



FOR SALE

Maon Hotel
26 Upper Rock Gardens, Brighton BN2 1QE



Key Features

- 9 bedroom hotel
- Self contained 1 bedroom flat
- Further 2-3 bedroom owners' accommodation
- Garage
- Kemp Town location
- Possibly suitable for reconfiguration for Airbnb / Holiday Lets
- For Sale - £1.2m

Location & Situation

The hotel is located on Upper Rock Gardens in the Kemp Town area of the city, to the East of the main city centre.

This is one of the main areas of hotels and guest houses with numerous restaurants, bars and shops nearby, and is close to the American Express offices, Brighton College and The Royal Sussex County Hospital.





Description & Accommodation

The property comprises of a mid-terrace oval bay fronted, 4 storey town house with a garage and count yard to the rear.

The property has a different configuration to most other nearby mid terrace town house hotels with a former coach house in the rear adding further accommodation and currently arranged as a 2-3 bedroom owners' flat.

The hotel has 9 letting bedrooms and an additional self-contained flat on the lower ground floor.

Ground Floor

Breakfast room and lounge
Bathroom
Kitchen
Garage

Lower Ground Floor - Self-contained Flat

Bedroom
Bathroom
Lounge
Kitchen

First Floor

Room1 - Double ensuite
Room 2 - Single
Room 3 - Single
Room 4 - Twin ensuite
Room 5 -Twin
Mezzaine bathroom

Coach House (Interconnects with the hotel)

Lounge
Shower / WC
Lobby area
2-3 bedrooms

Second Floor

Room 6 - Double ensuite
Room 7 - Double ensuite
Room 8 - Double ensuite
Room 9 - Double





Rateable Value

Rateable Value 2023: £30,000

EPC

TBC

Planning

The property has traded for many years as a hotel with owners accommodation. Given its historic and ongoing use, we think the property is subject to C1 (hotel/guesthouse) Use Class. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

The property has Grade II listed railings and sits with the East Cliff Conservation Area.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





Terms

The property is offered for sale by way of freehold at a guide price of £1,200,000.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive but may be subject to VAT.

Anti Money Laundering Regulations

Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds.

Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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