

PORT • HALL

ESTATES



Alvia Guest House

36 Upper Rock Gardens

Brighton

East Sussex

BN2 1QF



FOR SALE

Asking price £1,300,000

Freehold

Summary

The Alvia is an imposing five storey Guest House situated in the popular Kemp Town area of the City, readily accessible to many of the tourist attractions including Sea Life Centre, Brighton Palace Pier, Royal Pavilion, Theatre Royal, the famous Lanes and the Churchill Square shopping mall.

Queens Park with its varied range of recreational facilities is within a ten minute walk. Local shops, restaurants and café bars are also available in St James's Street and St Georges Road.

A bay fronted period property currently arranged as fourteen en-suite bedrooms comprising single, doubles and family rooms with the benefit of gas fired central heating. In addition to the rear of the property access from Lavender Street and St Mary's Place is an on-site parking area for 3/4 cars.

THIRD FLOOR

LANDING:

Storage cupboard.

ROOM 10:

14'6 x 11'

Double: Double panelled radiator, uPVC double-glazed windows, wardrobe cupboard, wall mounted TV, EN-SUITE SHOWER ROOM: half tiling to walls and ceramic tiled floor, vanity unit with inset wash hand basin and mixer tap, low-level WC with dual flush cistern, strip light, inset ceiling down lighters, fully tiled shower cubicle with mixer valve.

ROOM 9:

12'3 x 9'

Twin: Range of fitted shelving with courtesy tray, TV, twin beds, uPVC double-glazed window, SHOWER ROOM EN-SUITE: comprising fully tiled shower cubicle with mixer valve, vanity unit with mixer tap and cosmetic cupboard under, strip light, low-level WC, ladder style heated towel rail, ceramic tiling to floor, inset ceiling down lighters.

HALF LANDING:

Aluminum double-glazed door out to a small fire escape/terrace.

SECOND FLOOR

ROOM 7:

13'3 x 10'

Double: Fitted contoured headboard, built in wardrobe cupboard with hanging and shelving storage space, double panelled radiator, wall mounted TV, EN-SUITE SHOWER ROOM: Half tiled walls, pedestal wash basin, low-level WC, ceramic tiled floor, tiled shower cubicle with sliding screen and mixer valve, inset ceiling down lighters, extractor fan.

ADJOINING STORAGE ROOM:

10'3 x 6'3

Pedestal wash basin, strip light, was originally part of a family room.

ROOM 6:

9'3 plus recess x 9'

Double: Radiator, uPVC double-glazed windows, vanity shelf, wall mounted TV, EN-SUITE SHOWER ROOM: fully tiled shower room, low-level WC with dual flush cistern, wash hand basin with mixer tap, shaver point, inset ceiling down lighters, extractor fan, tiled shower cubicle with glazed screen and mixer valve.

HALF LANDING:

ROOM 8:

9'6 x 9'3 plus deep recess

Double: Double panelled radiator, inset ceiling down lighters, hanging and shelved storage space, wall mounted TV, uPVC double-glazed window, EN-SUITE SHOWER ROOM: fully tiled walls, corner pedestal wash hand basin with mixer tap, low-level WC with dual flush cistern, ladder style heated towel rail, ceramic tiling to floor, fully tiled shower cubicle with mixer valve, inset ceiling down lighters.

FIRST FLOOR

ROOM 5:

12'6 x 6

Single: Wall mounted TV, radiator, pedestal wash hand basin with mixer tap, tiled shower cubicle with mixer valve, floor to ceiling window opening onto an ornamental balcony.

ROOM 4:

13'6 into bay window plus recess x 9'

Double: Radiator, built in wardrobe cupboard, wall mounted TV, coved ceiling, EN-SUITE SHOWER ROOM: fully tiled walls, wash hand basin with mixer tap, corner low-level WC with dual flush cistern, fully tiled shower cubicle with mixer valve, extractor fan, ladder style heated towel rail, inset ceiling down lighters, ceramic tiled floor.

ROOM 3:

9'3 x 8'9

Double: Marble fireplace surround with cast iron and tiled inset, recessed shelving with hanging and storage space, wall mounted TV, uPVC double-glazed window, double panelled radiator, door to EN-SUITE SHOWER ROOM: half tiled walls, vanity unit with inset wash hand basin, low-level WC, corner shower cubicle with tiling to walls and mixer valve, extractor fan, inset ceiling down lighters, strip light, ceramic tiled floor.

