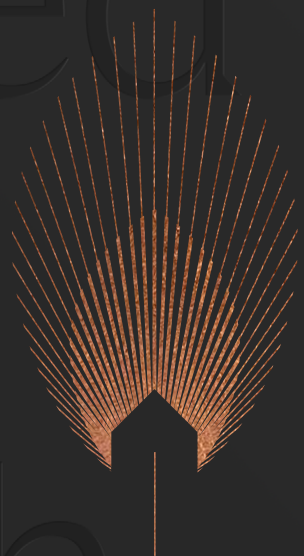


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P A R K  
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B R I G H T O N

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## Introduction

The elegant 1 and 2 bedroom apartments all feature intelligently configured, spacious open plan layouts, with the houses featuring full height glazing affording a wonderful stream of natural light.

A contemporary specification with premium materials and designer finishes, complemented by exquisite interior design. Each home benefits from private outside space.

- > Meticulously designed homes in this parkland setting
- > Contemporary shaker style kitchens
- > 1 and 2 bedroom apartments
- > All homes having either private balconies or gardens
- > Stunning bathrooms featuring bespoke marble tiling
- > Open plan design allowing for flexible living
- > 10 year guarantee









## The History

Arguably Britain's coolest, most diverse and vibrant city by the sea. Brighton and Hove features a wealth of cultural delights including annual festivals and events. This along with its entertainment options, nightlife and eclectic shopping destinations help attract visitors from around the world.

The oldest part of Brighton, The Lanes, is a renowned shopping destination, with narrow streets offering a unique mix of one-off boutiques and antique shops. Head to London Road for the Open Market and a selection of great restaurants and pubs, or Kemptown for its lively bars.

North Laine forms the cultural centre of the city, a hotbed of entertainment including The Brighton Centre and 'Best Venue in the South', Komedia Brighton. It's also a fantastic choice for shopping and eating, with over 400 independent businesses. The adjacent Royal Pavilion Estate at the heart of the Cultural Quarter comprises a museum and art gallery, garden, concert hall and theatre and forms Brighton's most distinctive architectural icon. Of course the seafront is an integral part of the city, for quintessential seaside delights and an unbeatable place to watch the sun set.



Park Avenue is a new development of luxurious apartments and houses, ideally positioned adjacent to the attractive expanse of landscaped parkland of Preston Park, yet within striking distance from the beautiful seafront and buzzing central Brighton scene.

Closer to home, the sought after Fiveways Village area provides relaxed cafés and craft beer pubs to choose from, as well as the charming café at Blakers Park. The area also boasts some of the best pub Sunday roasts in the city, to name the Cleveland Arms and The Preston Park Tavern as two of the best!

Just moments from the doorstep, Preston Park is one of Brighton and Hove's most treasured city parks, and the perfect spot to relax and unwind within a captivating setting of ancient trees, exotic plants and winding pathways. Preston Park Avenue is also perfectly placed to enjoy the limitless bars, eateries, shops and cultural offerings of the local area, whether in laid-back Fiveways Village or vibrant Brighton.

Pictured right:  
Private garden terrace to apartment 2, with ample areas for entertaining and relaxing.







## Specifications — Houses

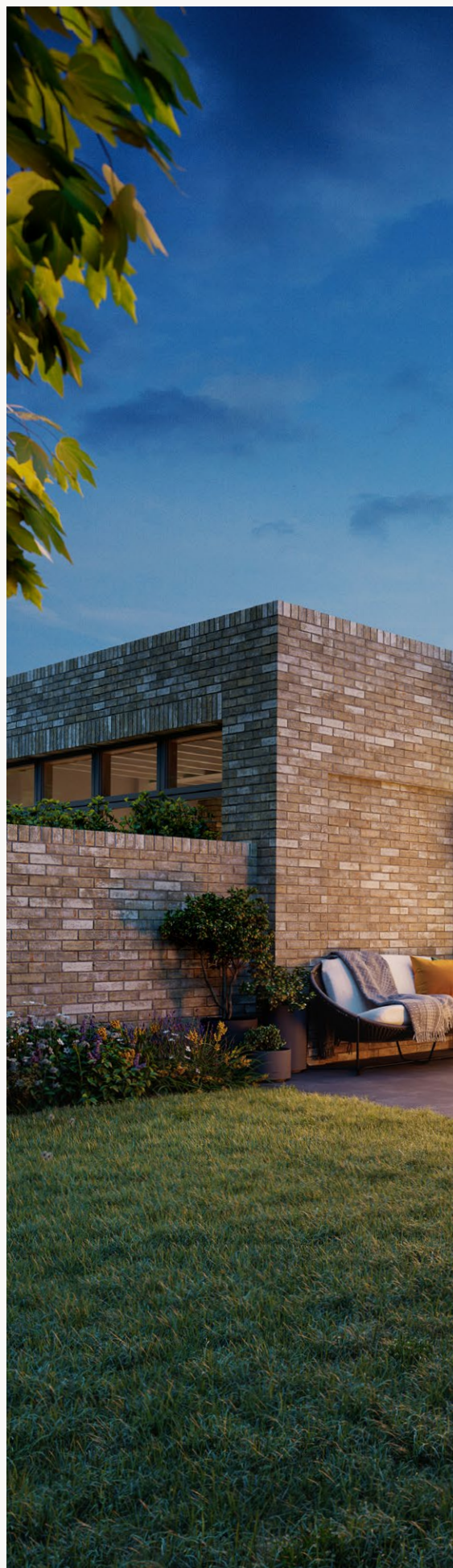
### Kitchens

- Bespoke contemporary shaker kitchens
- Marble and quartz work surfaces
- Larder unit
- Neff appliances included 🌿
- Larder fridge
- Larder freezer
- Combination microwave oven
- Slide and hide oven
- Dishwasher
- Six ring induction hob
- Feature track lighting in the kitchen
- Waste disposal
- Boiling water tap 🌿
- Integrated recycling bin 🌿
- Deep pan drawers
- Unique marble splash backs

### Heating, Electrical and Lighting

- Air source heat pump 🌿
- Underfloor heating throughout
- Dual fuel towel rails to bathrooms 🌿
- Recessed spotlights to the hallways, living areas, kitchen and bathrooms
- Pendant lighting to bedrooms
- Smart Nest heating thermostats 🌿
- Feature track lighting to kitchens
- TV points to living room and bedrooms
- White metal switches and sockets
- Fibre cabling for high speed broadband to the property
- Feature pendant lighting in selected areas\*
- Feature wood burner to living areas\*
- Whole house ventilation and heat recovery
- Intelligent i-mist sprinkler system
- Wiring for future provision of alarm system

\*Please speak to your sales consultant for further details.







