

PORT • HALL

ESTATES



Churchill Brighton
44 Russell Square
Brighton
East Sussex
BN1 2EF



Available

Asking price £750,000
Freehold

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 Seafront and promenade, British Airways 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.

On the ground floor there is an owners sitting room with kitchenette and there is 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:

SITTING ROOM

24'6 x 9'6

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

KITCHEN/RECEPTION AREA:

Base unit with inset Lamona two ring hob, work surface with inset stainless steel sink unit with contemporary mixer tap, old school type radiator, further additional wall cupboard, recessed book shelf, further desk unit with marble top.

SMALL LOBBY:

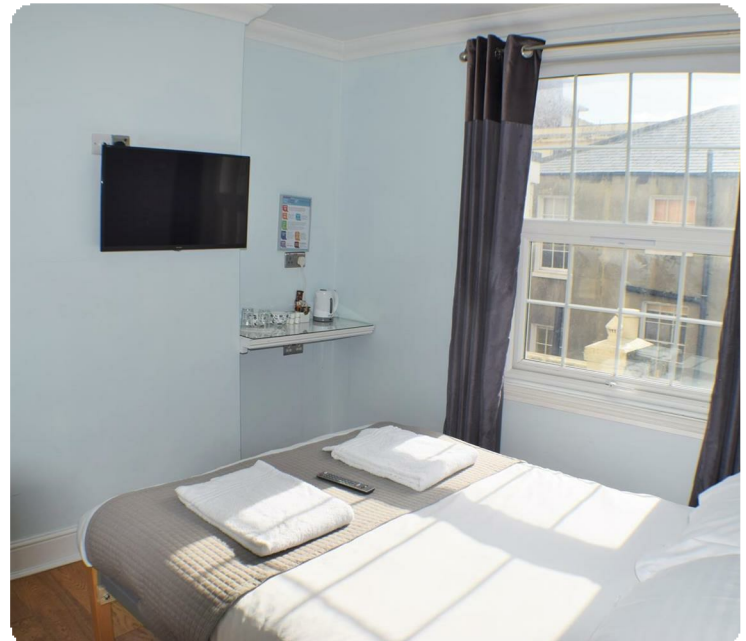
Inset wash hand basin with mixer tap and with tiled splash back and with cupboard under, low-level WC with concealed cistern, further door to:

STORAGE ROOM:

7'3 x 7'3

Shelving, stainless steel sink unit with mixer tap and cupboard under.

Internal staircase to:



LOWER GROUND FLOOR

ROOM 3:

12'6 x 11'3

Double: 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.

HALLWAY:

Laminate pine, under stairs storage cupboard, further linen cupboard, recessed storage cupboard.

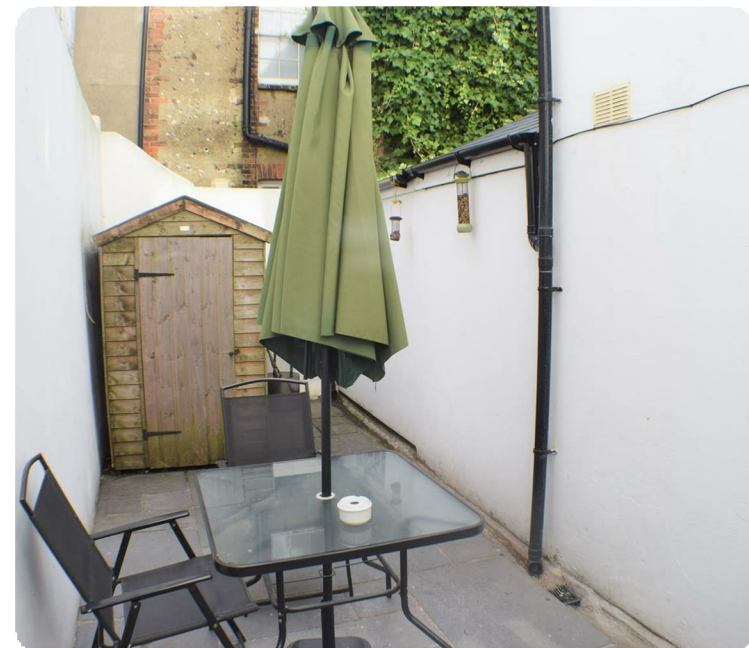
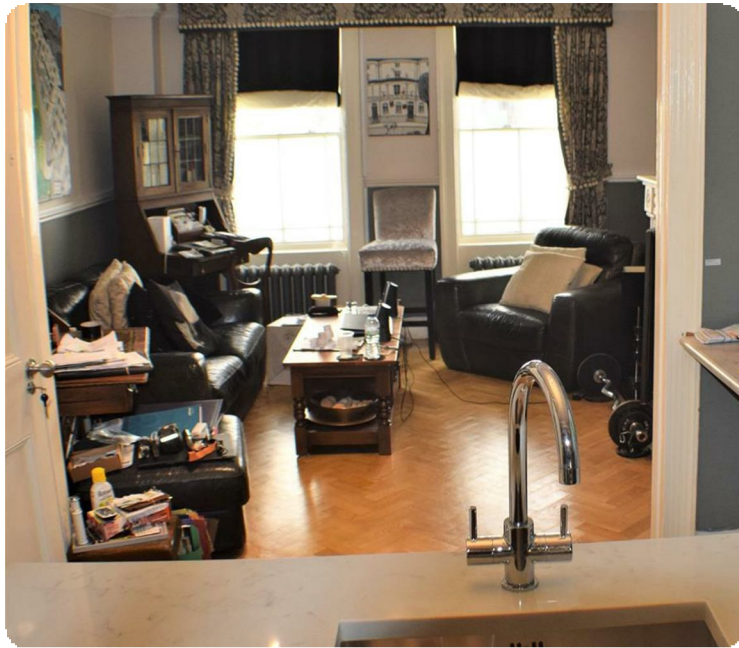
ROOM 1:

Unable to view.

OUTSIDE

Paved walled patio with timber garden shed.





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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