

# EXTON HOUSE



Watch the sunset,  
relax and unwind.  
Enjoy the splendour  
of Victorian Hove.

*[youarehome.uk](http://youarehome.uk)*

A development by 



## *The Local Area*

Exton House is a new development of luxury apartments situated on Hove's historic Second Avenue. One of four graceful avenues that sit off Hove seafront and either side of the majestic Grand Avenue, Second Avenue was developed in the late 1800s with the vision that it should have 'more breathing room, less bricks and mortar'.

It's this spaciousness that gives Second Avenue and the entire Avenues Conservation Area its easy, breezy feel with generous Victorian homes set back from wide, tree-lined roads. Exton House itself is a Grade II-listed Victorian mansion that stands alone but shares the harmonious yellow bricks and slate roofs of the period.

At the top of the avenue, you'll find the bustling Church Road with its independent bakeries, coffee shops, butchers, and florists, along with boutique bars, pizzerias and restaurants that come alive in the evening. At the bottom, the peaceful Hove Lawns and pebbled shoreline of Hove beach, with family-run Italian ice-cream parlour Marrocco's are just a temptingly short walk away.

Hove train station, with frequent, direct trains to London, is less than 20 minutes on foot or just four minutes by bicycle.

# COASTAL HAVEN MEETS COSMOPOLITAN CITY LIVING

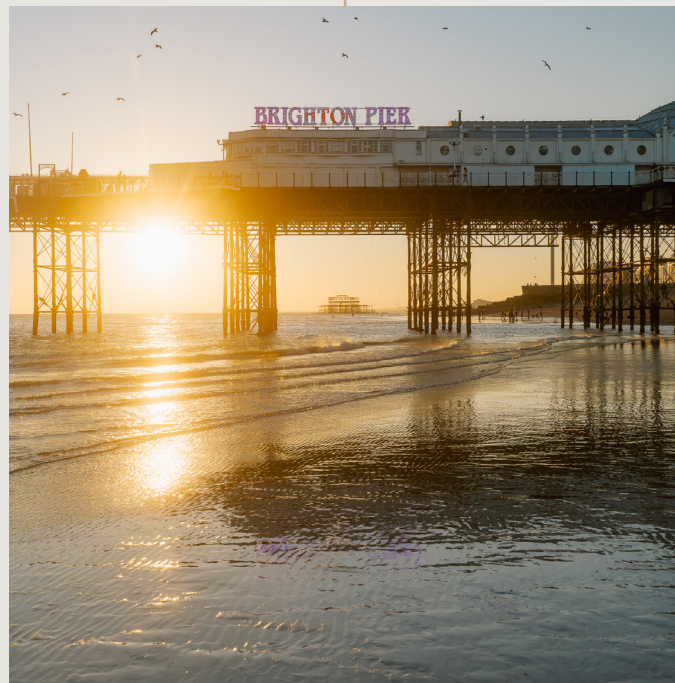


*Brighton's West Pier Beach and home to Brighton's i360 is a 162 m (531 ft) moving observation tower on the seafront of Brighton.*





*Brighton Palace Pier  
- Brighton seafront.  
One of the UK's Top  
10 amusement parks.  
A timeless icon of the  
British seaside.*



*The Upside Down  
House - Hove Seafront.  
A unique photo experience  
that defies gravity!*



*Duke of York's Picturehouse  
Cinema - Brighton. One  
of the oldest cinemas in the  
world - and a Brighton  
institution. Showing  
the best blockbuster and  
independent films.*



