



WITHDEAN HEIGHTS

BRIGHTON & HOVE



A bespoke development of two executive family homes



WELCOME TO WITHDEAN HEIGHTS

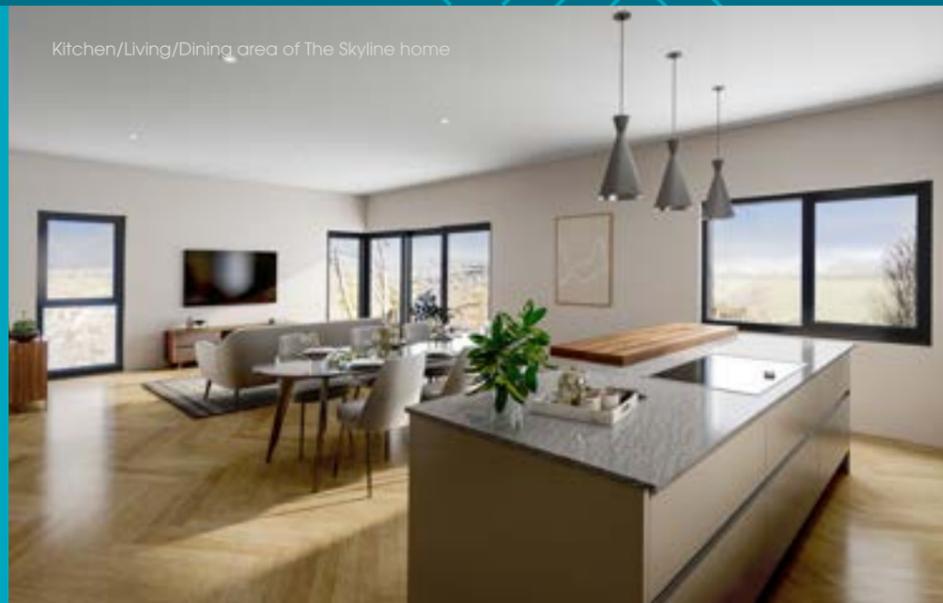
Withdean Heights is a prestigious development of two bespoke family homes in one of Brighton & Hove's most sought-after locations.

Set within a private, gated development, the architect-designed houses are within easy reach of the beach and the buzz of central Brighton.

These stunning properties are filled with natural light and have impressive views across the city. Each house has five/six double bedrooms, four bathrooms, landscaped gardens, garages, balconies and walk-in wardrobes to the master bedroom suites.

Gatwick Airport is just a half-an-hour drive away, and London Victoria is approximately 50 minutes by train.

Kitchen/Living/Dining area of The Skyline home



Kitchen/Living/Dining area of The View home



Discover the Area

Often referred to as 'London-by-the-sea', Brighton & Hove is a popular choice for those who want the best of both worlds. Flanked by the beautiful South Downs countryside on one side and seafront on the other, the city has an enviable location.

There are hundreds of independent shops within the famous Lanes and North Laine areas as well as a wealth of high end restaurants, cafes and bars.

Majestic Regency squares and crescents, the iconic Royal Pavilion and the grade 2* listed pier, are all landmarks of the city's rich, historic tapestry and heritage.

Music, arts, and creativity are firmly stamped in Brighton's DNA. A packed programme of festivals and events keeps the city entertained year-round. Brighton Festival, England's largest curated arts festival, is held in May alongside Brighton Fringe, The Great Escape, and Artists Open Houses.

An impressive range of high-quality state schools and leading independents includes, the famous Rodean, Brighton Girls, St Christophers and, the country's top co-educational independent school, Brighton College.

1. The Royal Pavillion.
2. The South Downs Way.
3. The Lanes.
4. Brighton & Hove from above.

Both homes
enjoy spectacular views



THE VIEW



THE VIEW

ROOM SIZES

All dimensions given are approximate.

