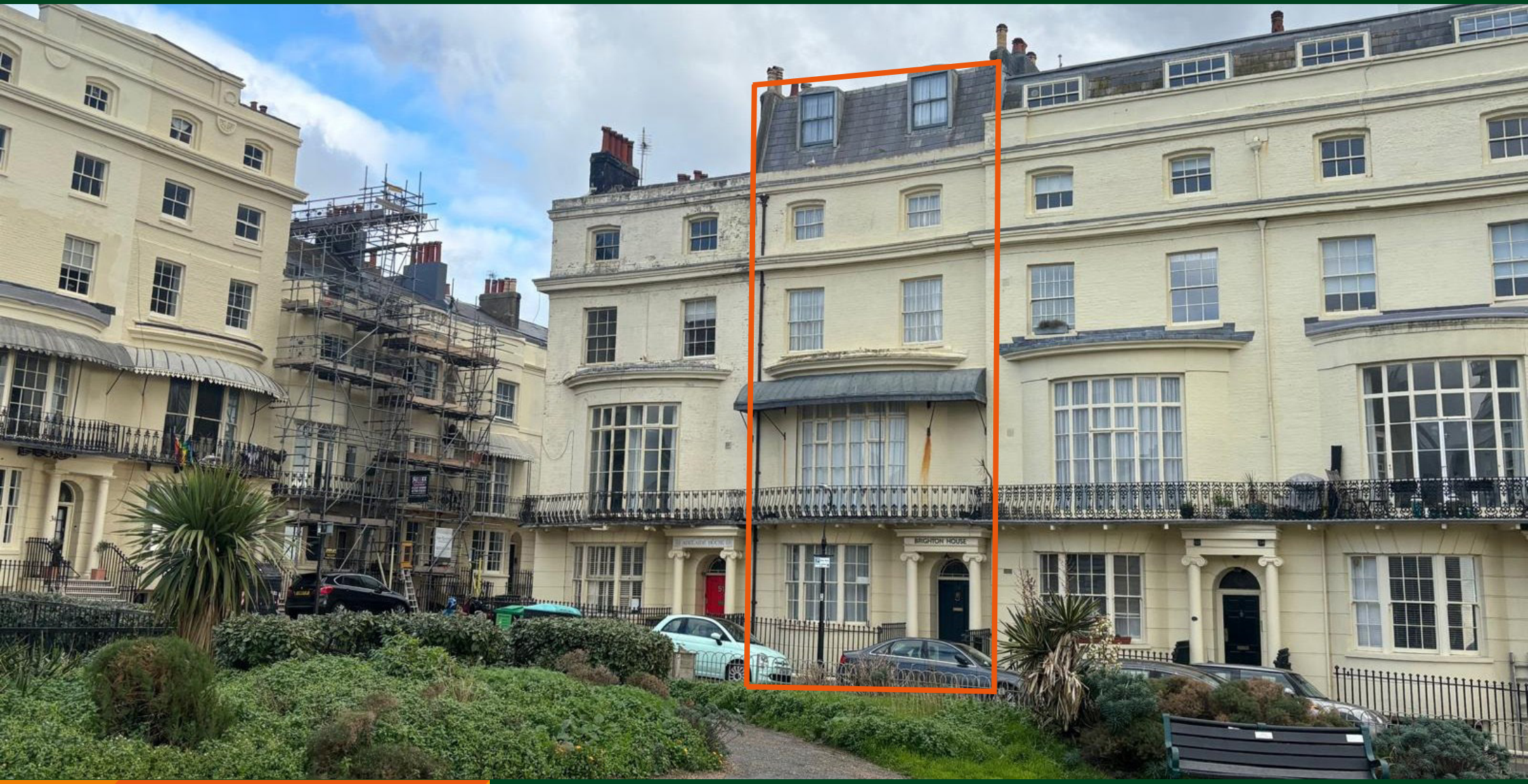
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16 BEDROOM HOTEL
LOCATED IN ELEGANT SEAFRONT SQUARE



FOR SALE

Brighton House Hotel
52 Regency Square, Brighton BN1 2FF

Brighton House Hotel
52 Regency Square, Brighton BN1 2FF

Key Features

- Attractive and well proportioned hotel in elegant seafront square
- Located just off the seafront and close to Churchill Square shopping centre
- 16 en-suite letting rooms
- Possibility to convert parts to live in owners accommodation
- Planning permission to convert to studio / apart rooms model
- Public underground car park in main square
- Freehold for sale £1.5m



Location & Situation

Brighton House Hotel is ideally situated in the heart of Brighton, overlooking the Regency Square and the remains of the West Pier and i360 attraction, just moments from the seafront. Perfectly positioned to explore the city, the hotel is within easy walking distance of Brighton's iconic attractions, vibrant shopping districts, restaurants, cafés and lively night-life.

