storage cupboards with dresser units with cupboards and drawers under, part timber panelling to walls, double-glazed window, mini fridge, Samsung flat screen TV, Sony CD and radio player, **en-suite bathroom:** timber panelled bath with mixer tap and hand shower apparatus, pedestal washbasin, low-level WC, tiling to walls, timber clad ceiling, extractor fan, strip light and shaver point, radiator.

ROOM 5:

Single 7'9 x 6'6 (2.36m x 1.98m) uPVC double-glazed window, radiator, flat screen TV, opening onto en-suite shower room: shower cubicle with tiling to walls, Mira mixer valve, low-level WC, wash hand basin.

FIRST FLOOR**ROOM 4:**

Family Four Poster 15'9 x 8' plus deep door recess (4.80m x 2.43m) Attractive bay window with three floor to ceiling windows giving access to ornamental balcony, flat screen TV, wardrobe/dresser unit with hanging and shelved storage space, courtesy tray, mini fridge, DVD player, radiator, door to **en-suite bathroom**: timber panelled bath with mixer tap and hand shower apparatus, low-level WC, wash hand basin, strip light and shaver point, extractor fan, part tiling to walls

ROOM 3:

Double 12'6 x 9'6 (3.81m x 2.89m) Open wardrobe and shelved unit with hanging space, radiator, further display shelving with Bush flat screen TV, mini fridge, courtesy tray, uPVC double-glazed window, door to **en-suite bathroom**: timber panelled bath with mixer tap and hand shower apparatus, low-level WC, wash hand basin, part tiling to walls, extractor fan, inset ceiling down light, strip light and shaver point.

HALF LANDING:

uPVC double-glazed window.

GROUND FLOOR**ENTRANCE LOBBY:**

Glazed door to:

ENTRANCE HALL:

Double panelled radiator.

ROOM 2:

Double 12' x 9'6 (3.65m x 2.89m) Recessed shower cubicle with Triton mixer valve, separate WC with low-level suite, wash hand basin, strip light and shaver point, part tiling to walls, uPVC double-glazed windows with window shutters, double panelled radiator, open wardrobe unit with hanging and shelved storage space, mini fridge, courtesy tray, coved ceiling.

ROOM 1:

Twin 16' x 11'3 (4.87m x 3.42) Two double panelled radiators, bay window, three floor to ceiling glazed windows, shelving with flat screen Alba TV, further recessed wardrobe shelving with mini fridge, courtesy tray, door to Bathroom en-suite: timber panelled bath with mixer tap with shower attachment, pedestal washbasin, low-level WC, part tiling to walls, strip light and shaver point, extractor fan.

**ROOM 9:
(Owners Room)**

13'9 x 7'3 (4.19m x 2.21m) uPVC double-glazed windows, double panelled radiator, wall mounted flat screen TV, shower unit with tiling to walls and mixer valve.

SEPARATE WC:

Low-level suite, wash hand basin, radiator, timber floor, uPVC double-glazed windows.

Stairs down to:

LOWER GROUND FLOOR**OPEN PLAN LOUNGE/
BREAKFAST AREA:**

25'9 x 13'6 narrowing to 10'6 (7.84m x 4.11m x 3.20m) Two brick fireplace surrounds with polished wood mantles, pine flooring, timber clad walls, double aspect with uPVC double-glazed window at one end, uPVC double-glazed door out to patio (far end), two radiators, cupboard with louvre doors, storage cupboard, separate street entrance, further recessed storage cupboard and understairs storage cupboard, linen cupboard, opening through to:

KITCHEN:

15' x 7'3 (4.57m x 2.21m) Excellent range of wall and floor units incorporating cupboards, drawers, work surfaces, inset twin bowl double drainer stainless steel sink unit with mixer tap, space for oven with hood above, space for fridge and freezer, space for additional fridge, cupboard housing Potterton gas fired central heating boiler, part tiling to walls, ceramic tiled floor, wash hand basin.

OUTSIDE**SMALL REAR PATIO:**

Utility shed with washing machine, shelving and electric light.

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

**VIEWING THROUGH VENDOR'S AGENTS
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