

# FOR SALE

**The Kelvin Guest House  
9 Madeira Place  
Brighton  
BN2 1TN**



**GRAVES SON & PILCHER**



**WELL PRESENTED FAMILY RUN BED & BREAKFAST  
CENTRAL LOCATION**

**£825,000 FREEHOLD**

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RESIDENTIAL SALES AND LETTINGS DEPARTMENT

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The Kelvin is a family run Bed and Breakfast occupying a central trading position between the Seafront and the St James's Street shopping thoroughfare with its array of shops, restaurants and café bars, being readily accessible to many of the Cities tourist amenities including Sea Life Centre, Brighton palace Pier, the historic Lanes, conference centre and exhibition halls and Churchill Square mall.

The Kelvin occupies a five storey bay fronted period property having painted rendered elevations relieved at first floor level by an ornate balcony and comprising ten well-presented guest rooms, seven with en-suite facilities and three with private facilities complimented by a lovely breakfast room with west facing patio, modern kitchen with servery and at lower ground floor level owners accommodation comprising bedsitting room, bathroom and utility with two additional storage rooms.

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The accommodation is arranged in more detail as follows:

### THIRD FLOOR

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#### LANDING

Access to insulated roof space.

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#### ROOM 10



Double: 11'3 x 7'6 (3.03m x 2.28m) Radiator, uPVC double-glazed windows, wall mounted TV, inset ceiling down lighters, wall mounted wash hand basin with mixer tap and tiled splashback, shaver point, recess with shower cubicle having tiling to walls and mixer valve, further recess with hanging space and Corby trouser press.

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#### ROOM 9



Twin: Measures overall 13'6 into bay window deep door recess x 8'6 (4.11 x 2.59m) Contemporary vertical radiator, uPVC double-glazed windows with an oblique sea view, inset ceiling down lighters, recess with hanging and shelved storage space, **shower room en-suite:** fully tiled shower cubicle with mixer valve and with shampoo, shower and conditioner dispenser, low-level WC with dual flush cistern, wall mounted wash hand basin with contemporary mixer tap, tiled splashback, shaver point, extractor fan, inset ceiling down lighters.

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#### ROOM 8



Double: 12' x 7'6 plus deep door recess (3.65m x 2.28m) Radiator, uPVC double-glazed window, wall mounted TV, inset ceiling down lighters, door to **shower room en-suite:** fully tiled shower cubicle with mixer valve and with shampoo, shower and conditioner dispenser, inset ceiling down lighters, extractor fan, small uPVC double-glazed window, low-level WC with dual flush cistern, wall mounted wash hand basin with contemporary mixer tap, tiled splashback and shaver point.

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## SECOND FLOOR

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### ROOM 7



Double: 10'9 x 7'3 (3.27m x 2.21m) Radiator, uPVC double-glazed window, wall mounted TV, inset ceiling down lighters, recess with hanging and shelved storage space, wall mounted wash hand basin with mixer tap and with tiled splashback, shaver point, recess with shower cubicle, fully tiled walls, mixer valve, dispenser, extractor fan.

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### ROOM 6



Double: 13'6 into bay x 8'6 (4.11m x 2.59m) Contemporary vertical radiator, wall mounted TV, inset ceiling down lighters, uPVC double-glazed window with oblique sea view, recess with hanging and shelved storage space, **shower room en-suite:** fully tiled shower cubicle with mixer valve and dispenser, wall mounted wash hand basin with contemporary mixer tap and tiled splashback, low-level WC with dual flush cistern, shaver point, extractor fan, inset ceiling down lighters.

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### ROOM 5



Double: 10'9 x 8'3 plus door recess (3.27m x 2.51m) Radiator, uPVC double-glazed window, wall mounted TV, inset ceiling down lighters, recess with hanging and shelved storage space, **shower room en-suite:** fully tiled shower cubicle with mixer valve and dispenser, wall mounted wash hand basin with contemporary mixer tap and tiled splashback, low-level WC with dual flush cistern, shaver point, extractor fan, inset ceiling lights.

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### Rear Half Landing

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### SHOWER ROOM

Shower cubicle having fully tiled walls, mixer valve and dispenser, radiator, uPVC double-glazed window, inset ceiling down lighters, extractor fan.

### SEPARATE WC

Low-level WC with dual flush cistern, radiator, wash hand basin with tiled splashback, uPVC double-glazed window, extractor fan, inset ceiling down lighters.