Other nearby attractions include the Brighton Centre, which hosts events throughout the year, Churchill Square shopping centre, the Palace Pier, The Lanes and the North Laine area of the city.

Description & Accommodation

The property is a mid terraced town house arranged over six floors.

Ground Floor
Hotel reception
Breakfast room
Kitchen
Office
Store Room
Laundry area

Lower Ground Floor
En-suite double room
En-suite double room
1 bedroom flat
(this area is being used as a workshop and would need reinstating)

First Floor
En-suite double room
En-suite double room
En-suite single room
WC

Second Floor
En-suite double room
En-suite double room
En-suite small double/single room
Storer room

Third Floor
En-suite double room
En-suite double room
En-suite small double room
En-suite small double room

Fourth Floor
En-suite double room
En-suite double room
En-suite small double room
En-suite small double room
(this area is currently awaiting refurbishment and not in use)





Rateable Value

Rateable Value (2026): £44,750

Occupiers will pay approximately 38% of this per annum.

EPC

C - 65 (expiring 3 August 2036)

Planning

The property currently benefits from approved planning dated 20th March 2025 for BH2025/00194 Removal of existing rear fire escape stairs and repairs to basement front entrance steps. Internal alterations for the conversion from 16 en-suite bedrooms to 5 hotel suites.

The property has a Grade II listed railing and is located within the Regency Square Conservation Area.





Terms

The property is offered for sale by way of freehold at a guide price of £1,500,000.

Legal Fees

Each party to bear their own legal costs incurred.

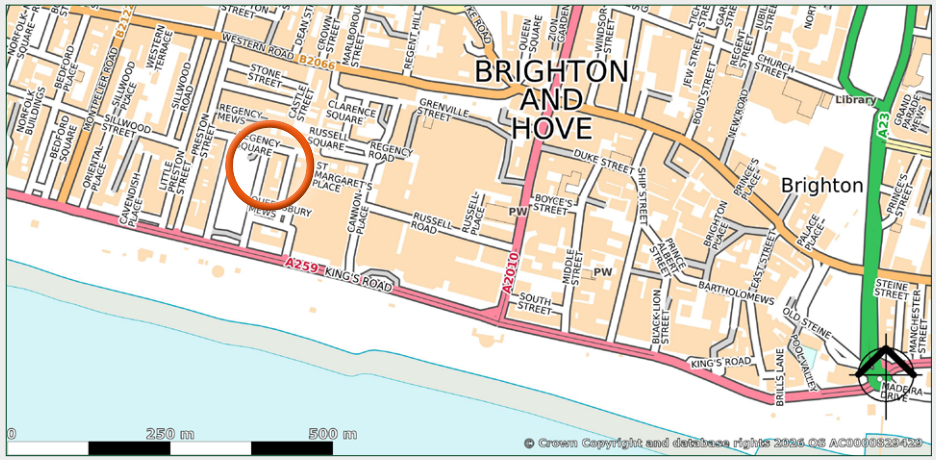
VAT

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

Anti Money Laundering Regulations

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



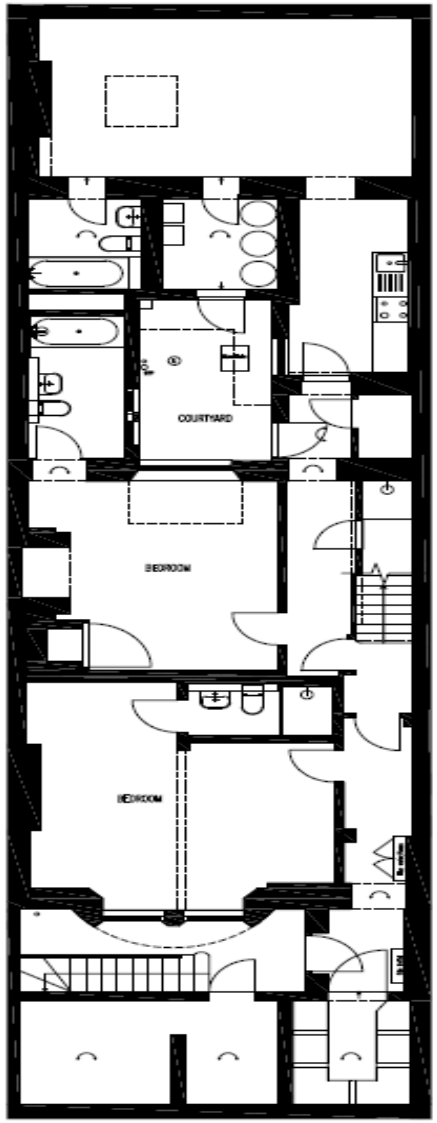
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Further Information