REAR HALF LANDING:

Communal WC with fully tiled walls, uPVC double-glazed window, low-level WC, ceramic tiled floor.

ROOM 2:

9'3 plus door recess x 9'

Single: 9'3 plus door recess x 9' (2.81m x 2.74m) Inset ceiling down lighters, double panelled radiator, wall mounted TV, recessed hanging and shelved storage unit, EN-SUITE ROOM: fully tiled walls, low-level WC, wash hand basin with mixer tap, ladder style heated towel rail, shower cubicle with mixer valve, extractor fan, ceramic tiled floor.

GROUND FLOOR

ENTRANCE HALL:

Outer front door, semi-glazed inner door, dado rail, radiator.

ROOM G1:

12'9 into bay x 12'6

Double: Double panelled radiator, wall mounted TV, ceiling cornice, door to EN-SUITE SHOWER ROOM: half tiled walls, low-level WC, wash hand basin with mixer tap, extractor fan, fully tiled shower cubicle with mixer valve, folding screen.

ROOM G2:

9' x 8'6

Double: Double panelled radiator, uPVC double-glazed window, hanging and shelved recess, ceiling cornice, wall mounted TV, small desk unit, door to EN-SUITE SHOWER ROOM: part tiling to walls, low-level WC, wash hand basin with mixer tap, fully tiled shower cubicle with folding screen and mixer valve, extractor fan.

INNER HALL

ROOM G3:

11'9 x 9'3

Family Room: 11'9 x 9'3 (3.58m x 2.81m) Laminate floor, small kitchen area with stainless steel double drainer sink unit and mixer tap, cupboards and drawers under, space for a fridge, wall cupboards, door through to EN-SUITE SHOWER ROOM: corner WC with dual flush cistern, wash hand basin with mixer tap, fully tiles shower unit, half tiling to walls, window, extractor fan, additional annex 7'9 x 5'9 (2.36m x 1.75m) double aspect with two Velux roof lights, uPVC double-glazed windows, wall mounted TV, door to rear parking area.

LOWER GROUND FLOOR

HALLWAY:

Radiator.

ROOM B1:

18' into bay x 11'6

Family Room: Feature fireplace surround with cast iron and tiled inset, recessed dresser unit with shelving and cupboard space and with space for fridge, additional recessed dresser unit with shelving and cupboard space below, radiator, laminate flooring, EN-SUITE ROOM: part tiling to walls, vanity unit with inset wash hand basin and mixer tap, low-level WC, ladder style heated towel rail, ceramic tiled floor, FULLY TILED SHOWER CUBICLE with sliding screen, mixer valve, extractor and inset ceiling down lighters.

ROOM B2:

12'9 x 12'3

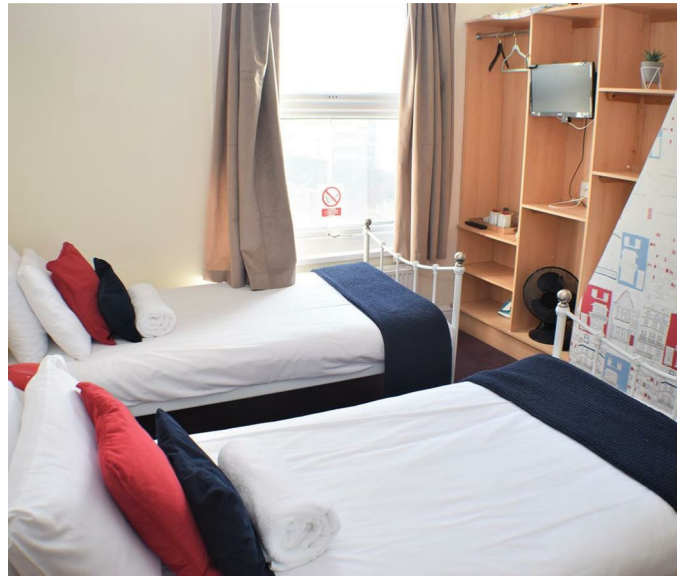
Double: Radiator, wall mounted TV, glazed wooden doors to small enclosed patio area, further door through to EN-SUITE SHOWER ROOM: vanity unit with inset wash hand basin and mixer tap, low-level WC, fully tiled shower cubicle with mixer valve, ceramic tiling to floor, uPVC double-glazed window, extractor fan, inset ceiling down lighters, strip light, door to additional Twin Room: 10'3 x 7'6 (3.12m x 2.28m) Radiator, windows, recessed shelved storage unit, storage cupboard with louvre doors.

