

# HORIZON

New Steine Brighton East Sussex BN2 1PD

**PORT · HALL**

ESTATES



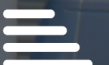
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# SUMMARY



A unique opportunity to acquire a long Leasehold interest in this independently owned triple fronted hotel, ideally situated on New Steine immediately off the Seafront and being readily accessible to the City's tourist attractions including Sea Life centre, Brighton Palace Pier, The Royal Pavilion, the famous Lanes, Brighton Marina and the recently opened Soho House. Bus services running along the coast are close at hand.

Arranged over five floors (no lift access) the accommodation comprises some 38 rooms majority with en-suite facilities and with the upper front rooms enjoying views across the gardens to the sea.

At lower ground floor level with its own street entrance there is a bar/function/dining room facility, ideally suited to a restaurant with a good size kitchen adjoining.



The accommodation would now benefit from some modernisation and redecoration and is arranged more particularly as follows:



## SOUTH WING

### THIRD FLOOR

#### ROOM 36:

Family 14'3 x 9'3 (4.34m x 2.81m) En-suite shower room.

#### ROOM 35:

Family: 14.3 x 12' (4.34m x 3.54m) En-suite shower room, sea view.

#### ROOM 34:

Single 11'6 x 6' (3.50m x 1.82m) Sea view

#### ROOM 32:

Twin: 12'3 x 9'3 (3.73m x 2.81m) En-suite shower room, sea view.

#### ROOM 31:

Twin: 12'3 x 9'6 (3.73m x 2.89m) En-suite shower room.

### SECOND FLOOR

#### ROOM 26:

Double: 13'6 9'3 (4.11m x 2.81m) En-suite shower room.

#### ROOM 25:

Family: 14' x 11'6 (4.26m x 3.50m) En-suite shower room, sea view.

#### ROOM 24:

Single 10' x 6'3 (3.04m x 1.90m) En-suite shower room, sea view.

#### ROOM 22:

Double: 13'6 x 10' (4.11m x 3.04m) En-suite shower room, sea view.

#### ROOM 21:

Twin: 12'3 x 9'6 (3.73m x 2.89m) En-suite shower room.

### FIRST FLOOR

#### ROOM 19:

Twin: 13'3 x 9'6 (4.03m x 2.89m) En-suite shower room.

#### ROOM 18:

Double: 14' x 11'3 (4.26m x 3.42m) En-suite shower room, sea view.



#### ROOM 17:

Single: 10' x 6'3 (3.04m x 1.90m) En-suite shower room, sea view.

#### ROOM 16:

Double: 15'3 x 10'3 (4.64m x 3.12m) En-suite shower room, sea view.

#### ROOM 15:

Double: 10'3 x 9' (3.12m x 2.74m) En-suite shower room.

#### ROOM 12:

Family: 21' x 12'3 (6.40m x 3.73m) En-suite shower room.

#### ROOM 11:

Family: 16' x 11'9 (4.87m x 3.58m) En-suite shower room.

#### ROOM 10:

Single: 12'3 x 6'9 (3.73m x 2.05m) Currently staff room.

#### GROUND FLOOR

#### ROOM 9:

Double 11' x 10'6 (3.35m x 3.20m) En-suite shower room. (used as storeroom)

#### ROOM 8:

Family: 14'6 x 11'6 (4.41m x 3.50m) En-suite shower room.

#### ROOM 7:

Single: 9'3 x 8'6 (2.81m x 2.59m) En-suite shower room.

#### ROOM 6:

Single: 11'6 x 6'9 (3.50m x 2.05m) En-suite shower room.

#### ROOM 5:

Storeroom: 11'6 x 6' (3.50m x 1.82m)

#### ROOM 4:

Double: 10'3 x 9'3 (3.12m x 2.81m) En-suite shower room.

#### ROOM 3:

Family: 16' x 14'6 (4.87m x 4.41m) En-suite shower room.

#### RECEPTION:

12'3 x 6' (3.73m x 1.82m).







#### LOUNGE:

19' x 11'9 (5.79m x 3.58m)

#### LOWER GROUND FLOOR

#### BAR/SEATING:

28' x 16'3 (8.53m x 4.95m) Opening to:

#### DINING ROOM:

23' x 11'3 (7.01m x 3.42m).