LAIID-BACK  
VICTORIAN  
& GEORGIAN  
GRANDEUR  
WITH A BUSTLING  
CAFÉ CULTURE



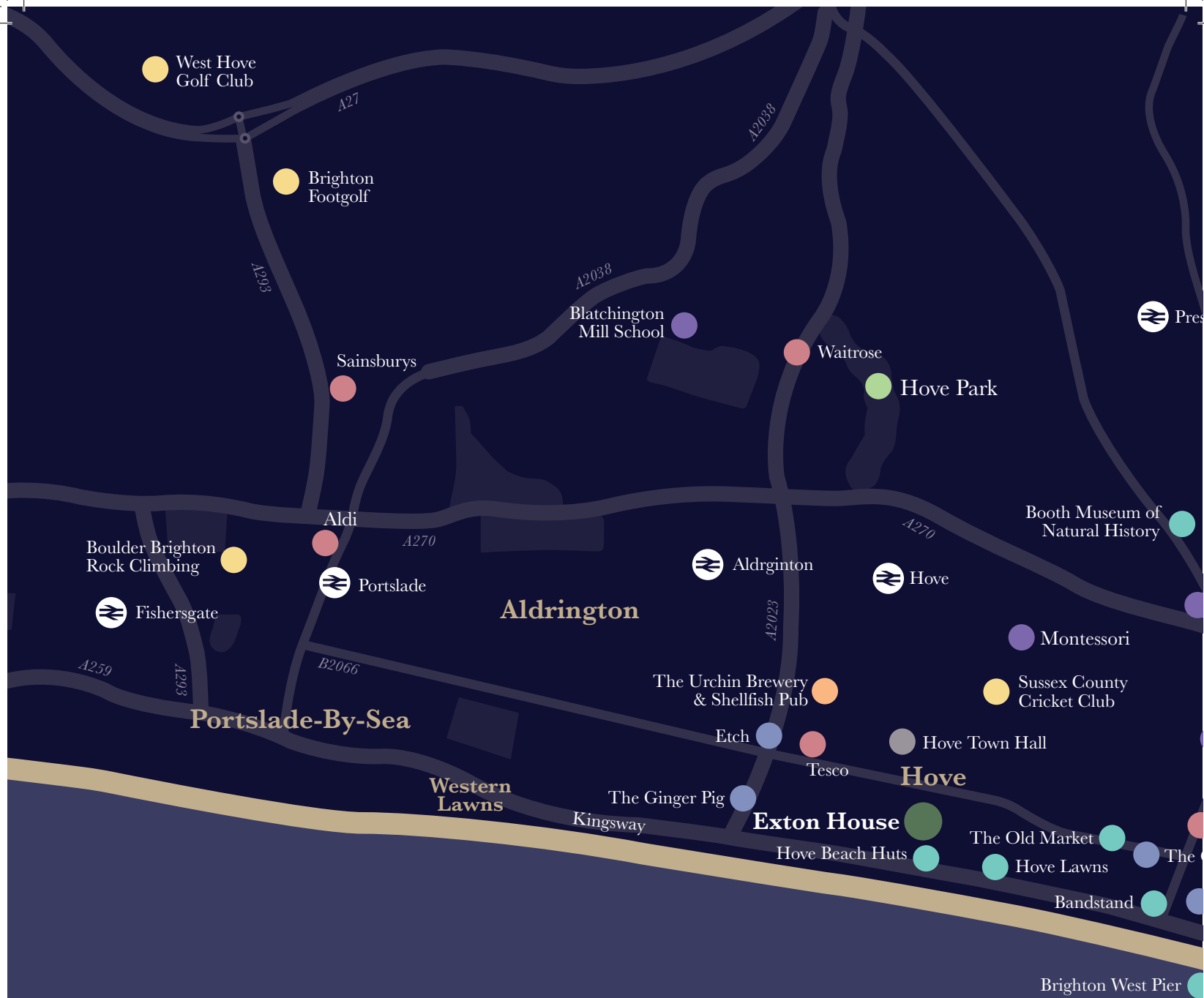
## *The History*

Sometimes thought of as Brighton's chilled-out sister, Hove is a cosmopolitan seaside location with a distinctive character and charm all of its own. Its tree-lined avenues, graceful Regency squares, and plentiful green spaces and parks lend the city a peaceful, laid-back air.

There's a vibrant cultural scene, with a host of independent galleries, museums, and theatres including The Hove Museum of Creativity, The Artista Café and Gallery, and the Grade II-listed Old Market Theatre, which hosts national and international theatre, music, and comedy performances year-round.

Hove is home to a variety of independent boutiques, stylish shops, and characterful antique stores. Foodies are also in their element here with standout restaurants that include The Ginger Pig (also ranked as one of top ten pubs in the UK) and the Michelin-recommended Little Fish Market.

Stroll east along Hove's picturesque promenade and you'll reach vibrant Brighton, and all this exciting city has to offer. Or head just 15 minutes north and you're at the breathtaking South Downs National Park with its rolling hills, glorious heathland, river valleys, ancient woodland, and iconic white cliffs.



