

PORT • HALL

ESTATES



Relax Inn Guest House (Formally Istanbul Guest House)

8 Madeira Place

Brighton

East Sussex

BN2 1TN



FOR SALE

Asking price £575,000

Freehold

Summary

Occupying a convenient central and popular trading location between the Seafront and the St James's Street shopping thoroughfare with its array of shops, restaurants and café bars.

Many of the City's tourist attractions are within easy reach including the Sea Life Centre, Brighton Palace Pier, the famous Lanes, the Theatre Royal and the Churchill Square shopping Mall.

Relax Inn is a terraced period property built circa 1779-1788, having painted rendered elevations, being arranged over five floors.

The accommodation comprises some nine letting rooms, three having en-suite facilities and six sharing facilities.

In addition there is a dining room and a kitchen on the ground floor and owners accommodation of two bedrooms, bathroom, cloakroom, sitting room and kitchen along with a rear patio.

Arranged more particularly as follows.

THIRD FLOOR

LANDING:

Radiator.

SHOWER ROOM:

Half tiling to walls, cubicle with Triton shower, low-level WC, wash hand basin, extractor fan.

ROOM 9:

11'6 x 7'6

Double: Wash hand basin, radiator.

ROOM 8:

11' x 8'6

Double: Radiator, wash hand basin.

ROOM 7:

11'9 x 11'

Twin: Vanity unit with inset wash hand basin, radiator.

SECOND FLOOR

LANDING:

ROOM 6:

11' x 7'6

Double: Wash hand basin, radiator.

ROOM 5:

14'6 x 8'9

Triple: Wash hand basin, radiator.

ROOM 4:

12' maximum x 11'

Double: Radiator, en-suite shower room: corner shower cubicle with Triton shower, low-level WC with dual flush cistern, wash hand basin, half tiling to walls, ladder style heated towel rail, extractor fan.

Half Landing

SHOWER ROOM:

Cubicle and mixer valve.

SEPARATE CLOAKROOM:

Low-level WC, half tiling to walls and window.

FIRST FLOOR

Window, radiator, linen cupboard.

ROOM 3:

11' x 5'

Single: Radiator, wash hand basin.

ROOM 2:

12' maximum x 11'

Double: Radiator, en-suite shower room: corner shower cubicle with Triton shower, low-level WC with dual flush cistern, wash hand basin, half tiling to walls, ladder style heated towel rowel, extractor fan.

ROOM 1:

13'6 into bay window x 10'

Double: Three floor to ceiling windows, access to ornamental balcony, radiator, en-suite shower room: Shower cubicle having tiled walls, Triton shower, pedestal wash basin with mixer tap, low-level WC, ladder style heated towel rail, half tiling to walls, strip light and shaver point, extractor fan, ceiling down lighters.

LOWER HALF LANDING

BATHROOM:

Panelled bath with mixer tap hand shower attachment, wash hand basin, low-level WC, fully tiled walls, radiator and window.

GROUND FLOOR

ENTRANCE VESTIBULE:

Multi-paned glazed door to:

ENTRANCE HALL:

Radiator.

DINING ROOM:

17'6 into bay window x 12'9 into bay

Attractive feature marble fireplace surround, wall light points. (Could be opened up into the adjoining bedroom).

INNER HALLWAY:

(Now part of the private accommodation), radiator, cloakroom with low-level WC, tiling to walls, extractor fan, inset wash hand basin, radiator.

BEDROOM 2:

11'3 x 10'9 maximum measurement

Inset wash hand basin, attractive period fireplace surround, radiator.

KITCHEN:

15'9 x 5'9

Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit, breakfast bar, space for fridge freezer, two gas ovens, wall mounted gas fired central heating boiler.

Stairs down to:

SITTING ROOM:

16' x 11'9

Radiator, range of built in wall to wall wardrobe cupboards, one with mirror fronted sliding doors, hanging and shelved storage space.