## Specifications — Houses





### Flooring

- Herringbone engineered oak flooring to the hallways and the open plan living kitchen
- Silk effect grey carpets to the bedrooms
- Tiled floors to bathrooms

### Bathrooms

- Bespoke marble wall tiling
- Kaldewei baths and shower trays
- Feature freestanding baths where shown
- Roca toilets
- Crosswater brassware
- Stone resin basins (double where shown)
- Shaver sockets
- Recessed wall cabinets to main bathroom incorporating anti mist mirrors

### Exterior

- Outside tap
- Electric car charging facilities to each car parking space 
- Video entry system
- Paved patio and courtyard areas
- Gardens laid to lawn
- Green roof 
- Exterior PIR wall lighting 
- Exterior PIR low level lighting 
- Outside power points in selected locations
- Bonded resin driveway and associated pathways
- 10 year build zone warranty

## Specifications — Apartments

### Kitchens

- Bespoke contemporary shaker kitchens with quartz work surfaces
- Neff appliances included 🌿
- Fridge / freezer
- Combination microwave oven
- Slide and hide oven
- Dishwasher
- Induction hob
- Waste disposal
- Boiling water tap 🌿
- Integrated recycling bin 🌿
- Deep pan drawers

### Heating, Electrical and Lighting

- Air source heat pump 🌿
- Column radiators
- Dual fuel towel rails to bathrooms 🌿
- Recessed spotlights to the hallways, kitchen and bathrooms
- Refractor spotlights to living areas
- Pendant lighting to bedrooms
- Smart Nest heating thermostats 🌿
- TV points to living room and bedrooms
- Chrome metal toggle switches and sockets
- Fibre cabling for high speed broadband to the property
- Feature pendant lighting in selected areas\*
- Feature wood burner to apartment 2\*
- Intelligent i-mist sprinkler system
- Wiring for future provision of alarm system

\*Please speak to your sales consultant for further details.







## Specifications — Apartments


### Flooring

- Engineered oak flooring to the hallways and the open plan living kitchen
- Silk effect grey carpets to the bedrooms
- Tiled floors to bathrooms

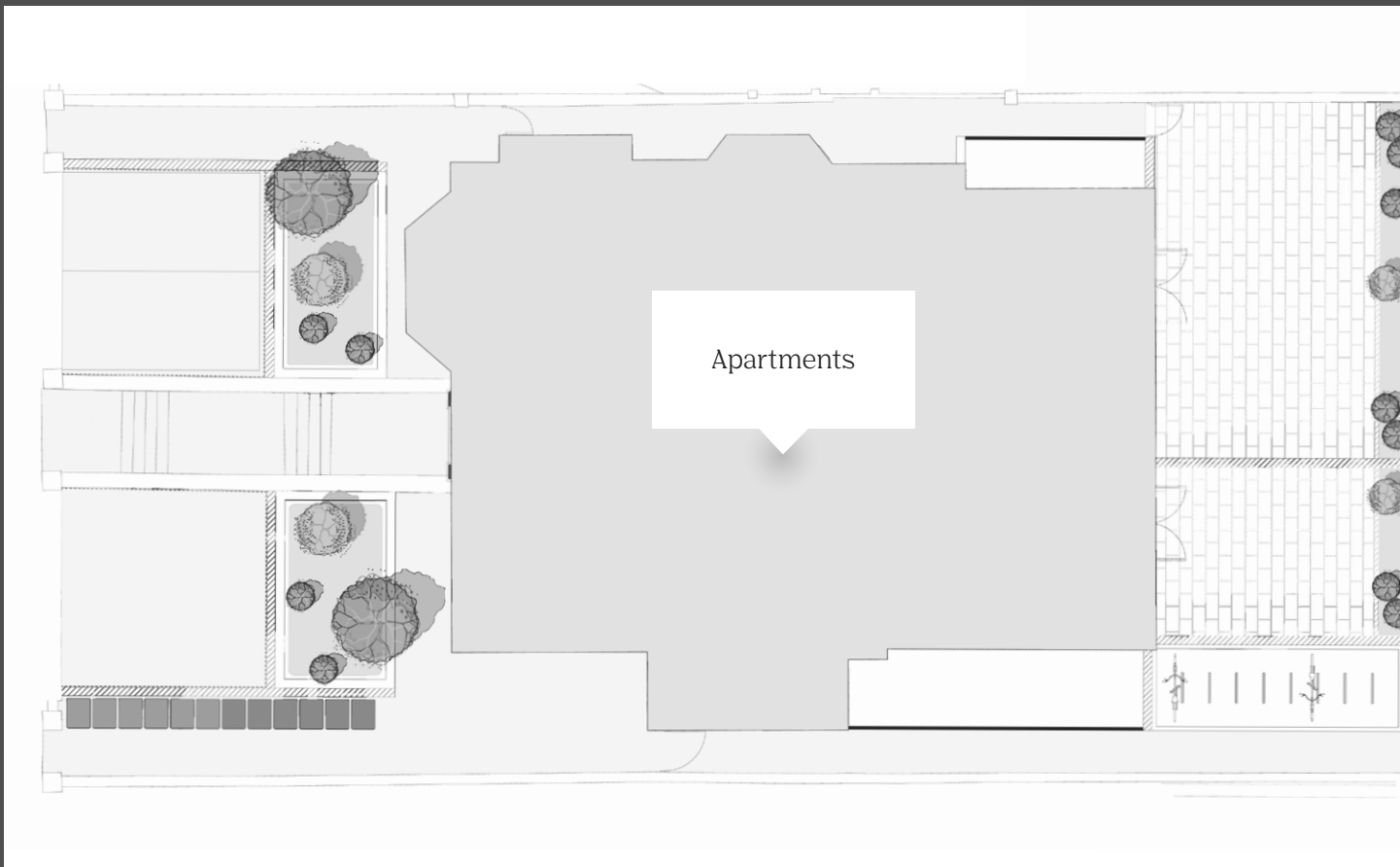
### Bathrooms

- Bespoke marble wall tiling
- Kaldewei baths and shower trays
- Roca toilets
- Crosswater brassware
- Stone resin basins (double where shown)
- Shaver sockets
- Recessed wall cabinets to main bathroom incorporating anti mist mirrors