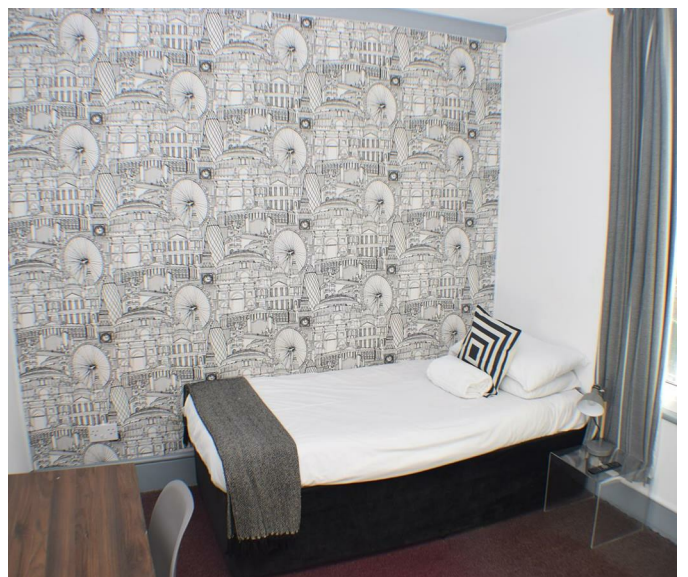
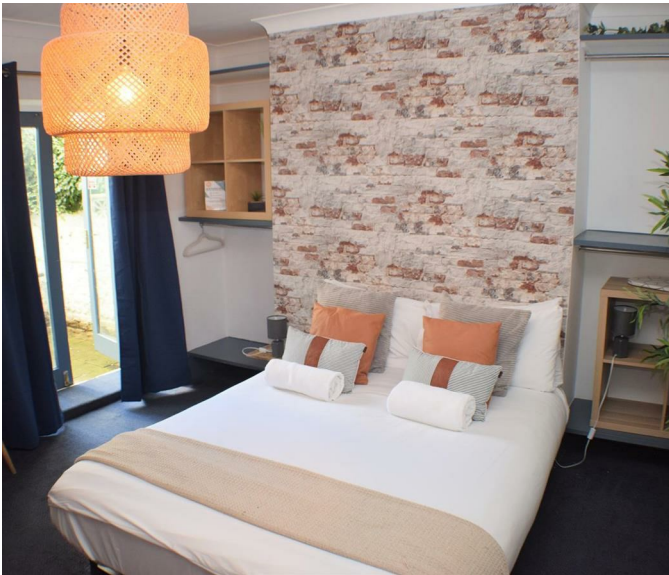
BOILER ROOM:

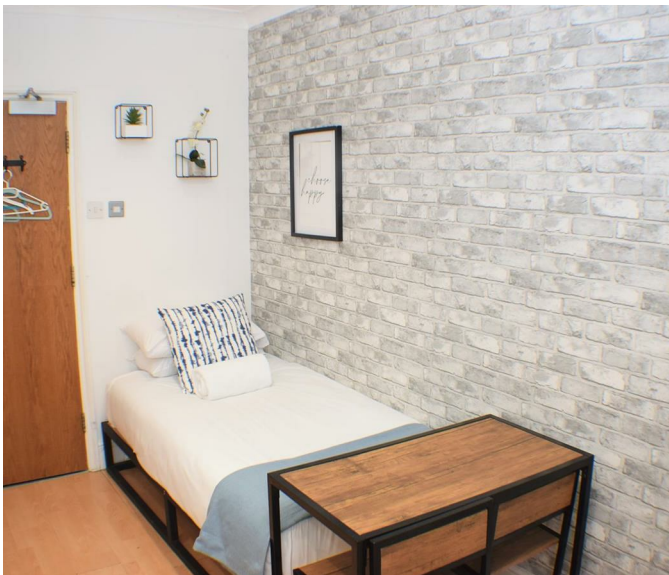
Wall mounted Worcester boiler, digital programmer, little bit of storage space.

REAR:

Brick paved rear parking area with potentially space for four off street cars, steps up to the ground floor and steps down to a patio and boiler room, flint walls, approached via St Mary's Place and Lavender Street.







Viewing

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



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