GROUND FLOOR

	METRES	FEET & INCHES
Kitchen/Living Room	9.59 x 8.72	31'5" x 28'7"
Utility Room	4.12 x 1.85	13'6" x 6'0"
Reception Room	4.71 x 4.47	15'5" x 14'7"
Cinema/Gym/Playroom or Office	4.41 x 4.10	14'5" x 13'5"
Study	3.19 x 2.39	10'5" x 7'10"
Garage	6.04 x 4.57	19'9" x 14'11"

FIRST FLOOR

Bedroom 1	6.22 x 5.58	20'4" x 18'3"
Bedroom 1 - Dressing Room	2.52 x 2.22	8'3" x 7'3"
Bedroom 2	5.74 x 4.07	18'9" x 13'4"
Bedroom 3	6.39 x 2.74	20'11" x 8'11"
Bedroom 4	5.58 x 2.98	18'3" x 9'9"

SECOND FLOOR

Bedroom 5	10.04 x 5.27	32'11" x 17'3"
Bedroom 5 - Walk in Wardrobe	3.96 x 2.86	12'11" x 9'4"

TOTAL GROSS INTERNAL AREA:
429 sq m | 4,622 sq ft (approx)

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



THE VIEW - TOTAL GROSS INTERNAL AREA: 429 sq m | 4,622 sq ft (approx)

SKYLINE



SKYLINE

ROOM SIZES

All dimensions given are approximate.

LOWER GROUND FLOOR

	METRES	FEET & INCHES
Cinema Room	5.73 x 5.17	18'9" x 16'11"
Study/Office	5.20 x 4.46	17'0" x 14'7"
Utility Room	3.56 x 1.92	11'8" x 6'3"
Games Room	5.19 x 4.30	17'0" x 14'1"
Gym/Bedroom 6	5.67 x 3.92	18'7" x 12'10"

GROUND FLOOR

Kitchen/Living/Dining	9.21 x 6.05	30'2" x 19'10"
Boat Room	1.72 x 1.72	5'7" x 5'7"
Living Room	5.97 x 3.79	19'7" x 12'5"
Garage	5.45 x 3.02	17'10" x 9'10"

FIRST FLOOR

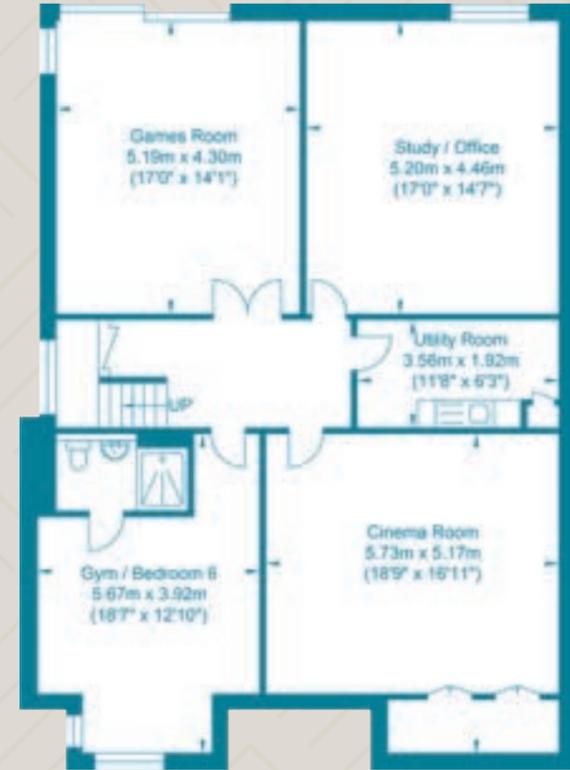
Bedroom 1	4.21 x 5.57	13'10" x 18'3"
Bedroom 1 - Dressing Room	3.15 x 2.96	10'4" x 9'8"
Bedroom 2	4.49 x 3.93	14'8" x 12'10"
Bedroom 3	3.40 x 3.16	11'1" x 10'4"