### Exterior

- Paved patio courtyard areas
- Composite decking on balconies
- Exterior PIR wall lighting 
- Exterior PIR low level lighting 
- Outside power points in selected locations
- Bonded resin driveway and associated pathways
- 10 year build zone warranty

# Park Avenue de layout — all apa and houses fea outside spaces





# Development Apartments Nature private S.









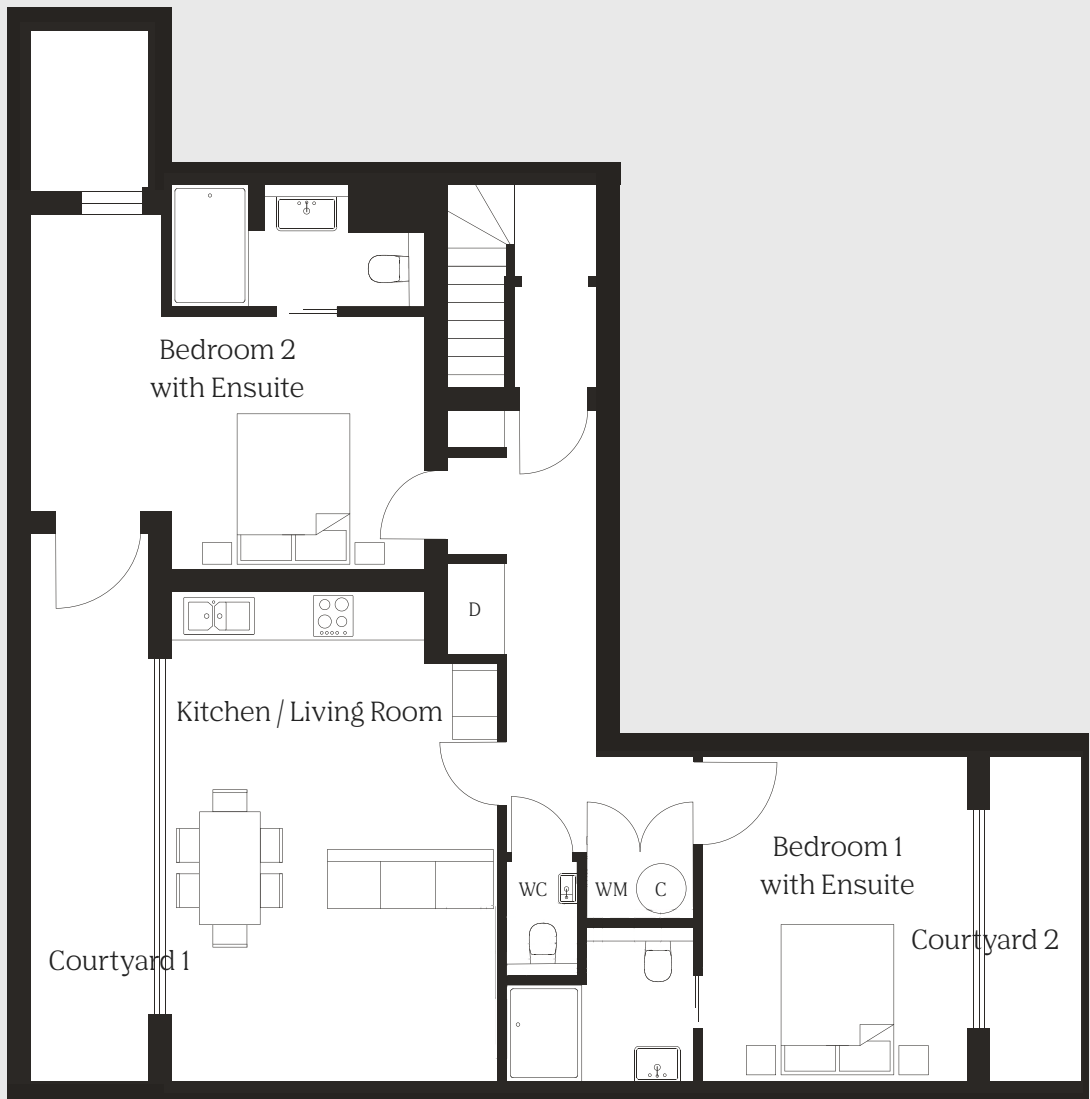
## Floorplan — Lower Ground Floor

### Apartment 1

Key:

- C — Cylinder Cupboard
- WM — Washing Machine
- D — Desk Area
- WC — Toilet

Room	Metres	Feet/Inches
Living Room / Kitchen	6.47 × 4.52	21.3 × 14.9
Bedroom 1 with En-suite	5.21 × 3.35	17.1 × 10.1
Bedroom 2 with En-suite	4.3 × 3.51	14.1 × 11.6
Courtyard 1	7.24 × 1.57	23.9 × 5.1
Courtyard 2	4.3 × 1.2	14.1 × 3.11



# Floorplan — Ground Floor

## Apartment 2

Room	Metres	Feet/Inches
Living Room	8.44 × 4.99	27.8 × 16.4
Kitchen	2.77 × 3.12	9.1 × 10.2
Bedroom 1 with En-suite	3.06 × 4.3	10.03 × 14.1
Bedroom 2	2.67 × 4.3	8.9 × 14.1
Bathroom	3.12 × 1.94	10.2 × 6.3

