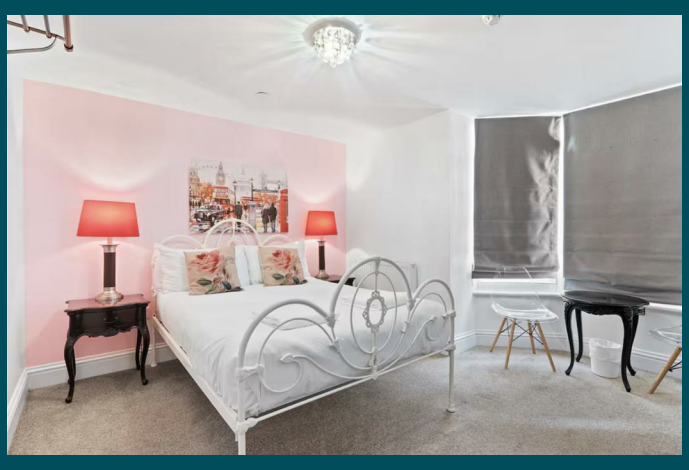


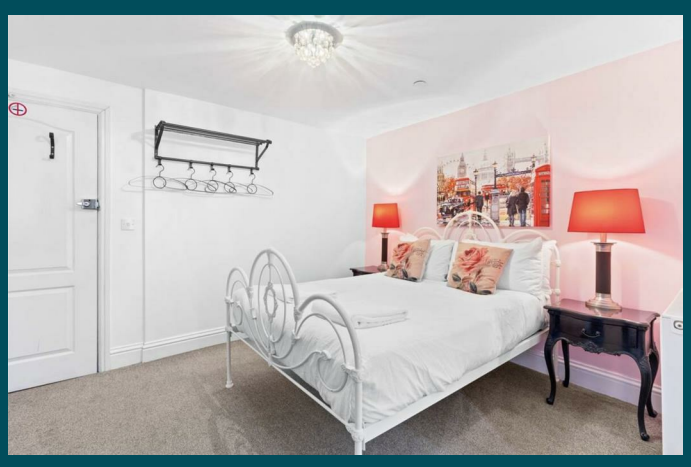
11 Madeira Place

Brighton, BN2 1TN













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11 Madeira Place

Brighton, BN2 1TN

Offers over £899,999





An established and fully operational guesthouse offering a compelling investment opportunity in the heart of Brighton, just a short walk from the seafront, Brighton Pier, and the vibrant amenities of St James's Street.

Arranged over multiple floors within an attractive period building, this centrally located property is currently configured as a 10-room guesthouse, trading as an ongoing hospitality business and benefiting from consistent demand due to its exceptional position. The accommodation is functional and well laid out, providing a solid platform for continued operation, while also offering scope for upgrading and enhancement, which can be fully appreciated upon internal inspection.

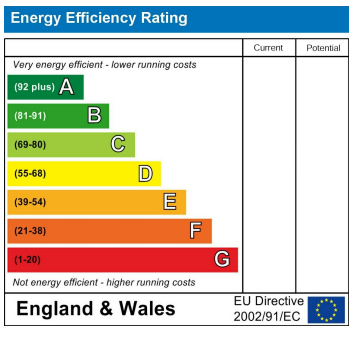
The guesthouse comprises ten private ensuite bedrooms, each furnished with comfortable beds, hotel-quality linen and towels, and Wi-Fi suitable for everyday use. The rooms are light and welcoming, with a practical layout that allows for efficient management. There are some areas throughout the property that would benefit from updating, presenting an opportunity for an incoming investor to add value and improve future returns.

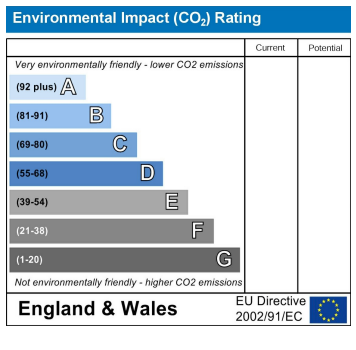
Communal areas are available for guest use, and the property is professionally cleaned and maintained, enabling a purchaser to continue trading immediately while planning any improvement works over time. The building is arranged over stairs only and does not have lift access, which is typical of period buildings of this nature. Due to the central location, some ambient street noise can be expected and is generally well received by guests seeking a lively Brighton stay.

Situated within one of Brighton's most established and sought-after central locations, the property lies at the heart of the city's tourism district. Brighton Pier and the beach are moments away, with St James's Street on the doorstep, offering an eclectic mix of cafés, restaurants, bars, and nightlife. The Lanes and North Laine are both within easy walking distance, providing independent shopping, historic character, and year-round visitor appeal.

Nearby attractions include the Royal Pavilion and gardens, Brighton Museum and Art Gallery, the British Airways i360, and Brighton Marina. Strong transport links and Brighton's enduring popularity with both domestic and international visitors underpin reliable year-round demand.







Pearson Keehan