

FOR SALE

**Guest and the City
Bed & Breakfast
2 Broad Street
Brighton
BN2 1TJ**



GRAVES SON & PILCHER



**CHIC & TRENDY BED & BREAKFAST
OFFERING SEVEN BEDROOMS**

£795,000 FREEHOLD

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RESIDENTIAL SALES AND LETTINGS DEPARTMENT

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Guest and the City occupies a central location in the heart of Brighton City Centre, between the St James's Street shopping thoroughfare with its varied range of shops, restaurants and café bars and the Seafront being some 100 meters from Brighton Pier and within walking distance of many of the Cities amenities including The Lanes, Churchill Square shopping mall, Royal Pavilion, Theatre Royal, Brighton Conference Centre, mainline railway station and bus services to many parts of the county.

Guest and the City is a chic and trendy bed and breakfast offering seven bedrooms, four with en-suite facilities, one with private facilities and a top floor two bedroom family suite with kitchenette and wet room.

Rooms 3 and 5 enjoy stunning stained glass windows depicting scenes of Brighton and Hove and have enclosed balconettes with partial sea views. The property has gas fired central heating, CCTV, a ground floor breakfast room complimented by a modern kitchen servery and at lower ground floor a one bedroom flat providing owner's accommodation.

The accommodation is arranged in more detail as follows:

THIRD FLOOR

LANDING



Velux roof window, access to roof space, inset ceiling down lighters, work surface with inset 1½ bowl sink unit with mixer tap with tea and coffee making facility.

WET ROOM



Fully tiled walls, inset wash hand basin in mosaic tiled surround, low-level WC with dual flush concealed cistern, vertical style thermostatically controlled radiator, skeilings, uPVC double-glazed Velux window, inset ceiling down lighters, strip light and shaver point, shower head, mixer valve.

ROOM 1



Double: 10'3 x 9'6 (3.12m x 2.89m) Chimney recess with shelved and hanging space, headboard with two reading lights, contemporary style thermostatically controlled radiator, wall mounted TV, uPVC double-glazed window and skeilings, laminate flooring.

ROOM 2



Double: 9'6 x 8' (2.89m x 2.43m) Recess with contemporary hanging space with drawers below and with shelf above, headboard with reading light, contemporary style thermostatically controlled radiator, uPVC double-glazed window, skilings, small table unit on pedestal wall mounted TV, laminate flooring.

SECOND FLOOR

ROOM 3

Double: 15' x 8'3 (4.57m x 2.51) Laminate flooring, contemporary vertical radiator, headboard with reading lights, bedside tables, fitted vertical storage unit, cast iron fire place surround with tiled inset and hearth, wall mounted TV, lovely stained glass window, two wall lights, door to:



en-suite shower room: mixer valve with tiling to walls, inset wash hand basin with contemporary mixer tap, low-level WC with concealed dual flush cistern, vertical ladder style thermostatically controlled radiator, inset ceiling down lighters, extractor fan, tiling to walls, door to enclosed balustrade 6'9 x 2'9' (2.05m x 0.83m) Oblique sea views.



Further Lobby to:

ROOM 4



Double: 10' into bay window x 9'3 (3.04m x 2.81m) Secondary double-glazed windows, cast iron fire surround with cast iron grate, tiled inset and hearth, wall light point, chimney recess with hanging space and two drawer unit, contemporary vertical radiator, further contemporary wall light, door to **en-suite shower room:** shower cubicle with mixer valve, inset wash hand basin with contemporary tap, low-level WC with dual flush cistern, vertical thermostatically controlled towel rail, extractor fan, inset ceiling down lighters.

FIRST FLOOR

Contemporary vertical thermostatically controlled radiator.