Key:  
 C — Cylinder Cupboard  
 WM — Washing Machine





## Floorplan — Ground Floor

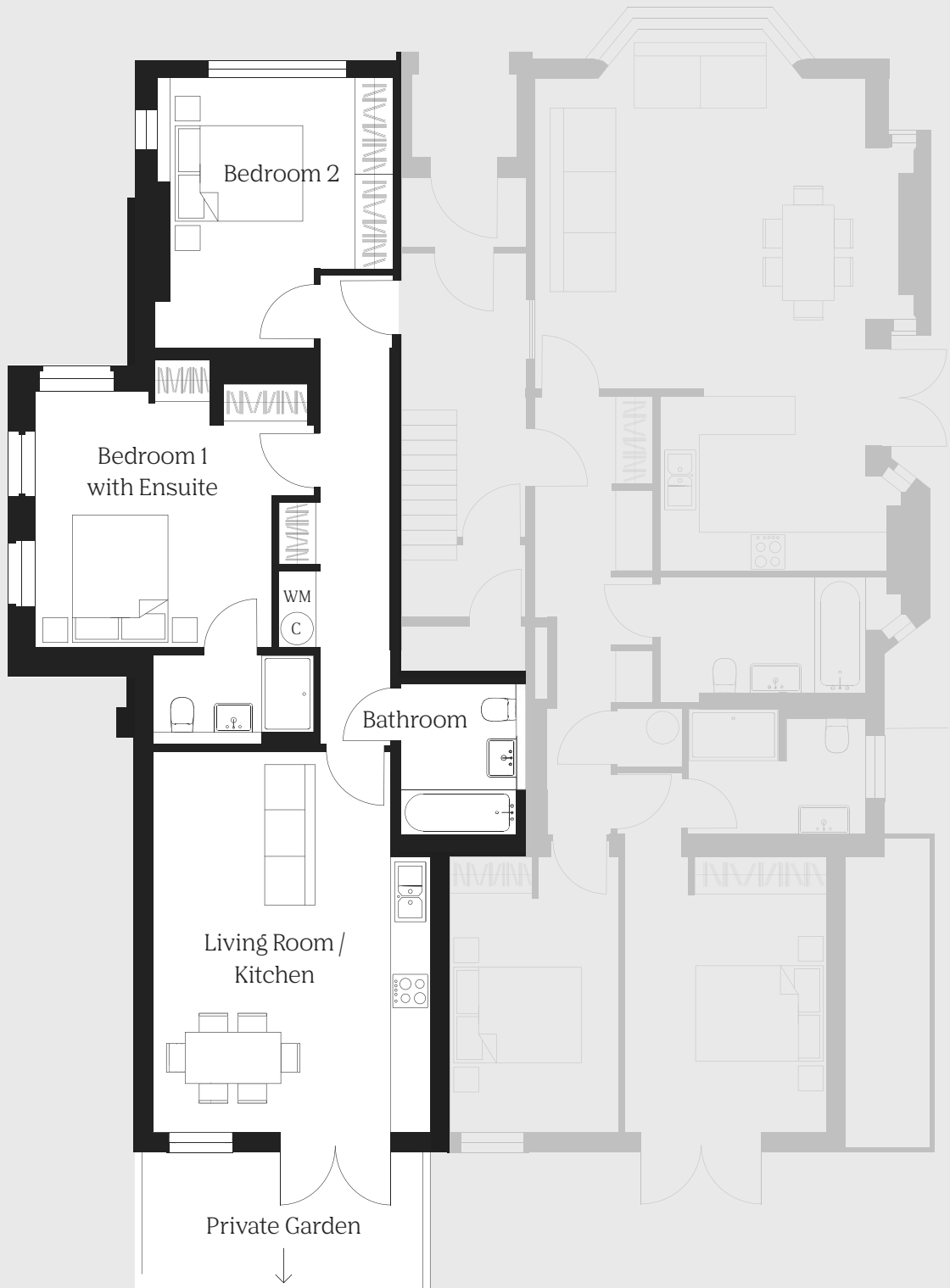
### Apartment 3

Key:

C — Cylinder Cupboard

WM — Washing Machine

Room	Metres	Feet/Inches
Living Room / Kitchen	4.36 × 5.93	14.3 × 19.5
Bedroom 1 with En-suite	3.49 × 3.88	11.5 × 12.9
Bedroom 2	3.38 × 4.11	11.1 × 13.6
Bathroom	1.97 × 2.35	6.5 × 7.8



Park Avenue

## Floorplan — 1st Floor

### Apartment 4

Room	Metres	Feet/Inches
Living Room / Kitchen	5.0 × 5.6	16.5 × 18.4
Bedroom 1 with En-suite	4.36 × 3.0	14.4 × 9.10
Bedroom 2	3.0 × 3.94	9.10 × 12.11
Bathroom	2.0 × 2.44	6.7 × 8.0

Key:

C — Cylinder Cupboard

WM — Washing Machine





## Floorplan — 1st Floor

### Apartment 5

Key:  
 C — Cylinder Cupboard  
 WM — Washing Machine

Room	Metres	Feet/Inches
Living Room / Kitchen	5.83 × 5.52	19.1 × 18.1
Bedroom 1 with En-suite	5.68 × 3.55	18.8 × 11.7
Bedroom 2	4.32 × 3.38	14.2 × 11.1
Bathroom	2.42 × 2.03	7.11 × 6.8