- Shopping
- Restaurants
- Pubs
- Outdoor spaces / parks
- Culture spots
- Schools / education
- Sports / leisure
- Exton House
- ⚓ Stations



## *Specifications*

### Kitchens

- > Bespoke contemporary shaker and reeded oak kitchens
- > Quartz work surfaces
- > Larder unit
- > Fisher & Paykel appliances included as standard
- > French style fridge in 2 and 3 bedroom apartments
- > 70/30 fridge freezer in 1 bedroom apartments
- > Combination microwave oven for 2 and 3 bed apartments
- > Dishwasher
- > Six ring induction hob for 2 and 3 bed apartments
- > Four ring induction hob for 1 bed apartments
- > Feature track lighting in the kitchen
- > Quooker boiling water tap
- > Integrated bin
- > Deep pan drawers
- > Unique splash backs

### Heating, Electrical and Lighting

- > Hydrogen ready gas boilers
- > Column radiators throughout
- > Recessed spotlights to bathrooms
- > Bespoke track lighting to hallways and living areas
- > Smart heating thermostats
- > TV points to living room and bedrooms
- > Brushed bronze high level metal switches and sockets
- > Feature wood burner to select apartments
- > Wiring for future provision of alarm system





Exton House

## *Specifications*

### Flooring

- > Bespoke engineered oak flooring to the hallways and open plan living kitchen
- > Luxury bamboo carpets to the bedrooms
- > Tiled floor to bathrooms

### Bathrooms

- > Bespoke wall tiling
- > LUSO baths and shower trays
- > Feature freestanding baths where shown
- > LUSO toilets
- > LUSO brassware
- > Stone resin basins (double where shown)
- > Recessed wall cabinets to main bathroom incorporating anti mist mirrors

### Exterior

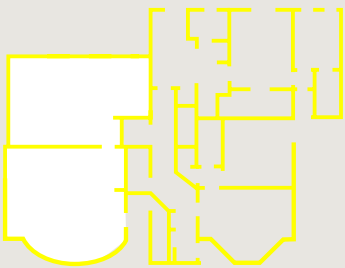
- > Outside tap to apartments with outside space
- > Video entry system
- > Paved patio and courtyard areas
- > Gardens laid to lawn
- > ABC+ New Homes 10 Year Warranty
- > Exterior PIR wall lighting
- > Outside power points in selected locations
- > Decorative Victorian tiling to entrance steps with a 10 year build zone warranty

Accessibility - lift access up to second floor.

Please note: Apartment features and specifications may vary due to the unique nature of this historic building.

