

# Cavalaire Hotel

Upper Rock Gardens Brighton BN2 1QF



PORT · HALL

ESTATES

GUIDE PRICE £1,400,000  
FREEHOLD



11



12



3



# SUMMARY



The Cavalaire is one of Brighton and Hove's leading Guest Houses having been at the forefront for many years.

Located on a tree lined avenue on Upper Rock Gardens being readily accessible to many of the City's amenities and tourist attractions including Sea Life Centre, Brighton Palace Pier, the Conference Centre hosting concerts and exhibitions, the famous Lanes, Churchill Square shopping mall and within walking distance of the lovely Queens Park with its varied range of recreational facilities.

This beautifully presented Boutique Guest House enjoys a highly individual interior whilst retaining original features of the period.



The accommodation offers ten en-suite double bedrooms an intimate 18' breakfast room/residents lounge, reception/office, kitchen, owner's accommodation comprising bedroom with en-suite bathroom and a 17' double aspect lounge with balcony providing access to a rear patio garden with timber workshop/studio.

In addition there is a laundry room with two wall mounted gas fired boilers, a Joule unvented pressurised water system, a storage cellar with water softener, gas fired central heating and recently installed uPVC double-glazed sash windows with all front elevation windows being noise resistant. CCTV cameras, Security safes, fridges and courtesy trays to each room. Arranged more particularly as follows:



## FOURTH FLOOR

### ROOM 9:

16' x 14'9

Lovely double-glazed west facing window with views over Brighton to the sea, two storage cupboards, access to roof storage space, fireplace surround, wall mounted smart TV, En-suite shower room: shower cubicle with tiling to walls, mixer valve, low-level WC with dual flush cistern, contemporary pedestal wash basin with mixer tap, ceramic tiled floor, ladder style heated towel rail, uPVC double-glazed windows, fully tiled walls, inset ceiling down lighters.

### ROOM 8:

13'6 x 9'

Slightly irregular shape, period fireplace surround, uPVC double-glazed window enjoying views over Brighton to the sea, double panelled radiator, unit housing fridge, and with hanging and drawer space, wall mounted TV, fitted headboard, to En-suite shower room: shower cubicle with tiling to walls, mixer valve, low-level WC with dual flush cistern, contemporary pedestal wash basin with mixer tap, ceramic tiled floor, ladder style heated towel rail, extractor fan, fully tiled walls, inset ceiling down lighters.



## THIRD FLOOR

### ROOM 7:

17'9 into bay window x 15'9

Irregular shape, sealed unit uPVC double-glazed windows with an oblique sea view, marble fireplace surround with cast iron inset and hearth, radiator, smart TV, En-suite shower room: tiled shower cubicle, mixer valve, low-level WC with dual flush cistern, pedestal wash basin with mixer tap, shaver point, uPVC double-glazed windows, ceramic tiling to floor, tiled walls, inset ceiling down lighters.



### ROOM 6:

13'6 x 9'6

uPVC double-glazed window, double panelled radiator, corner unit with drawers and hanging space, wall mounted smart TV, fitted headboard, courtesy tray, En-suite shower room: corner shower cubicle with tiling to walls, mixer valve, low-level WC, wash hand basin with contemporary mixer tap. Fully tiled walls, ceramic tiled floor, ladder style heated towel rail, extractor fan, illuminated mirror, inset ceiling down lighters.

### SECOND FLOOR

### ROOM 5:

11' plus door recess x 10'

Recess in hallway with hanging and shelved storage space, uPVC double-glazed window with oblique sea view, vertical radiator, fitted headboard, wall mounted smart TV, door to En-suite shower room: shower cubicle with tiling to walls, mixer valve, pedestal wash basin with mixer taps, low-level WC, ladder style heated towel rail, shaver point, fully tiled walls, inset ceiling down lighters and uPVC double-glazed window

### FIRST FLOOR

### ROOM 3:

18'3 into bay window x 16'9

Feature marble fireplace surround with tiled and cast inset and hearth, three floor to ceiling uPVC double-glazed windows, inset ceiling down lighters, attractive ceiling coving, radiator, smart TV, cooler, safe, En-suite shower room: walk-in shower having tiled walls, mixer valve, pedestal wash basin with contemporary mixer tap, vertical ladder style heated towel rail, low-level WC, shaver point, uPVC double-glazed window, inset ceiling down lighters, tiling to walls, ceramic tiled floor.