#### KITCHEN:

18'9 x 11' (5.71m x 3.35m).

#### ANCILLARY ROOMS:

3 x Storage and laundry rooms.

#### PATIO AREA:

#### NORTH WING

#### THIRD FLOOR

#### ROOM 58:

Single: 14 x 9' (4.49m x 2.74m) Sea view

#### ROOM 57:

Double: 11'6 x 10'6 (3.50m x 3.20m) En-suite shower room, sea view.

#### ROOM 56:

Double: 13' x 11'6 (3.96m x 3.50m) En-suite shower room.

#### SECOND FLOOR

#### ROOM 55:

Single: 11'3 x 6'3 (3.42m x 1.90m) shower cubicle, sea view.

#### ROOM 54:

13'5" x 12'2"

Double: 13'6 x 12'3 (4.11m x 3.73m) en suite shower room.



#### ROOM 53:

Double: 12' x 10' (3.65m x 3.04m) En-suite shower room.

#### ROOM 52B:

Single: 9' x 5' (2.74m x 1.52m) En-suite shower room.

#### FIRST FLOOR

#### ROOM 52:

Single: 9' x 6' (2.74m x 1.82m) Shower cubicle.

#### ROOM 51:

Double: 14' x 11'6 (4.49m x 3.50m) En-suite shower room, sea view.

#### ROOM 50:

Double: 11'9 x 10'9 (3.58m x 3.27m) En-suite shower room.

#### ROOM 49:

Single: 10' x 9'3 (3.04m x 2.81m) En-suite shower room.

#### GROUND FLOOR

#### ROOM 48:

Double: 14'6 x 13'6 (4.41m x 4.11m) En-suite shower room.

#### ROOM 47:

Double: 10' x 8' (3.04m x 2.43m) En-suite shower room.

#### ROOM 23:

Small Double: 11' x 8'6 (3.35m x 2.59m) Shower cubicle plus WC. Plus adjoining single room 9' x 8' (2.74m x 2.43m).

#### LOWER GROUND FLOOR

#### ROOM 46:

Double: 12' x 10'9 (3.65m x 3.27m) En-suite shower room.

#### OFFICE:

11' x 5'9 (3.35m x 1.75m)

#### TOILETS:

For bar/dining area.



## PROPERTY INFORMATION

**HEADS OF TERMS:** 20 – 25 year lease (negotiable)

**RENT:** £165,000 Per annum paid quarterly in advance

**PREMIUM:** £50,000

Four year external and five year internal maintenance cycle

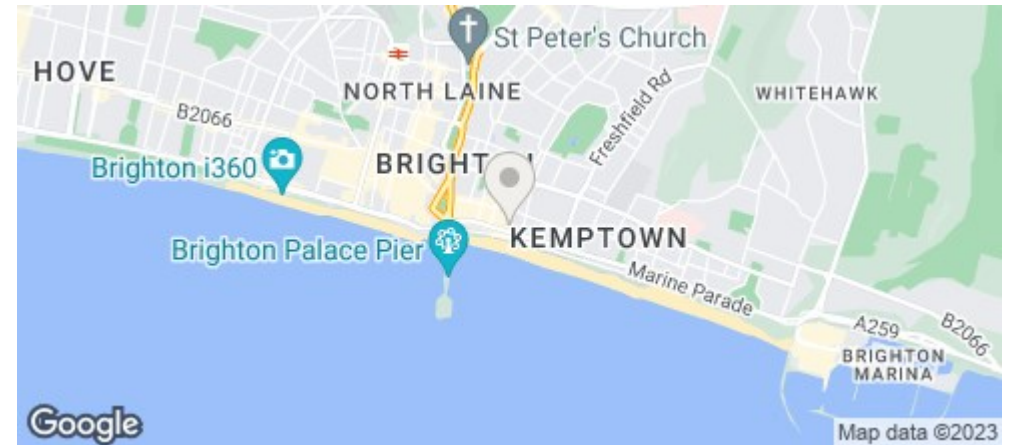
Four yearly rent reviews, market based and upwards only and right of first refusal in the event of any proposed sale of Freehold

## 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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