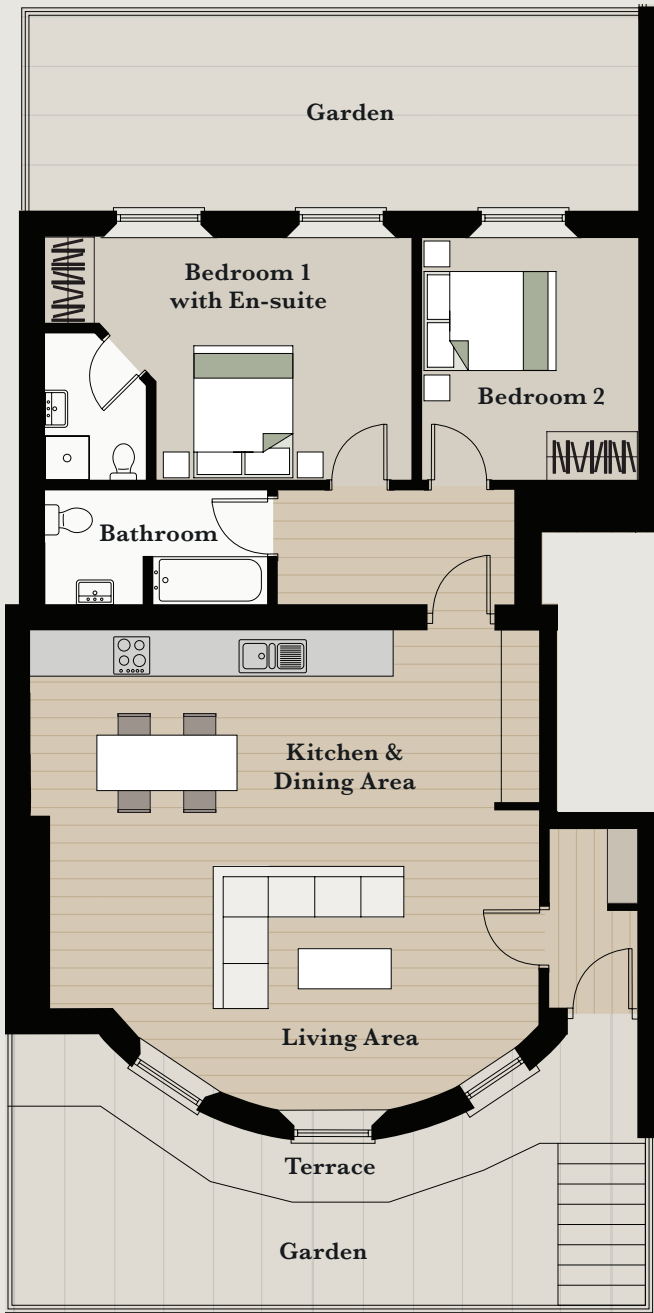
# FLOORPLAN

*Lower Ground Floor*



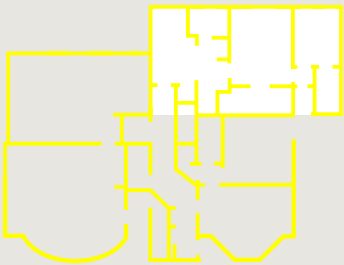
The Palmeria - 100.3sq.m

| Room                          | Metres    | Feet/Inches |
|-------------------------------|-----------|-------------|
| Kitchen, Living & Dining Area | 7.0 x 7.1 | 23.0 x 23.4 |
| Bedroom 1                     | 3.7 x 3.6 | 12.1 x 11.1 |
| En-suite - Bedroom 1          | 2.2 x 1.5 | 7.2 x 4.1   |
| Bedroom 2                     | 4.0 x 2.8 | 13.1 x 9.2  |
| Bathroom                      | 4.1 x 1.6 | 13.6 x 5.5  |



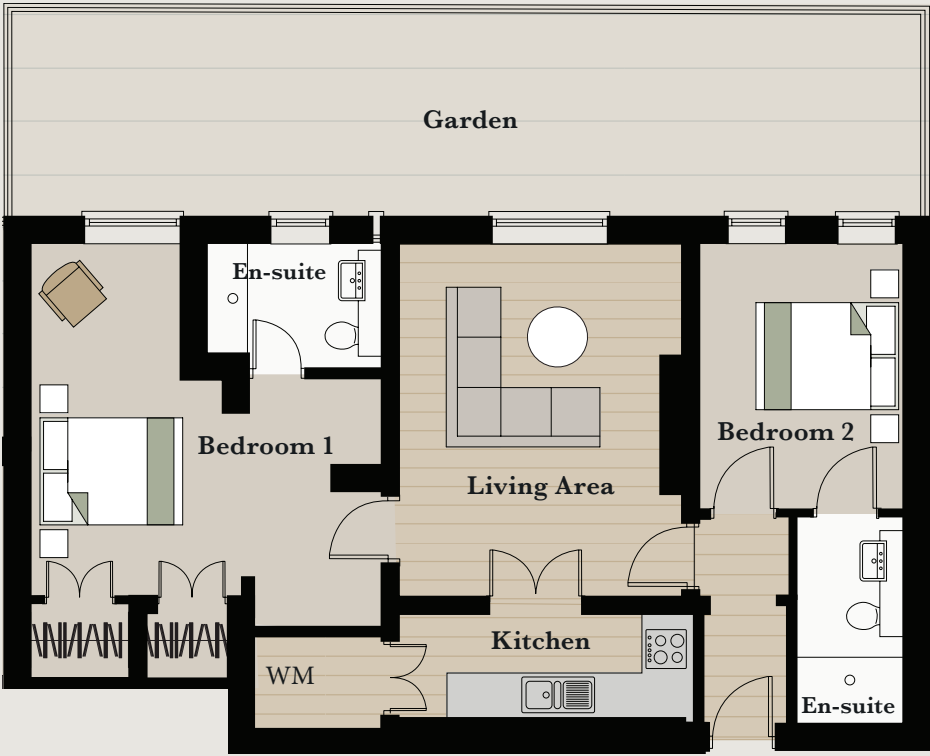
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*Lower Ground Floor*