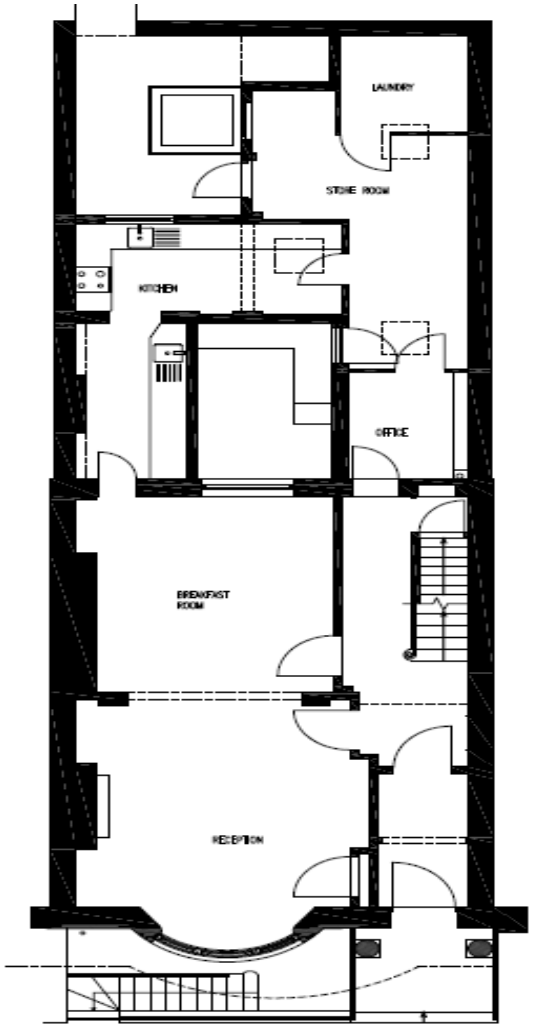
Please contact the sole agents Flude Property Consultants:

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01273 727070

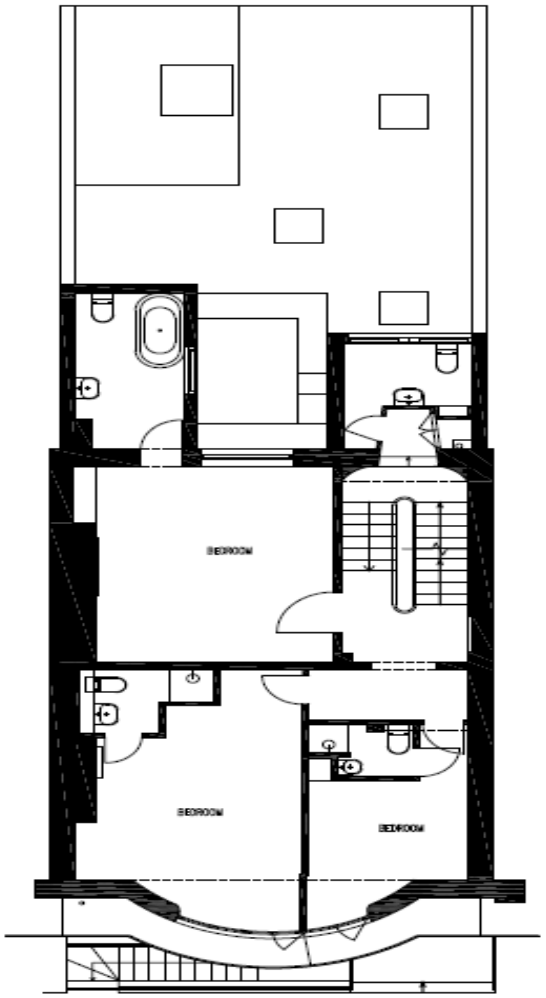
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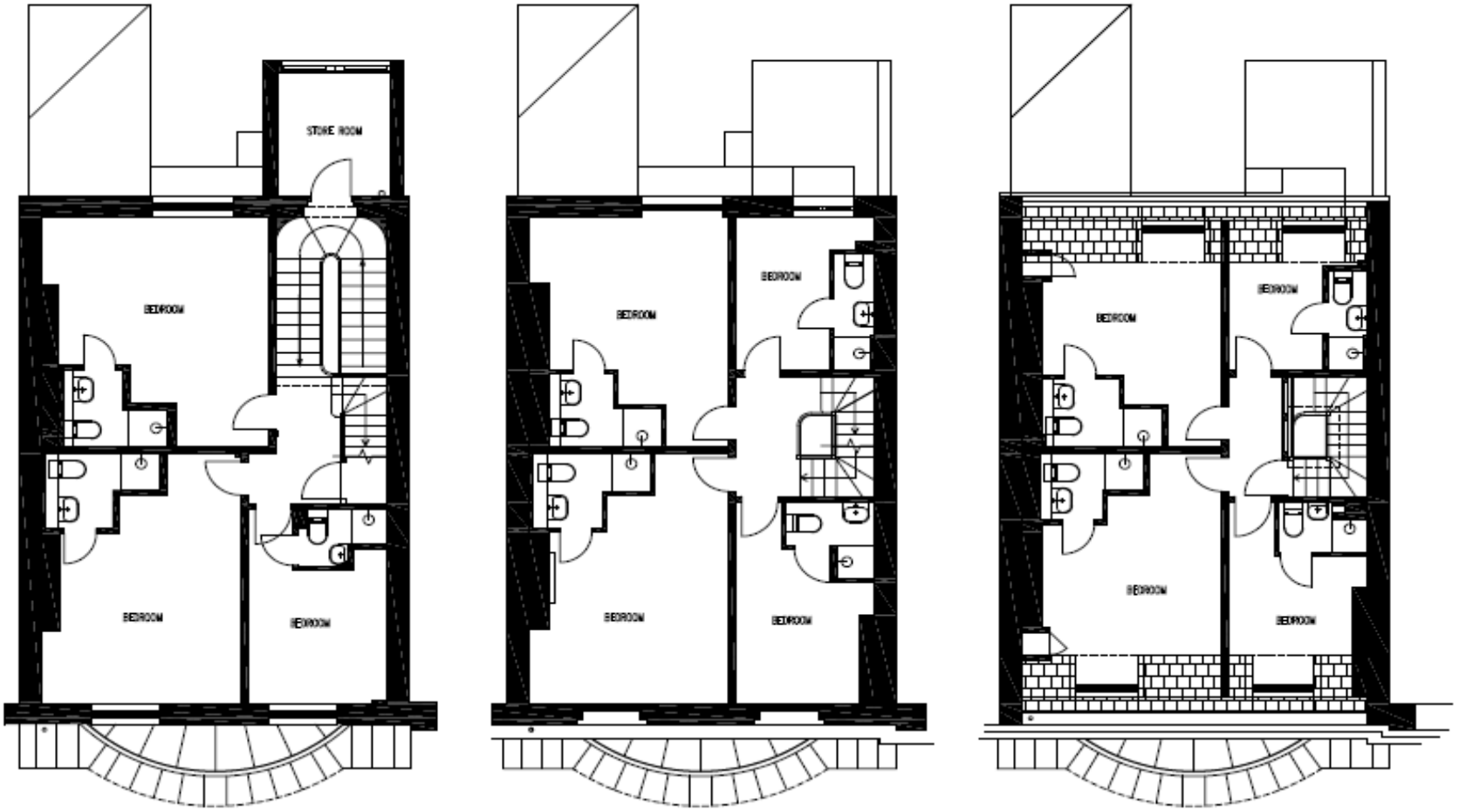
Existing Basement Floor Plan 1:50



Existing Ground Floor Plan 1:50



Existing First Floor Plan 1:50



Existing Second Floor Plan 1:50

Existing Third Floor Plan 1:50

Existing Fourth Floor Plan 1:50