

CHURCHILL BRIGHTON

Russell Square Brighton East Sussex BN1 2EF



CHURCHILL
— BRIGHTON —

PORT · HALL
ESTATES

GUIDE PRICE £ 875,000
FREEHOLD



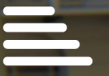
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SUMMARY



Ideally situated in Russell Square in the heart of the City Centre being readily accessible to the Churchill Square shopping mall. Brighton mainline railway station, the sea front and promenade, Brighton i360 observation tower and the array of pubs, restaurants and café bars within the famous Lanes and the vibrant North Laine.

The Guest House built in the early 1800's forms part of a listed terrace overlooking a communal garden square and comprising a five storey terraced property having painted rendered elevations relieved at first floor level by an attractive covered ornamental balcony.

Currently arranged as nine tastefully and recently redecorated guest rooms with en-suite facilities. Gas fired central heating and a recently installed sprinkler system throughout.



On the ground floor there is an owners/managers studio apartment and a small walled patio at lower ground floor level, accommodation is arranged more particularly as follows:



THIRD FLOOR

LANDING:

Access to roof space.

ROOM 9:

14'6 x 11'9

Double: Wall mounted TV, inset ceiling down lighters, radiator, multi-paned glazed window overlooking the gardens, open hanging rail with storage shelf above, door to en-suite shower room: corner shower cubicle with sliding screen and with Mira mixer valve, contemporary wash hand basin with mixer tap, low-level WC with concealed cistern, part tiling to walls, vertical towel rail, strip light and shaver point, inset ceiling down lighters, extractor fan.

ROOM 8:

11'9 x 9'9 plus small recess with courtesy shelf

Double: Wall mounted TV, inset ceiling down lighters, radiator, uPVC double-glazed window looking south, hanging rail with storage shelf above, door to en-suite shower room: corner shower cubicle with Mira mixer valve, contemporary wash hand basin with mixer tap, low-level WC with concealed cistern, part tiling to walls, inset ceiling down lighters, extractor fan.



SECOND FLOOR

ROOM 7:

11'9 x 9' plus small recess with courtesy shelf

Double: Wall mounted TV, inset ceiling down lighters, radiator, uPVC double-glazed window looking south, hanging rail with storage shelf above, door to en-suite shower room: corner shower cubicle with Mira mixer valve, contemporary wash hand basin with mixer tap, low-level WC with concealed cistern, half tiling to walls, inset ceiling down lighters, extractor fan, strip light and shaver point.



ROOM 6:

11'6 x 10'9

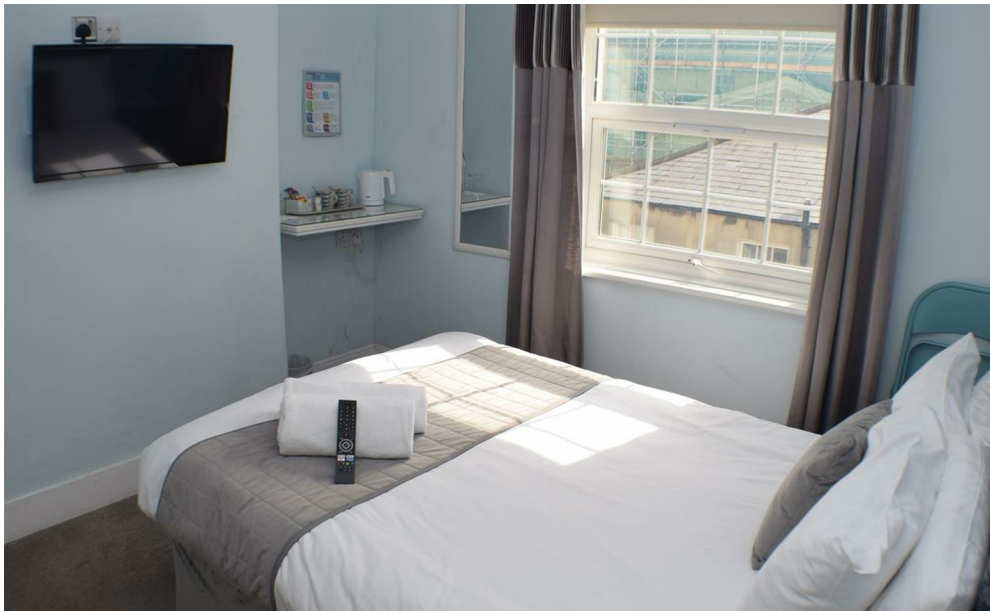
Twin: Courtesy shelf, two bedside shelves, inset ceiling down lighters, radiator, multi-paned glazed window overlooking the garden, wall mounted TV, hanging rail with storage shelf above, door to en-suite shower room: shower cubicle with Mira mixer valve, low-level WC with concealed cistern, contemporary wash hand basin with mixer tap, vertical style heated towel rail, inset ceiling down lighters, extractor fan, part tiling to walls.