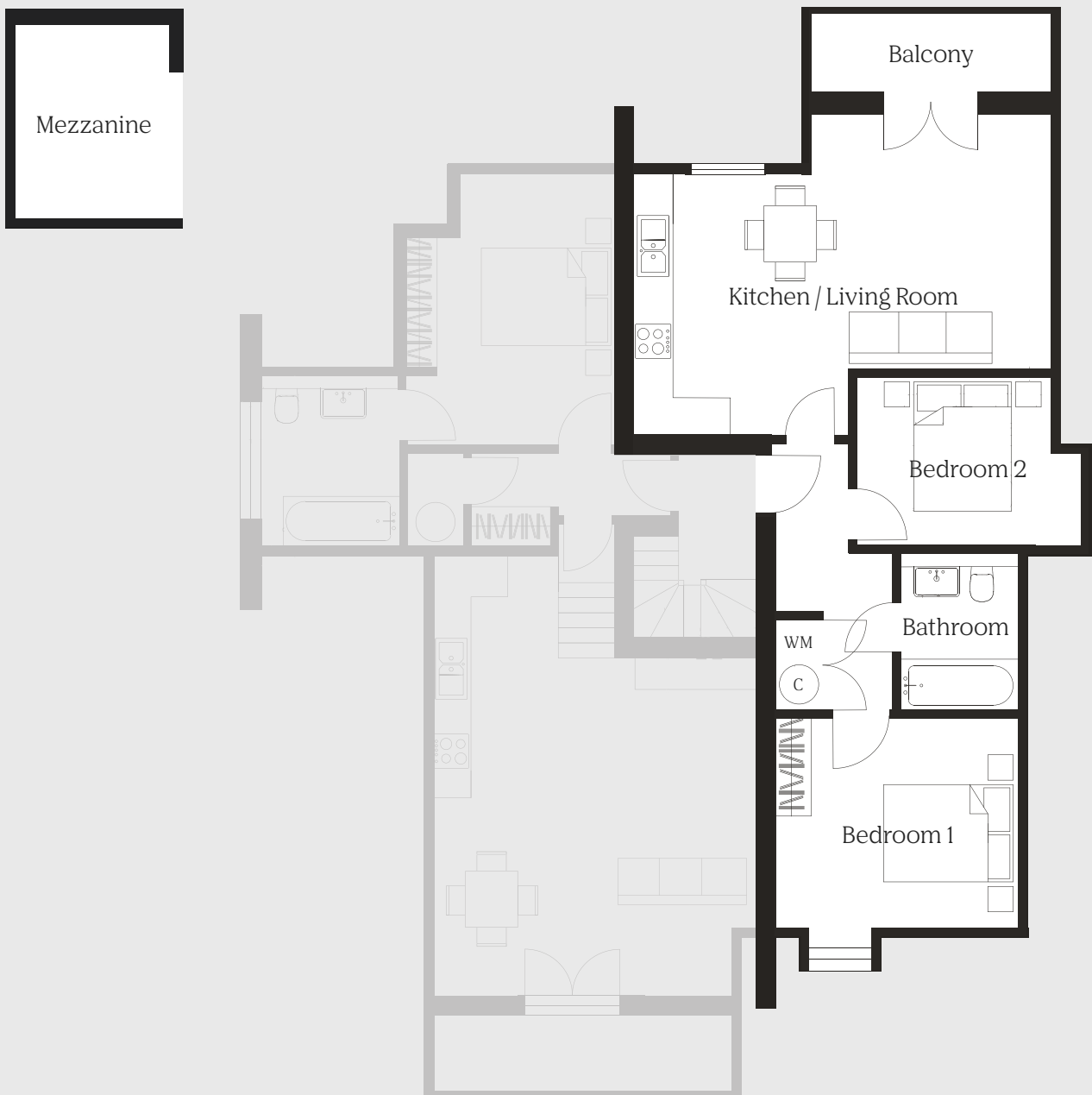


# Floorplan — 2nd Floor

## Apartment 6

Room	Metres	Feet/Inches
Living Room / Kitchen	6.55 × 4.26	21.6 × 13.2
Bedroom	3.86 × 3.3	12.8 × 10.9
Bathroom	1.84 × 2.47	6.0 × 8.1