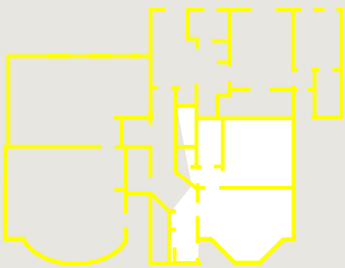
## The Lansdowne - 79.1sq.m

| Room                 | Metres          | Feet/Inches |
|----------------------|-----------------|-------------|
| Living Area          | 3.1 x 4.9       | 10.2 x 16.1 |
| Kitchen              | 3.8 x 1.5       | 12.6 x 4.1  |
| Bedroom 1            | 3.5 x 2.7       | 11.6 x 8.1  |
| En-suite - Bedroom 1 | 2.8 x 1.5       | 7.2 x 4.1   |
| Bedroom 2            | 4.9 x 5.0       | 16.1 x 16.5 |
| En-suite - Bedroom2  | 2.6 x 1.6       | 8.6 x 5.2   |
| Key                  |                 |             |
| WM                   | Washing Machine |             |



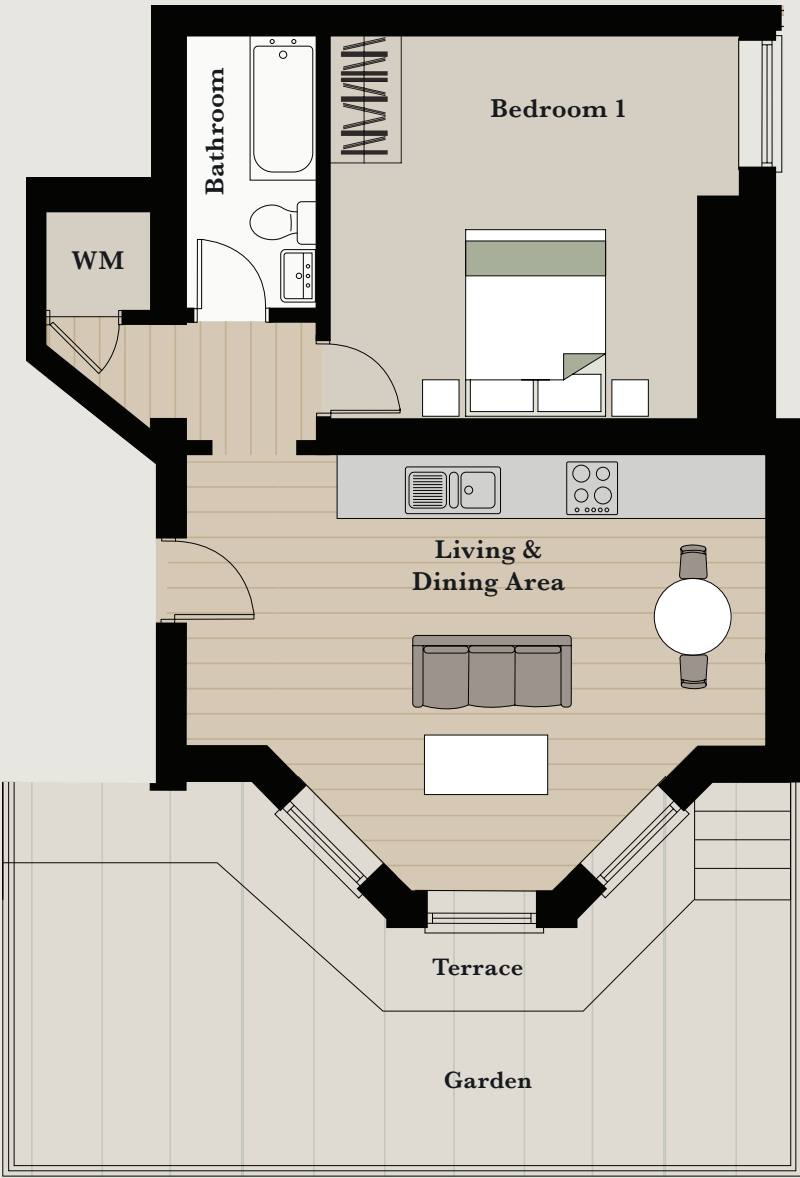
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*Lower Ground Floor*