SECOND FLOOR

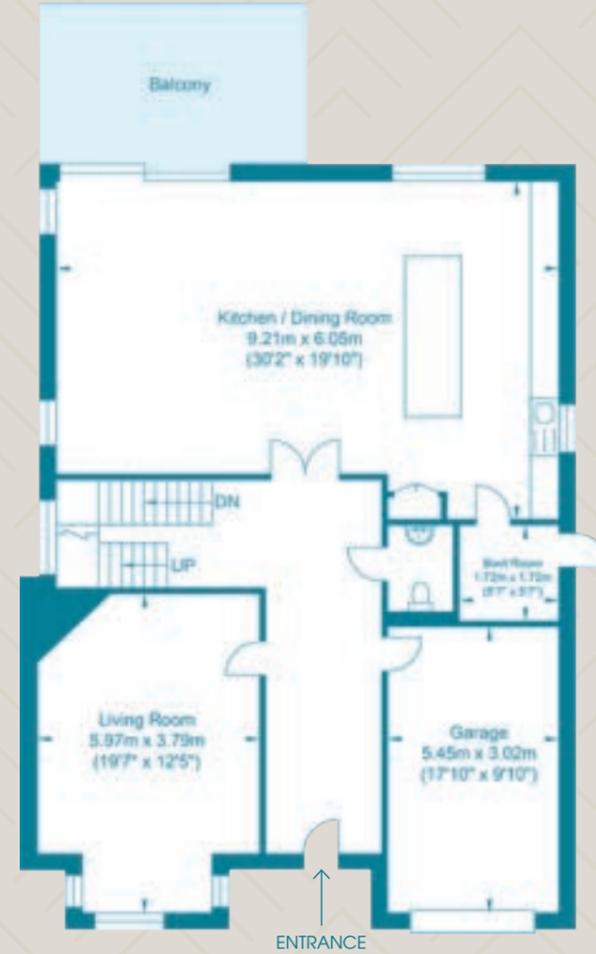
Bedroom 4	4.86 x 3.52	15'11" x 11'6"
Bedroom 4 - Dressing Room	2.91 x 1.66	9'6" x 5'5"
Bedroom 5	5.31 x 3.47	17'5" x 11'4"

TOTAL GROSS INTERNAL AREA:
385 sq m | 4,146 sq ft (approx)

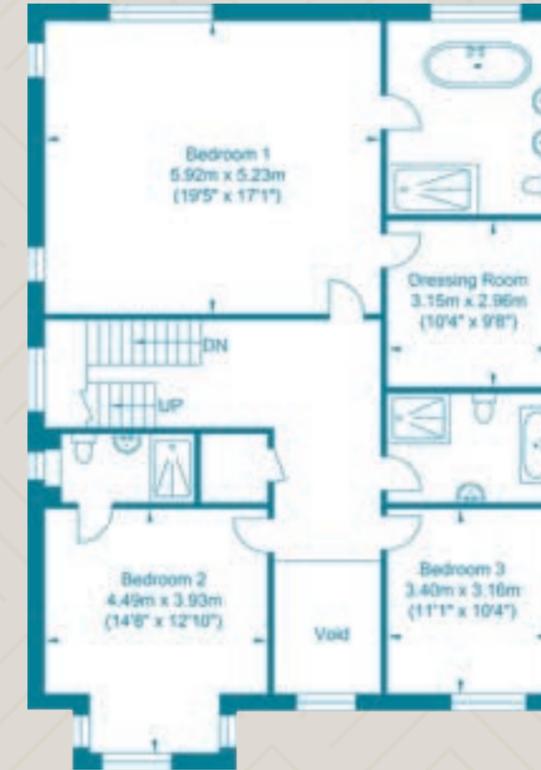
LOWER GROUND FLOOR



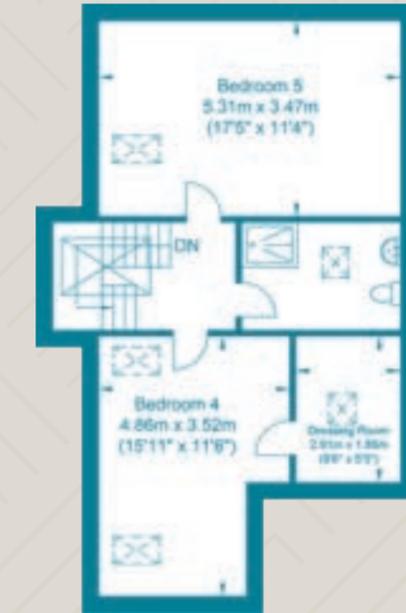
GROUND FLOOR (Entrance level)