Key:  
C — Cylinder Cupboard  
WM — Washing Machine





## Floorplan — 2nd Floor

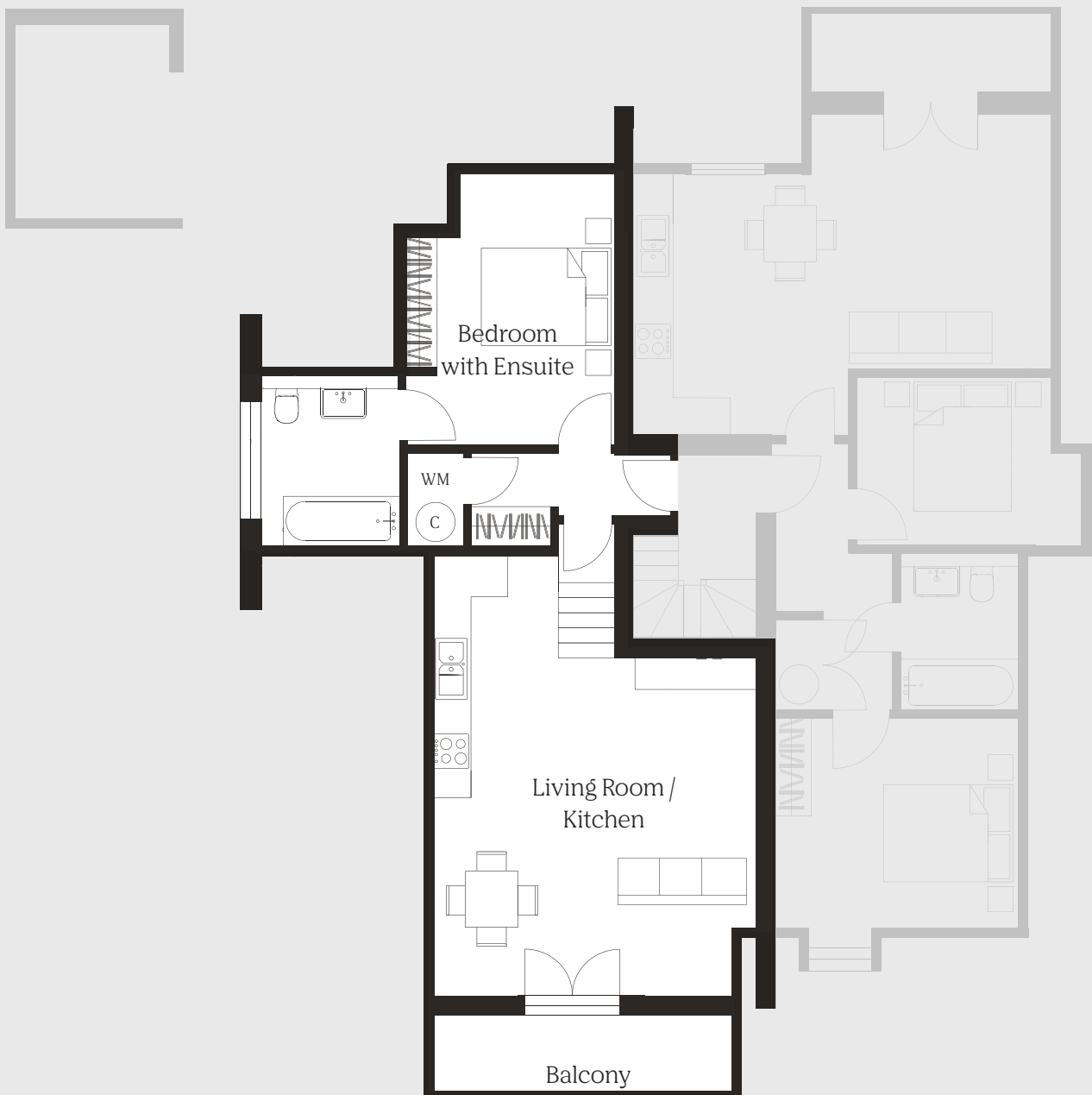
### Apartment 7

Key:

C — Cylinder Cupboard

WM — Washing Machine

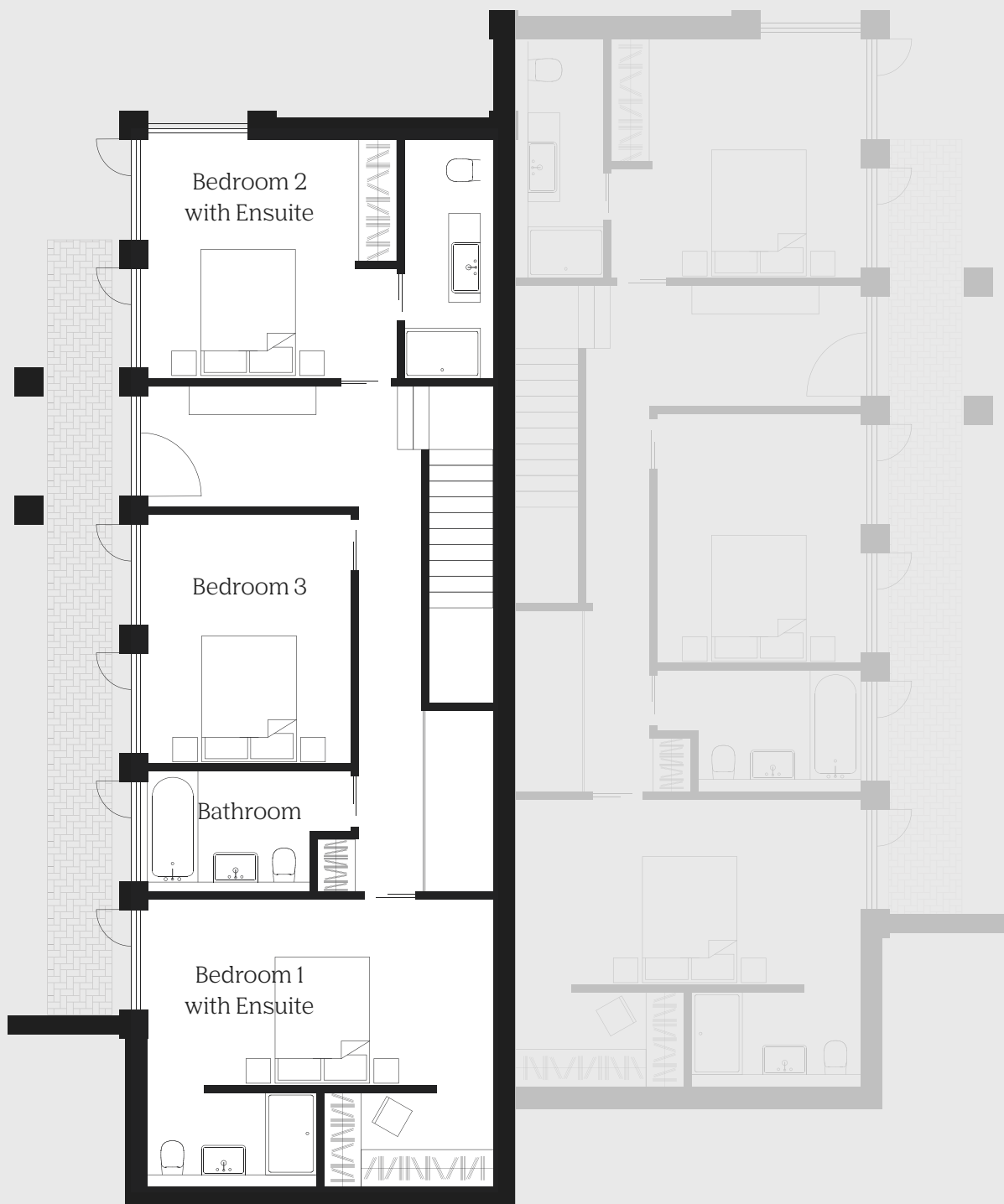
Room	Metres	Feet/Inches
Living Room / Kitchen	5.06 × 5.3	16.7 × 17.5
Bedroom with En-suite	3.3 × 4.26	10.9 × 13.11
En-suite	2.15 × 2.67	7.0 × 8.10



# Floorplan — Ground Floor

## House 1

Room	Metres	Feet/Inches
Bedroom 1 with En-suite	5.46 × 4.55	17.11 × 14.11
Bedroom 2 with En-suite	3.94 × 3.77	12.11 × 12.4
Bedroom 3	3.22 × 3.93	10.7 × 12.11
Bathroom	3.22 × 1.91	10.7 × 6.3