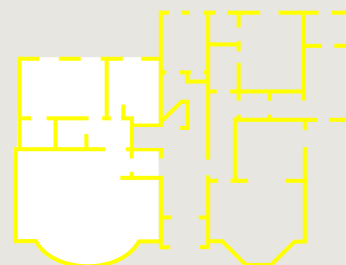
The Albany - 54.6sq.m

| Room                          | Metres          | Feet/Inches  |
|-------------------------------|-----------------|--------------|
| Kitchen, Living & Dining Area | 5.5 x 4.5       | 18.0 x 14.10 |
| Bedroom 1                     | 4.4 x 3.9       | 14.5 x 12.10 |
| Bathroom                      | 3.0 x 1.4       | 9.10 x 4.7   |
| Key                           |                 |              |
| WM                            | Washing Machine |              |



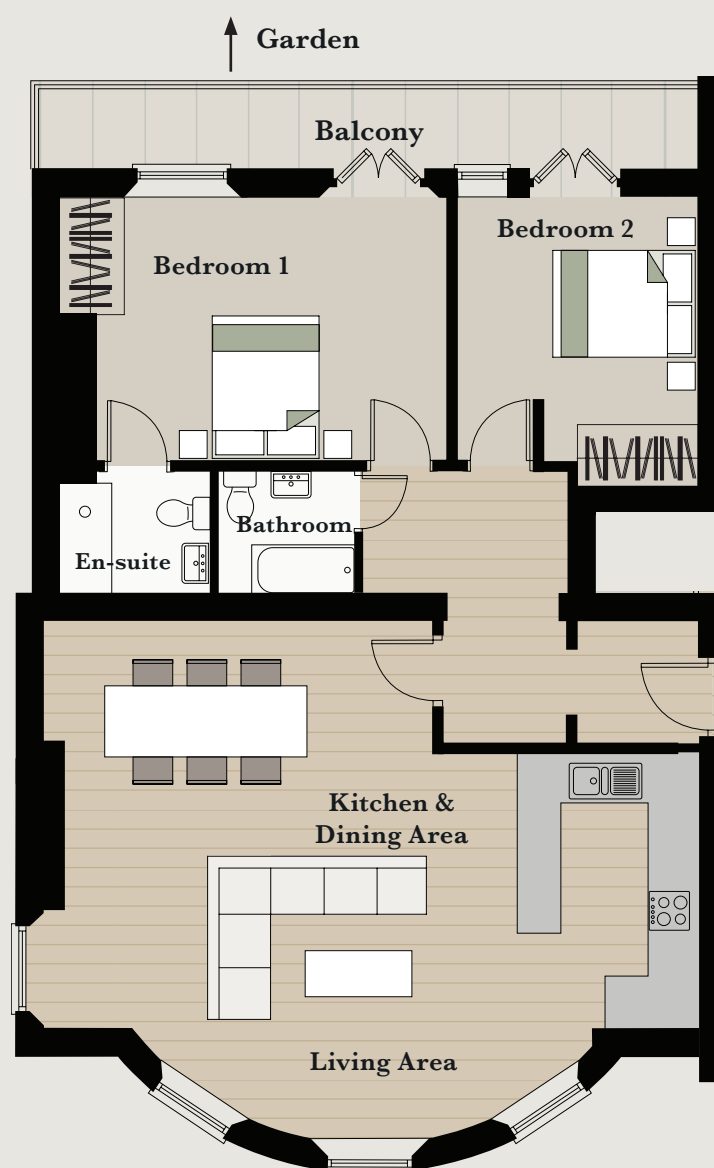
# FLOORPLAN

## *Ground Floor*



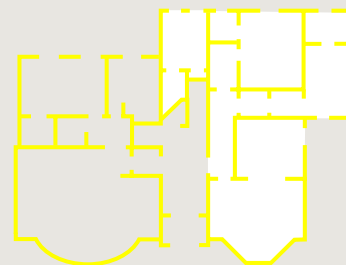
The Adelaide - 102.9sq.m

| Room                          | Metres    | Feet/Inches  |