## ROOM 2:

13'9 x 9'3

Double Room, fitted headboard, corner unit with courtesy tray, wall mounted smart TV, double panelled radiator, wardrobe unit with hanging space, shelves and drawers, door to En-suite shower room: corner shower cubicle with mixer valve, low-level WC with dual flush cistern, wash hand basin with contemporary mixer tap, tiling to walls and floor, vertical heated towel rail, inset ceiling down lighters, extractor fan, illuminated mirror.

## ROOM 1:

13'3 x 10' (4.03m x 3.04m)

uPVC double-glazed window, corner unit housing hanging and storage space, wall mounted smart TV, door to En-suite shower room: shower cubicle with tiling to walls, mixer valve, low-level WC with dual flush cistern, pedestal wash basin with mixer tap, mirror, shaver point, extractor fan, uPVC double-glazed window, tiling to walls, vertical ladder style towel rail, ceramic tiled floor.

## GROUND FLOOR

Tiled approach to:

### ENTRANCE LOBBY:

Glazed door to:

### ENTRANCE HALL:

Laminate flooring, feature natural brick finish wall, ceiling down lighters, ceiling cornice, vertical style radiator, skirting with integrated spotlights.

### BREAKFAST ROOM/LOUNGE:

17'9 into bay window x 12'

uPVC double-glazed windows, marble fireplace surround with cast iron and tiled inset and tiled hearth, laminated floor, radiator, lovely ceiling cornice, ceiling rose, pine folding doors giving access to:





### OFFICE:

14' x 10'

Lovely marble fireplace surround with cast iron hearth, coal effect gas fire, radiator, uPVC double-glazed window, ceiling cornice, ceiling rose. laminate flooring, two wall light points, skirting has integrated lighting, contemporary vertical radiator, door to:

### INNER HALLWAY:

### CLOAKROOM:

Demi-glazed pine door, low-level WC, corner wash hand basin, fully tiled walls, uPVC double-glazed window, corner storage unit.

Door to:

### KITCHEN:

11'9 x 9'3

Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset 1½ bowl stainless steel sink unit with mixer and rinser, professional Rangemaster 90 cooker with four burner gas hobs, Blue Seal grill above and with double oven and under grill,, space for fridge and freezer, further space for fridge, uPVC double-glazed window, tiling to walls, extractor fan, door through to:

### PERSONAL LOUNGE:

17'9 x 10'6

Lovely double aspect room south and east with uPVC double-glazed windows, uPVC double-glazed doors giving access to a small balcony with decking and gate down to the rear garden, built-in custom built shelving/door unit with space for TV display, cupboards, drawers, bookshelves, inset lighting, pull out desk unit, further cupboards shelving, vertical radiator.

Internal staircase down to:

### LOWER GROUND FLOOR

uPVC double-glazed door, cellar storage space, marble tiled flooring, meter cupboards, Softnet Water System in cupboard.





### LOBBY:

Cellar storage space with Softnet water system, meter cupboards, door to:

### INNER HALLWAY:

Meter cupboards, further door to:

### FURTHER HALLWAY:

Radiator

### ROOM 10:

15'6 into bay window x 12'3

Built in desk unit with space for fridge, wall mounted smart TV, uPVC double-glazed windows, individual fitted headboard, built in storage cupboards, door to En-suite shower room: shower cubicle with tiling to walls, mixer valve, pedestal wash basin with mixer tap, low-level WC, vertical towel rail, shaver point, extractor fan, inset ceiling down lighters, fully tiled walls, ceramic tiled floor.

### ROOM 11:

10'6 x 9'

uPVC double-glazed window, radiator, wall mounted smart TV, recess with shelving, desk unit, fridge, radiator, built in wardrobe cupboard with hanging and shelved storage space, door to En-suite shower room: shower cubicle, mixer valve, fully tiled walls, pedestal wash basin with mixer tap, low-level WC, vertical heated towel rail, shaver point, mirror, extractor fan, inset ceiling down lighters, ceramic tiled floor, tiling to walls.