# Floorplan — 1st Floor

## House 1

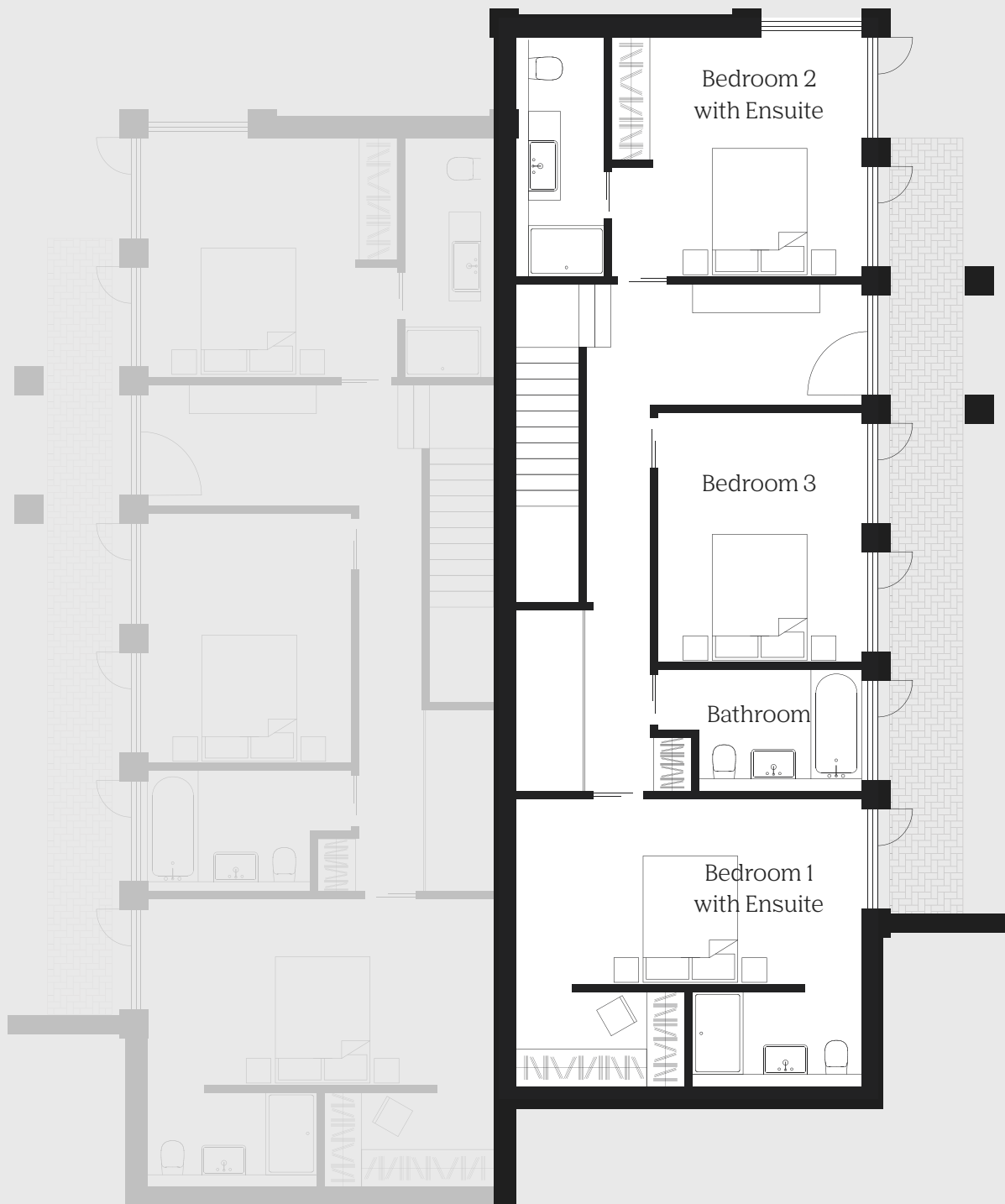
Room	Metres	Feet/Inches
Kitchen / Living / Dining	5.6 × 11.7	18.5 × 38.5



# Floorplan — Ground Floor

## House 2

Room	Metres	Feet/Inches
Bedroom 1 with En-suite	5.46 × 4.55	17.11 × 14.11
Bedroom 2 with En-suite	3.94 × 3.77	12.11 × 12.4
Bedroom 3	3.22 × 3.93	10.7 × 12.11
Bathroom	3.22 × 1.91	10.7 × 6.3