FIRST FLOOR

ROOM 5:

11'9 x 8'9 plus small recess with courtesy shelf

Double: Wall mounted TV, inset ceiling down lighters, radiator, uPVC double-glazed window looking south, hanging rail with storage shelf above, door to en-suite shower room: corner shower cubicle with Mira mixer valve, contemporary wash hand basin with mixer tap, low-level WC with concealed cistern, half tiling to walls, inset ceiling down lighters, extractor fan, strip light and shaver point.



ROOM 4:

11'9 x 11'6

Feature fitted headboard with mirrored inset and two spot lights, radiator, cosmetic shelf, hanging rail with storage shelf above, wall mounted TV, inset ceiling down lighters, glazed doors giving access to ornamental balcony overlooking the gardens, door to en-suite corner shower room: shower cubicle with Mira mixer valve, contemporary wash hand basin with mixer tap, low-level WC with concealed cistern, half tiling to walls, inset ceiling down lighters, extractor fan, strip light and shaver point.

GROUND FLOOR

ENTRANCE LOBBY:



ENTRANCE HALL:

Parquet flooring, double panelled radiator, fitted safe combination system with nine key safes, double doors opening onto:

OWNERS/MANAGERS ACCOMMODATION

KITCHEN/RECEPTION AREA:

L-shaped floor units with Granite work tops, inset stainless steel sink bowl, cupboards and drawers, space for fridge, wall cupboard.

EN-SUITE BATHROOM:

Recently installed with shower bath, vanity unit low-level WC, storage cupboard, further built in cupboard, tiling to walls and floor, electric radiator, Xpelaire.

BED SITTING ROOM:

12' x 10'6

Parquet flooring, two old school type radiators, fireplace surround with coal effect gas fire, ceiling coving.

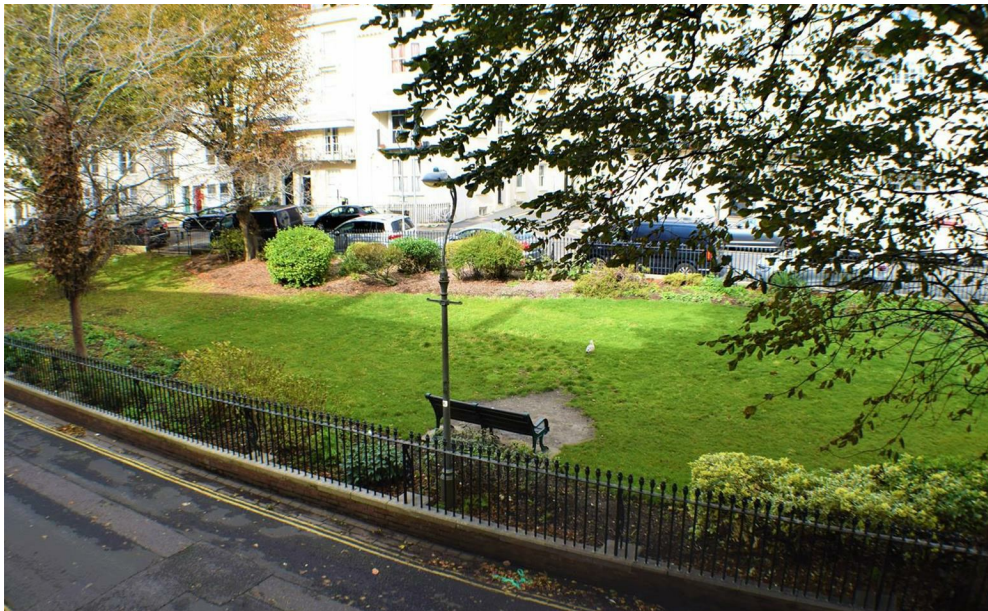
LOWER GROUND FLOOR

ROOM 3:

12'6 x 11'3

Currently used as storage.

Radiator, wall mounted TV, hanging rail with storage shelf above, door to en-suite shower room: shower cubicle with Mira mixer valve, contemporary wash hand basin with mixer tap, low-level WC with concealed cistern, half tiling to walls, inset ceiling down lighters, extractor fan, strip light and shaver point, polished pine strip floor.