FIRST FLOOR



SECOND FLOOR



SKYLINE - TOTAL GROSS INTERNAL AREA: 385 sq m | 4,146 sq ft (approx)

AN UNRIVALLED QUALITY SPECIFICATION

GENERAL OVERVIEW

- 5/6-bedroom architect designed homes
- Large Master Bedroom suite with Walk-in Wardrobe and large En-suite, featuring double-ended bath, large shower and his and hers basins
- Fitted wardrobes in Master Bedroom (optional to other rooms)
- 2/3 further En-suite Bathrooms
- Open-plan Kitchen
- Generous Reception Rooms:
 - The View: Kitchen/Living Room, Dining Room, and Gym
 - Skyline: Kitchen/Dining Room, Living Room, Games Room, Cinema Room, and Gym
- Separate Utility Room with ample storage
- Cloak Room
- Study/Home Office
- 10-year New Home Warranty with Advantage
- Gated, private-driveways with CCTV
- Garage with remote controlled door
- Resin bound driveways
- Security alarm
- Contemporary black aluminium windows
- Over-sized rooflights
- Pre-wiring for speakers to Kitchen, Living Room and Cinema Room* (*Skyline only)

FLOORING & FITTINGS

- Underfloor heating to ground floor
- Column radiators to upper/lower floors
- Herringbone engineered oak flooring
- Ceramic tiling to bathrooms
- High quality carpeting throughout

KITCHENS

- Contemporary, bespoke German kitchens with quality work surfaces
- Integrated appliances from Miele™, Neff and Bora™ including ovens, microwave, warming drawer, fridge freezer, washing machine, tumble dryer and coffee machine
- Quooker™ boiling water tap
- Media units

BATHROOMS

- Villeroy and Boch™ sanitaryware
- High quality basin taps and shower heads, including Grohe™ and Crosswater™
- State-of-the-art adjustable lighting
- Electric under floor heating to Bathrooms
- Electric demisting mirrors
- Pre-wiring for ceiling speakers to Master En-suite Bathrooms
- Recessed storage niches to showers