# Floorplan — 1st Floor

## House 2

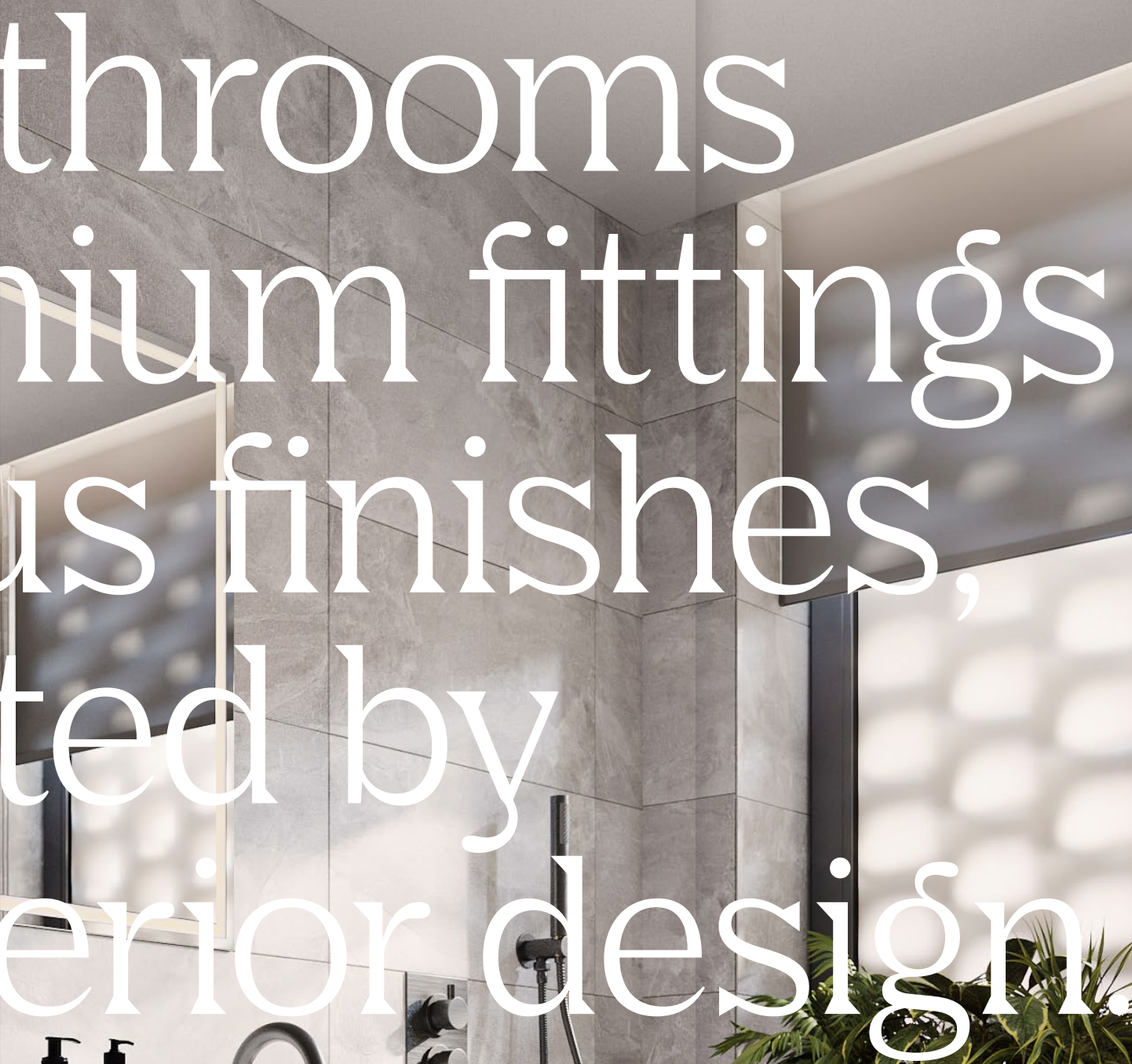
Room	Metres	Feet/Inches
Kitchen / Living / Dining	5.6 × 11.7	18.5 × 38.5





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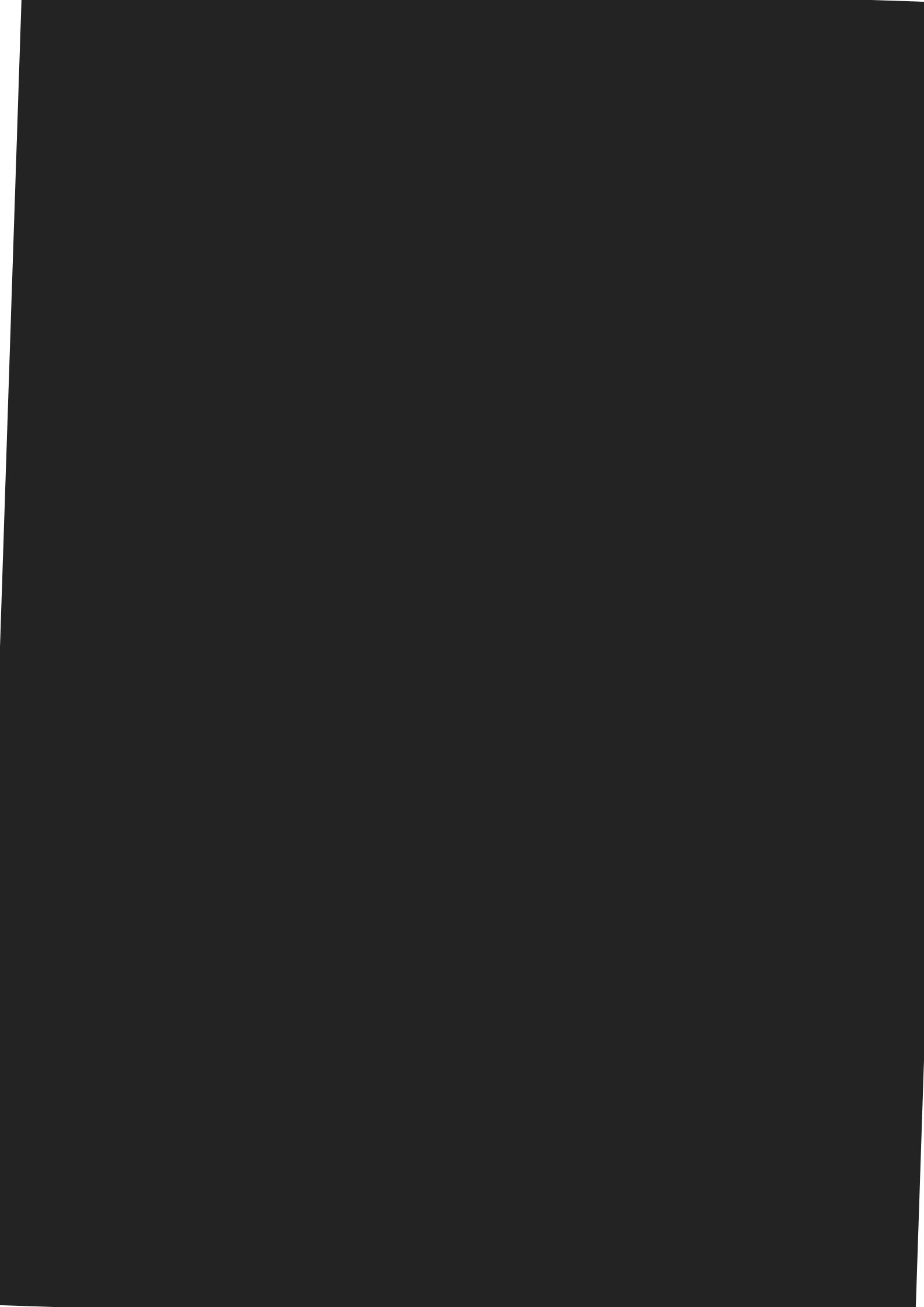
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Viewing strictly by appointment

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