BEDROOM 1:

12' x 10'6

Wall to wall wardrobe with hanging and shelved storage space. Radiator.

UTILITY ROOM:

10'3 x 5'9

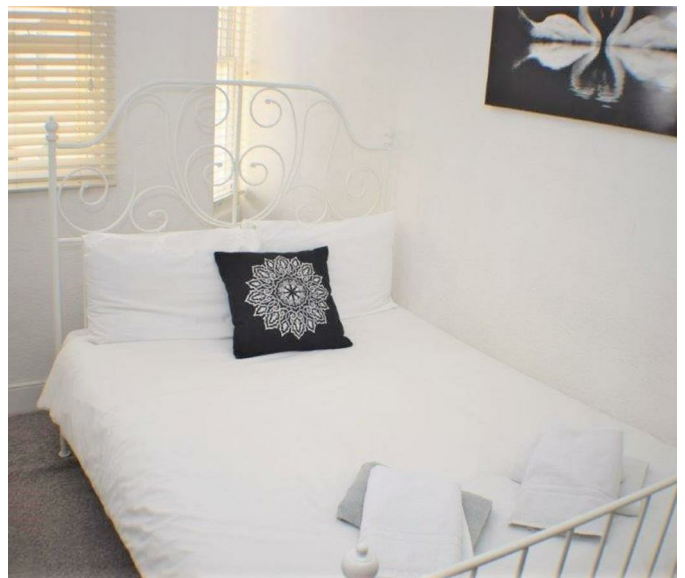
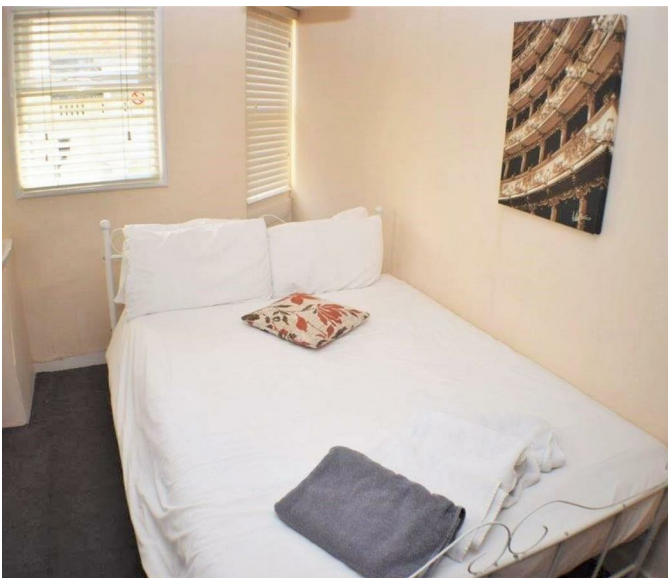
Inset stainless steel sink unit with storage space under, further floor units, storage space, door to:

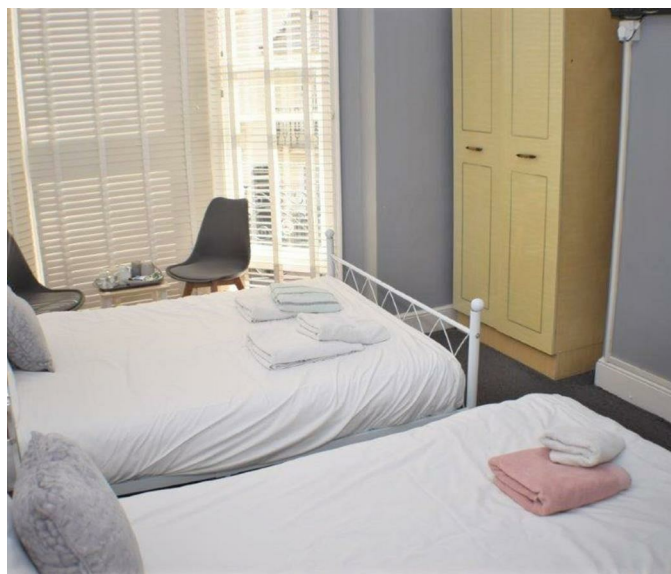
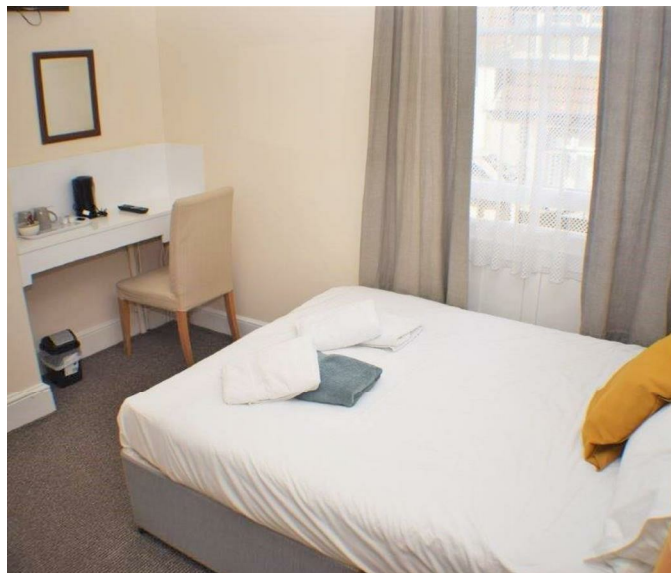
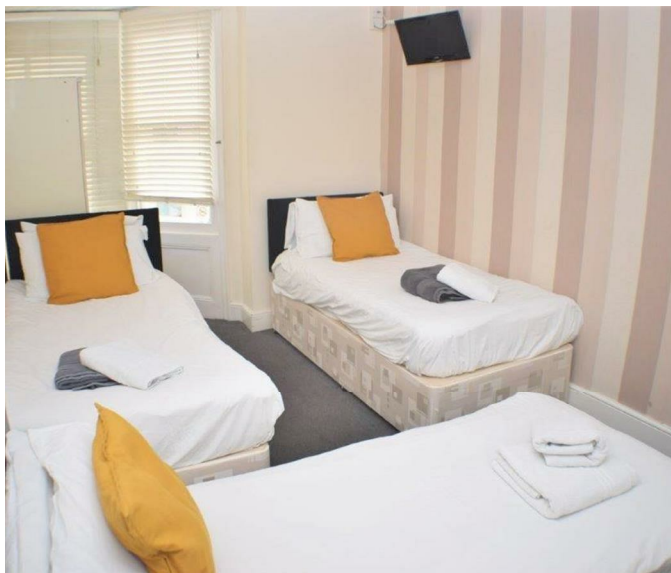
BATHROOM:

Part tiled, part Melatex walls, panelled bath with mixer tap and hand shower apparatus, low-level WC, pedestal wash basin, radiator, ceramic tiled floor, window.

OUTSIDE PATIO AREA:

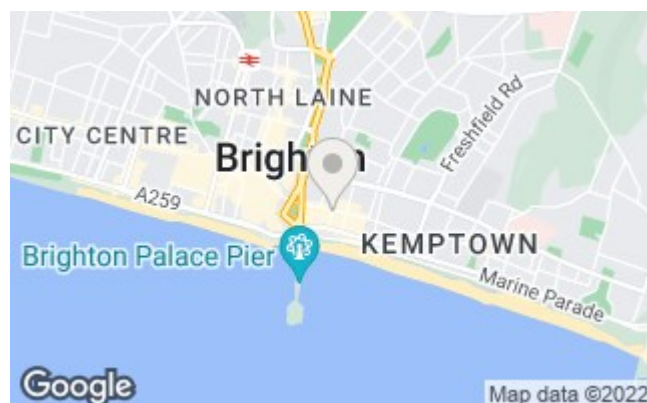
Storage cupboard, covered area, further storage cupboard.





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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