

The Twenty One
21 Charlotte Street
Brighton
BN2 1AG

FOR
SALE



AWARD WINNING CONTEMPORARY BOUTIQUE BED & BREAKFAST

£875,000 FREEHOLD

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Residential Sales & Lettings

An opportunity to acquire this award winning contemporary boutique Bed and Breakfast, forming this lovely Regency townhouse located in the heart of the lively and cosmopolitan Kemp Town area of Brighton and situated just off the Seafront, being readily accessible to shops, restaurants and café bars in both St James's Street and St George's Road, the Royal Pavilion, the Lanes, North Laine, Brighton Palace Pier, Brighton Marina and the Brighton Centre catering for conferences, exhibitions and concerts. All rooms have been tastefully refurbished and have full en-suite facilities.

Currently arranged as seven letting rooms approached via an attractive entrance hall and carpeted stairway with half tiling to walls, lovely dining room, recently refurbished kitchen, office, storage room (could be single letting room) and at lower ground floor owners accommodation comprising a 15'6 x 12'9 sitting room, a double bedroom, en-suite shower room, small utility area and private patio.

No 21 is highly rated on Tripadvisor and was awarded tenth place overall in the top 25 of Bed and Breakfasts and Inns throughout the UK 2017. The accommodation is arranged more particularly as follows.

THIRD FLOOR

LANDING:

Carpeted, access to overhead storage space.

ROOM 8:



King size bed 15'6 x 12' (4.72m x 3.65m) Oblique sea view, radiator, free standing distressed wardrobe, dressing table and bedside tables, two leather arm chairs wall mounted Hitachi Smart TV, mini fridge, DAB radio/alarm and iPad, door to:

SHOWER ROOM EN-SUITE :



Shower cubicle with Aquatronic shower, tiling to walls, contemporary wash basin with mixer tap, low-level WC with dual flush cistern, shaver point, wall lights, extractor fan, towel rail.

ROOM 7:

Double 12'6 x 9'9 (3.81m x 2.97m) Radiator, dressing table unit with drawers, two wall lights, access to overhead storage space, leather chair, bedside table, uPVC double-glazed window facing west, wardrobe cupboard, Hitachi wall mounted TV, DAB radio/alarm and iPad, mini fridge.

SHOWER ROOM EN-SUITE:

Shower cubicle with Aquatronic shower, tiling to walls, contemporary wash basin with mixer tap, low-level WC with dual flush cistern, shaver point, wall lights, extractor fan, towel rail.

SECOND FLOOR**LANDING:****ROOM 6:**

Of irregular shape measuring overall 15'9 x 15'6 into bay (4.80m x 4.72m) Oblique sea view, built in wardrobe cupboard, distressed furnishings including six drawer unit, dressing table, two bedside tables, pyramid shaped drawer unit, two leather arm chairs, vertical radiator, free standing Sony Smart TV, DAB radio/alarm and iPad, mini fridge, door to:

SHOWER ROOM EN-SUITE:

Shower cubicle with tiling to walls, mixer valve, sliding door, contemporary wash basin with mixer tap, low-level WC with dual flush cistern, ladder style heated towel rail, tiling to walls, extractor fan, shaver point.

ROOM 5:

12' x 9'9 (3.65m x 2.97) Built in wardrobe cupboard, radiator, two wall light points, uPVC double-glazed window, wall mounted Alba flat screen TV, distressed furniture incorporating dresser unit with six drawers, further four drawer unit, one bedside table, leather chair, DAB radio/alarm and iPad, mini fridge, door to:

SHOWER ROOM EN-SUITE:

Shower cubicle with fully tiled walls, mixer valve, access to overhead space, contemporary wash hand basin with mixer tap, low-level WC with dual flush cistern, tiling to walls and floor, wall lights, extractor fan.

FIRST FLOOR**ROOM 4:**

Double 12' into door recess x 10' (3.65m x 3.04m) uPVC double-glazed windows, built in wardrobe cupboard, wall mounted Kogan flat screen TV, DAB radio/alarm and iPad, mini fridge, two bedside tables with drawers, radiator, door to:

SHOWER ROOM EN-SUITE:

Shower cubicle with tiling to walls and folding screen, contemporary mixer valve, contemporary wash hand basin with mixer tap, low-level WC with dual flush cistern, tiling to walls and floor, extractor fan, wall lights, illuminated mirror.