ROOM 2:

12'3 x 8'

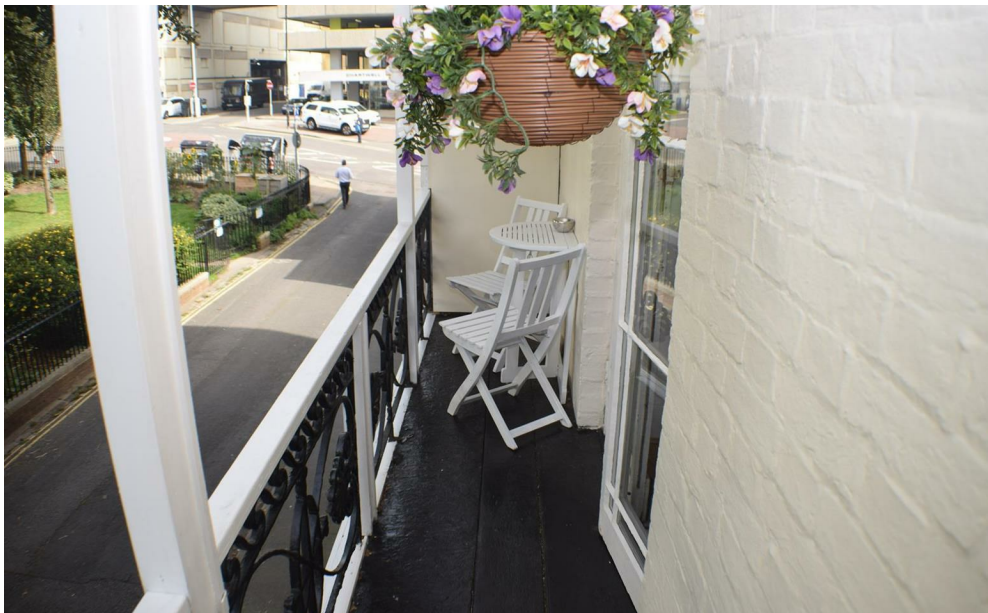
Double: Radiator, inset ceiling radiators, fitted headboard, wall mounted TV, two hanging rails, one with storage shelf above, pine laminate floor, door to en-suite shower room: shower cubicle with Mira mixer valve, contemporary wash hand basin with mixer tap, low-level WC with concealed cistern, half tiling to walls, inset ceiling down lighters, extractor fan, strip light and shaver point, polished pine strip floor, window overlooking rear patio.

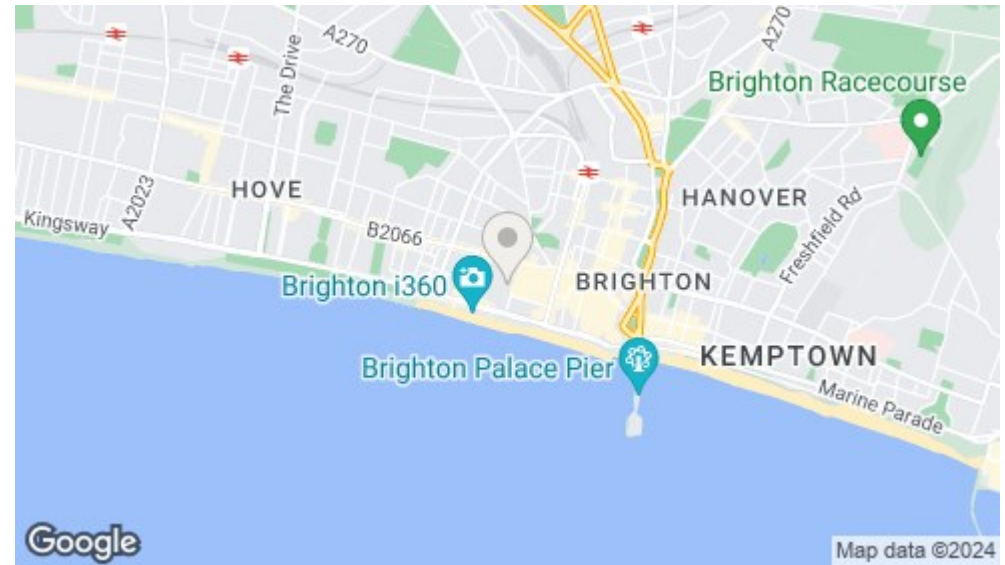
ROOM 1:

Unable to view.

OUTSIDE

Paved walled patio with timber garden shed.





VIEWINGS

Please contact our Port Hall Estates Office on 01273 559846 if you wish to arrange a viewing for this property or require further information.



LOCATION

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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