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## FIRST FLOOR

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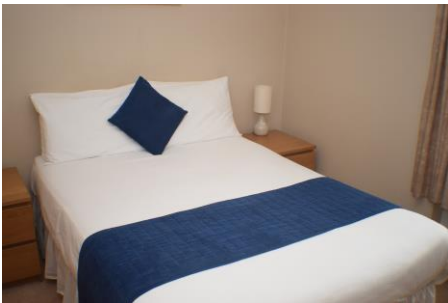
### ROOM 4 SIGNATURE ROOM



Lovely double: 13'3 into bay window x 11'3 (4.03m x 3.42m) Three floor to ceiling bay windows, double-glazed with access to ornamental balcony and an oblique sea view, wall mounted TV, recess with hanging and shelved storage space, contemporary vertical radiator, **shower room en-suite:** fully tiled shower cubicle, mixer and dispenser, wall mounted wash hand basin with contemporary mixer tap, low-level WC with dual flush cistern, extractor fan, inset ceiling down lighters, shaver point.

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### ROOM 3



Double: 10'9 x 8'3 plus door recess (3.27m x 2.51m) Radiator, uPVC double-glazed window, wall mounted TV, inset ceiling down lighters, recess with hanging and shelved storage space, **shower room en-suite:** fully tiled shower cubicle with mixer valve and dispenser, wall mounted wash hand basin with contemporary mixer tap and tiled splashback, low-level WC with dual flush cistern, shaver point, extractor fan, inset ceiling lights.

### ROOM 2



Single: 10'6 x 4'6 (3.20m x 1.37m) uPVC double-glazed window, radiator, wall mounted wash hand basin with contemporary mixer tap, tiled splashback, shaver point, recess with hanging and shelved storage space, wall mounted TV.

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## HALF LANDING

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### SERVICE CUPBOARD

Shelved, caters for laundry and supplies, extractor fan, small uPVC double-glazed window.

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## GROUND FLOOR

### ENTRANCE LOBBY

Demi-glazed door to:

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### ENTRANCE HALL

Double panelled radiator.



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## ROOM 1



Family Room: 13'9 into bay window x 12'9 (4.19m x 3.88m) Picture rail, wall mounted TV, Foldaway bed into a wardrobe cupboard otherwise twin but family, recess with hanging and shelved storage space, triple radiator, wooden sash windows, door to **en-suite shower room**: shower cubicle with mixer valve, dispenser, vanity unit with inset wash hand basin, cosmetic cupboard under and contemporary mixer tap, shaver point, tiled splashback, low-level WC with dual flush cistern, towel rail and extractor fan.

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Door through to Inner hallway

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## BREAKFAST ROOM



Facing west, 18' x 10'3 (5.48m x 3.12m) uPVC double-glazed doors giving access to a west facing covered decked area with additional outside seating, laminate flooring, corner servery with wall and floor cupboards and drawers, radiator, further door through to:

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## KITCHEN



Radiator door to lower accommodation, servery area 5'6 x 5'3 (1.67m x 1.60m) range of wall units, work surface with cupboard and drawers under, inset stainless steel sink bowl with contemporary mixer tap, tiled splash back, opening onto the kitchen 14'3 x 5'3 (4.34m x 1.60m) Excellent range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink bowl with contemporary mixer tap, inset AEG stainless steel five ring gas hob with canopied AEG stainless steel extractor hood over, housing with stainless steel AEG double oven and with stainless steel microwave, integrated dishwasher, uPVC double-glazed windows.

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Internal staircase to:

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## LOWER GROUND FLOOR

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### SEPARATE STREET ENTRANCE

uPVC double-glazed door to:

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### ENTRANCE HALL

Radiator, linoleum style flooring.

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## OWNERS BED SITTING ROOM



14'6 x 12'6 (4.42m x 3.81m) Old school type radiator, laminate flooring, currently used as part office.

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## BATHROOM



White suite comprising Jacuzzi bath with contemporary mixer tap, vanity unit with inset hand basin, cosmetic pull out drawer under and mirror over, corner shower cubicle with rain head shower, body spray, mixer valves, dispenser, fully tiled walls, uPVC clad ceiling, extractor fan, inset ceiling down lighters, ceramic tiled floor, low-level WC with concealed cistern.

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## UTILITY ROOM

6' x 4'9 (1.82m x 1.44m) Work surface with inset stainless steel sink bowl and mixer tap, plumbing below for washing machine and tumble dryer, door through to:

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## BOILER ROOM

Gas fired central heating boiler and Heatrae Sadia Megaflo water heater.

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## INTERNAL STORAGE ROOM

Soundproofed – 9'9 x 9'3 (2.97m x 2.81m) With sound proofing to walls and ceiling.

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## REAR ROOM

Currently used as a bedroom but without natural light or ventilation.

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## DRESSING AREA

9'3 x 3'6 (2.81m x 1.06m) Dresser unit incorporating wardrobe, hanging space and drawers, furthers shelved walled unit.

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

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