ELECTRICAL & HEATING

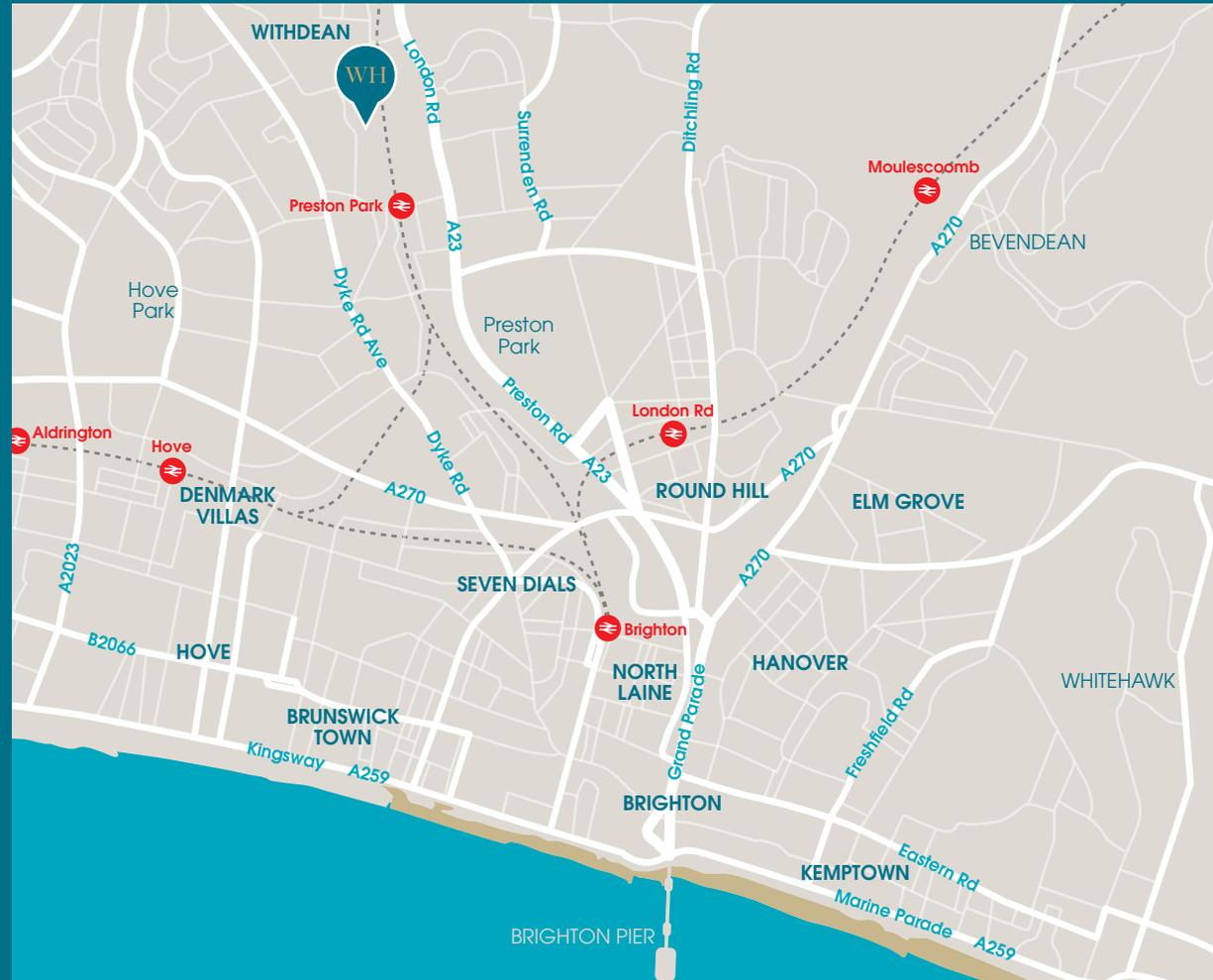
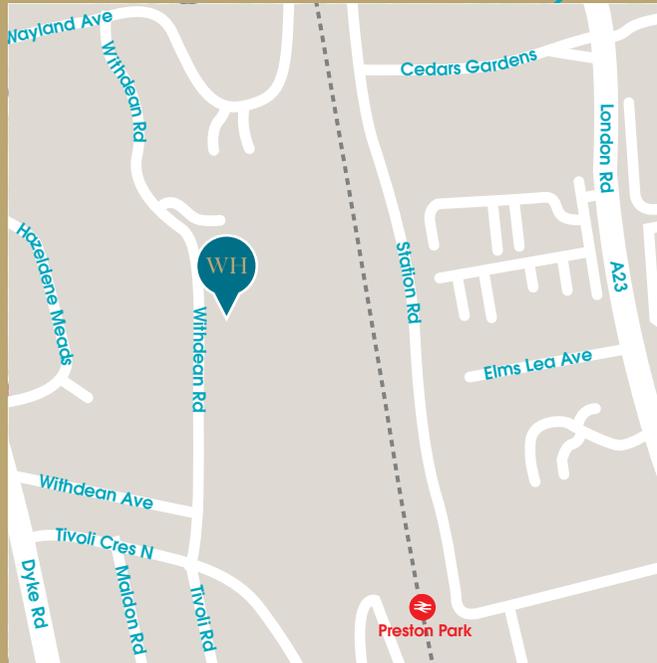
- Smart Home Control Panel
- Bosch™ gas-fired boiler
- High efficiency heat interface unit with column radiators and thermostatic valves
- Underfloor heating to the ground floor
- Low energy lighting and appliances throughout
- Energy costs reduced and offset by renewable technologies including roof mounted solar panels
- External lighting for balconies and private gardens
- Mains operated and linked smoke detectors
- Cat 6, and TV wiring to most rooms
- Pre-wired for Virgin™ Ultrafast 1GB cable internet
- Built-in WIFI access points
- Speaker pre-wiring to allow for Dolby™ 7.1 surround sound to Living Room and Cinema Room
- Electrically or voice operated blinds to Kitchen
- Electric car-charging points
- Dimmer switches to principle rooms



SPECIFICATION

WITHDEAN HEIGHTS

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