LOBBY

Two storage cupboards, door to:

ROOM 5

Double: 15' x 8'3 (4.57m x 2.51m)
Feature marble fireplace with tiled inset and hearth and cast iron grate, contemporary hanging unit, feature stain glass window, door to: sun loggia providing access to: ornamental balcony with oblique sea views, Wall mounted TV, contemporary vertical radiator, headboard with two adjoining bedside tables, two reading lights, door to:



en-suite shower room: tiled shower unit with mixer valve, inset wash hand basin with contemporary mixer tap, low-level WC with low flush concealed cistern, thermostatically controlled vertical towel rail, extractor fan, inset ceiling down lighters.



Further Lobby to:

ROOM 6



Double: 10'3 into bay x 9'3 (3.12m x 2.81m) Secondary double-glazed windows, cast iron fireplace surround with grate and tiled inset and hearth, wall mounted TV, two contemporary wall lights, contemporary vertical radiator, door to **en-suite shower room:** tiled shower unit with mixer valve, inset wash basin with mixer tap, low-level WC with dual flush concealed cistern, thermostatically controlled vertical towel rail, extractor fan, inset ceiling down lighters, recess with hanging space and with two drawer unit below.

Rear Half Landing

ROOM 7

Single: Currently used as a storage room 8'3 x 6' (2.51m x 1.82m) Radiator, contemporary hanging unit, headboard, wall mounted TV, secondary double-glazed window, two contemporary wall lights.

GROUND FLOOR

ENTRANCE HALL

Contemporary vertical radiator, attractive leaded light multi-paned glazed door to:

INNER HALLWAY

Further door to:

BREAKFAST ROOM



13'9 into bay window x 11'3 (4.19m x 3.42m) Contemporary vertical thermostatically controlled radiator, tiled fireplace surround with tiled hearth, wall mounted TV, inset ceiling down lighters, opening onto:

KITCHEN/SERVERY



14'9 x 7' (4.49m x 2.13m) Island units comprising a sink with contemporary mixer, space and plumbing for washing machine under, further unit with work surface, integrated fridge and freezer below, contemporary vertical radiator, shelving, additional unit with shelving and work surface, range of $\frac{3}{4}$ height storage cupboards, inset ceiling down lighters, ceramic tiled floor, door through to:

LOBBY

Separate WC (private WC for room 7) with corner contemporary sink unit with mixer tap and cupboard under, low-level WC with dual flush concealed cistern, vertical style towel rail, part ceramic tiling to walls, extractor fan, inset ceiling down lighters, door to:

SHOWER ROOM

Hip bath, contemporary mixer tap with shower attachment, contemporary wash hand basin with mixer tap, vertical heated towel rail, extractor fan, inset ceiling down lighters, strip light and shaver point, ceramic tiling to walls, return door to:

HALLWAY

Rear lower level.

LOBBY**KITCHEN**

7' x 6'9 (2.13m x 2.05m) Granite work surface with inset stainless steel sink and rinser bowl, storage cupboards below, shelving above, space and plumbing for tumble dryer, Smeg five burner gas oven with stainless steel splashback with canopy above and shelving, rear recess 7'6 x 4' (2.28m x 1.21m) housing Valiant wall mounted gas fired central heating boiler, Megaflow hot water system, granite work surface with Beko washing machine below, Beko fridge/freezer, roof light, double-glazed door giving access to:

PRIVATE REAR PATIO

Raised seating and ornamental palm trees.



Stairs down to:

LOWER GROUND FLOOR

SITTING ROOM

13'3 x 12' into bay (4.03m x 3.65m) Radiator, built in desk unit, built in shelving, wall mounted CCTV, additional radiator, multi-paned glazed door giving access to:



BEDROOM



13'3 x 10'6 (4.03m x 3.20m) Two recessed wardrobe cupboards, contemporary vertical radiator, further free standing mirror fronted wardrobe cupboard, double-glazed door giving access to outside staircase and cellar storage space, further multi-paned glazed door giving access to



En-suite shower room: hip bath and shower, fully tiled walls, wash hand basin with mixer tap, low-level WC, cosmetic cupboards, uPVC double-glazed window, inset ceiling down lighters.

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

**VIEWING THROUGH VENDOR'S SOLE AGENTS
GRAVES SON & PILCHER LLP 01273 321123**