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99 The Residences

No. 99

The Residences

99 Preston Drive, Brighton, BN1 6LD

Specification

Kitchen

Luxury designer furniture with soft close cupboards and drawers
AEG appliances comprising single oven, four zone induction hob, cooker hood, integrated fridge/freezer, dishwasher and washer/dryer
Larder cupboards and deep pan drawers
Stone worktops and upstands
Under cabinetry light detailing

Bathrooms and En-Suites

Luxury marble stone floor and wall tiles Wall hung basins
Brushed brass brassware and shower/bath details
Soft close wall hung WCs with dual flush push button fittings
Matt black towel radiators
LED illuminated mirrors

Electrical, Security and Heating

Low energy LED down lighting throughout
Extractor fans and multi point shaver sockets to all bathrooms and en-suites
Mains operated heat/smoke detectors
Switches/sockets finished in brushed brass
Telephone/TV aerial points to selected rooms
USB double sockets to bedrooms
Energy efficient boiler

Architectural Features

New double glazed sash windows
Heritage panel doors and architraves with brushed brass ironmongery
Restored stone fire place surrounds and hearths in selected apartments
Designer column radiators

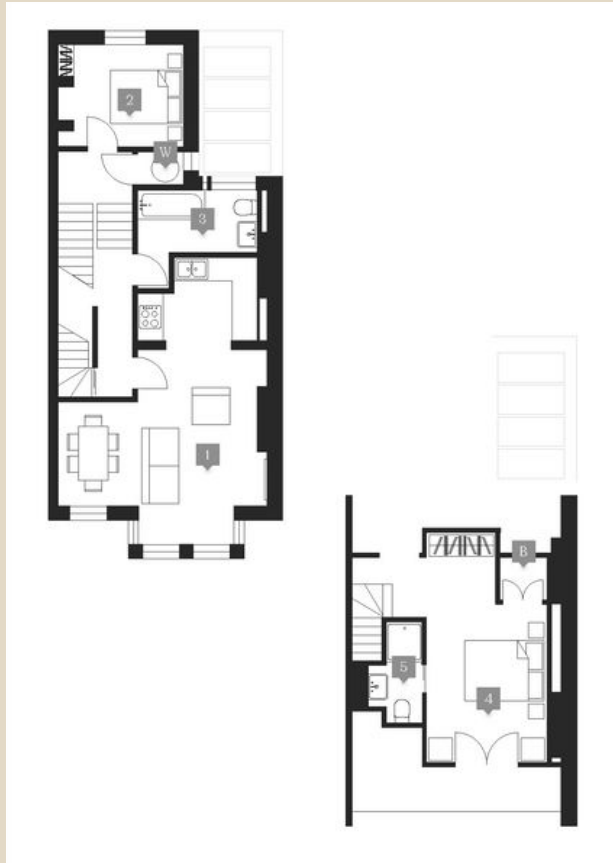
Decoration and Finishes

Farrow and Ball colour palette to all walls and ceilings
Bespoke oak engineered flooring to all living rooms
Luxury silk effect carpet to bedrooms
Built in wardrobes to master bedroom to selected apartments

External and Common Ways

External terrace or garden to all apartments
Internal hallways fully decorated with carpet runner and decorative carpet bars
Large separate postboxes in entrance hall

Floorplans



First Floor Apartment

Room	Metres	Feet/Inches
1. Living Room and Kitchen	5.2 x 7.15	17.0 x 23.4
2. Bedroom 1	3.1 x 2.5	10.2 x 8.2
3. Bedroom 2	5.8 x 4.0	19.0 x 13.1
4. Bathroom	1.5 x 2.95	4.9 x 9.7
5. Ensuite Bathroom	1.7 x 1.9	5.6 x 6.2

Key:
B – Balcony
W – Washing Machine

EPC **B**
sq.ft. **813**
sq.m. **76**

Floorplans



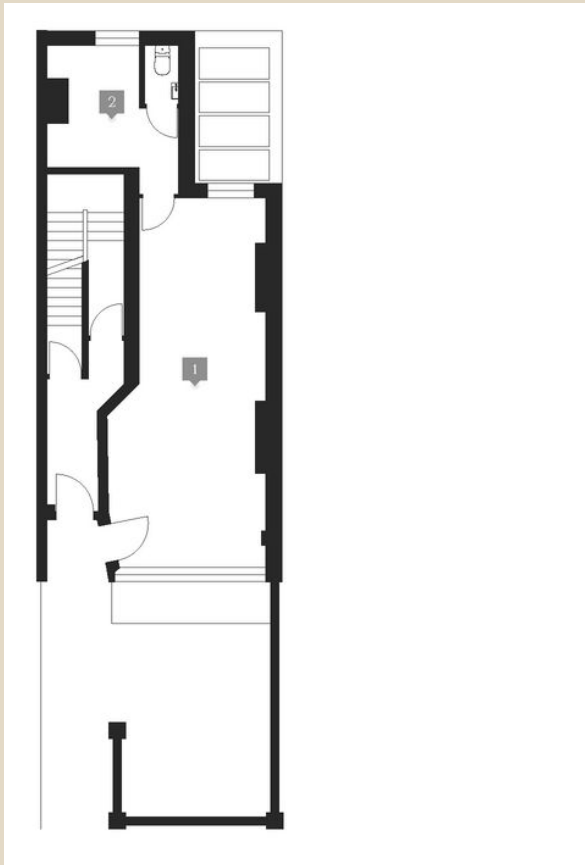
Garden Apartment

Room	Metres	Feet/Inches
1. Living Room and Kitchen	5.2 x 9.4	17.0 x 30.8
2. Bedroom	5.2 x 4.95	17.0 x 16.2
3. Ensuite Bathroom	1.4 x 3.25	4.6 x 10.7
4. Washroom	8.0 x 2.45	26.2 x 8.0

Key:
B – Balcony
W – Washing Machine

EPC **C**
sq.ft. **1057**
sq.m. **98**

Floorplans



Ground Floor Shop

Room	Metres	Feet/Inches
1. Main shop	3.75 x 8.8	12.3 x 28.8
2. Storage area & washroom	3.15 x 2.8	10.3 x 9.2

Key:
B – Balcony
W – Washing Machine

EPC **C**
sq.ft. **449**
sq.m. **42**



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