ROOM 3:

Double room overall measurement 15'6 x 15'3 (4.72m x 4.64m) built in wardrobe cupboard, ceiling coving, ceiling rose, polished wood dresser unit, two leather armchairs, two bedside tables, desk and chair, free standing Sony Smart flat screen TV, DAB radio/alarm and iPad, mini fridge, vertical radiator, picture rail, oblique sea view, three floor to ceiling windows giving access to ornamental balcony, door to:

BATHROOM EN-SUITE:

Roll top bath with period style mixer tap, shower over and hinged screen, low-level WC with dual flush cistern, pedestal wash basin with mixer tap, tiling to walls, vertical towel rail, tiling to floor, extractor fan, wall lights, shaver point, access to overhead space.

REAR HALF LANDING:**ROOM 2:**

Small double/single 9'3 plus door recess x 6'9 (2.81m x 2.05m) radiator, built in wardrobe cupboard, three drawer unit, two uPVC double-glazed windows, wall mounted Alba flat screen TV, DAB radio/alarm, mini fridge, door to:

SHOWER ROOM EN-SUITE:

Shower cubicle with mixer valve, tiling to walls, contemporary wash basin with mixer tap, low-level WC with dual flush cistern, shaver point, wall lights, extractor fan, towel rail.

GROUND FLOOR

ENTRANCE LOBBY:

ENTRANCE HALL:



Dado rail having ceramic tiling below, engineered oak flooring, door through to:

BREAKFAST ROOM:



15'9 x 12'6 into chimney recess (4.80m x 3.81m) engineered oak flooring, bay window with oblique sea view, radiator, picture rail, three wall light points, servery with shelving and with chiller cabinet below, breakfast room catering for 12, sliding doors to:

OFFICE:

11'3 x 4'9 (3.42m x 1.44m) Picture rail, shelving, inset ceiling down lighters, engineered oak flooring, return door to the hallway, door through to:

KITCHEN:



9'9 x 6'6 (2.97m x 1.98m) Superb range of high gloss finish wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap and rinser bowl, space for Zanussi fridge and freezer, Bosch dishwasher, ceramic tiling to walls, stainless steel New World stove with five gas burners, stainless steel oven under, stainless steel backing and with canopied stainless steel extractor hood, uPVC double-glazed window, extractor fan, tiled floor.

STORAGE ROOM:



10'9 x 5'9 (3.27m x 1.75m) Radiator, shelving, opening to:

UTILITY:

Tumble dryer, shelving laundry storage area, uPVC double-glazed window.

Door with access to:

LOWER GROUND FLOOR

Carpeted Stairway to:

LOBBY:

Engineered oak flooring.

SITTING ROOM:

15'6 x 12'9 (4.72m x 3.88m) Engineered oak flooring, Pompadour style fireplace surround with gas point, wall mounted TV, recessed shelving, coving, two windows, separate street entrance, radiator, cupboard housing meters and fuse boxes, door to:

BEDROOM:

11'9 x 11'9 (3.58m x 3.58m) Double panelled radiator, engineered oak flooring, three built in wardrobe cupboards with hanging and shelved storage space, further recessed storage cupboard with hanging and storage space, under stairs cupboard, door through to:

SHOWER ROOM EN-SUITE:

Twin inset wash hand basins with mixer taps and with cosmetic cupboards under, wall to wall mirroring with concealed cupboard space behind, tiled shower unit with sliding screen, Mira mixer valve, low-level WC with concealed cistern, tiling to walls and floor, double panelled radiator, multi-paned glazed window overlooking the patio area.

From the bedroom there's an additional door out to :

FURTHER UTILITY AREA:

Washing machine, tumble dryer, shelving, lean-to glazed roof, cupboard housing pre-insulated cylinder tank with fitted immersion heater, wall mounted Worcester gas fired central heating boiler with programmer.

OUTSIDE

SMALL ENCLOSED PATIO:



Paving and raised flowerbeds.

All measurements are taken to the nearest 3 inches (7.6cm)
VIEWING THROUGH VENDORS AGENTS
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