### LAUNDRY ROOM:

10'9 x 7'3

Space for washing machine, tumble dryer, two Valiant wall mounted gas fired combination boilers – brand new – Joule water cylinder, uPVC double-glazed door, ceramic tiled floor, illuminated linen cupboard with shelving, thermostat, uPVC double-glazed window, door to:





## PERSONAL SUITE:

### BATHROOM:

Shower bath with mixer tap and hand shower over, pedestal wash basin with mixer tap, low-level WC, heated vertical towel rail, tiling to walls, inset ceiling down lighters, uPVC double-glazed window, ceramic tiled floor, door through to:

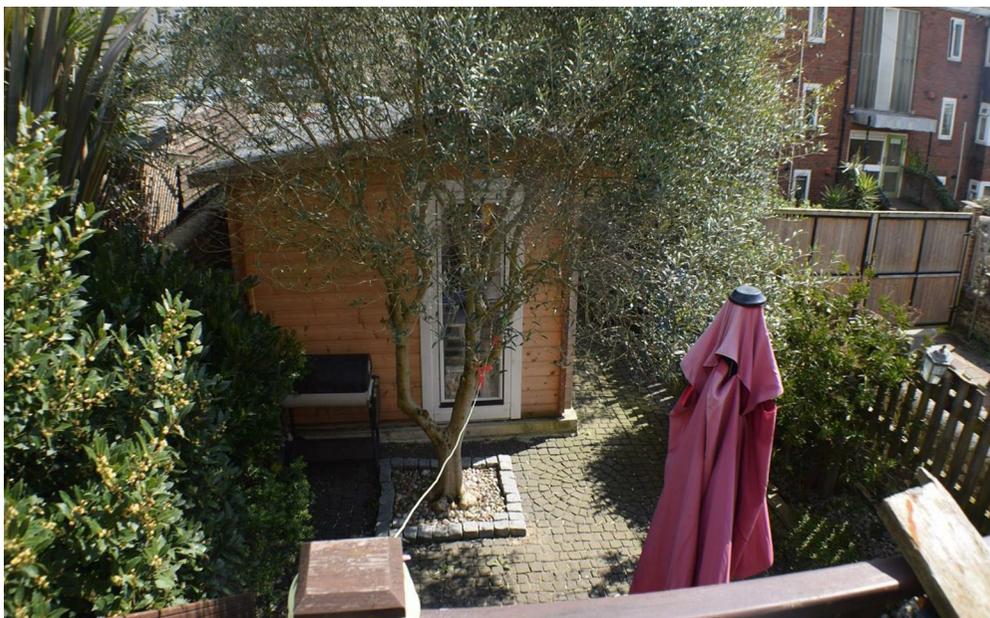
### BEDROOM:

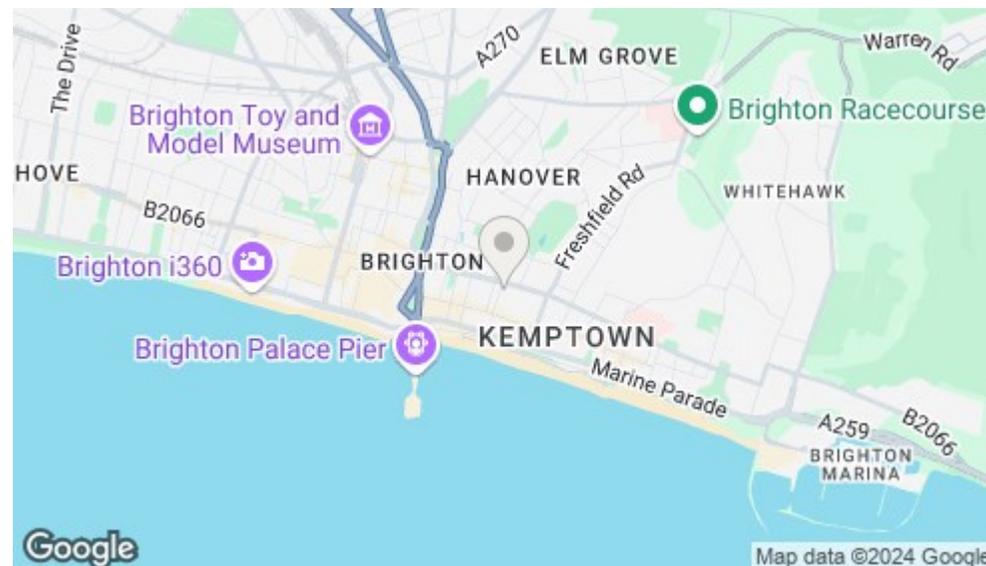
16'9 x 9'3

Double aspect, range of mirror fronted built in wardrobes cupboards with hanging and shelves storage space, uPVC double-glazed windows, laminate floor, wall mounted smart TV, inset ceiling down lighters.

### OUTSIDE

Brick paved rear yard with flowerbeds and borders, mature shrubs, bushes and trees, timber storage/workshop, gate out to the rear road.





## 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

**N.B: Artwork not included but can be purchased, contents as per inventory.**

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