|-------------------------------|-----------|--------------|
| Kitchen, Living & Dining Area | 9.0 x 7.1 | 29.6 x 23.4  |
| Bedroom 1                     | 3.5 x 4.8 | 11.6 x 15.8  |
| En-suite - Bedroom 1          | 1.8 x 1.6 | 5.11 x 5.2   |
| Bedroom 2                     | 3.3 x 2.7 | 10.10 x 8.11 |
| Bathroom                      | 1.8 x 1.6 | 5.11 x 5.2   |



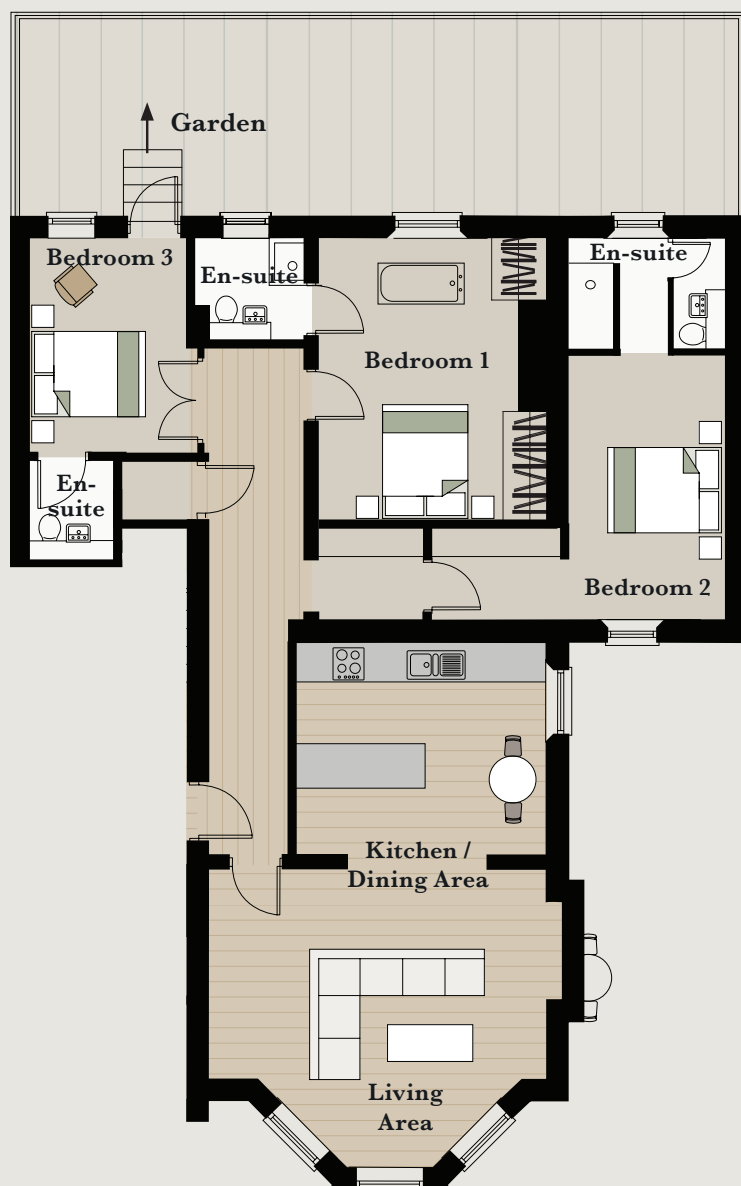
# FLOORPLAN

## Ground Floor



### The Wilbury - 130.1sq.m

| Room                  | Metres    | Feet/Inches |
|-----------------------|-----------|-------------|
| Kitchen / Dining Area | 4.0 x 3.6 | 13.1 x 11.1 |
| Living Area           | 5.7 x 5.2 | 18.8 x 17.1 |
| Bedroom 1             | 4.9 x 3.4 | 16.1 x 11.2 |
| En-suite - Bedroom 1  | 1.7 x 1.5 | 5.7 x 4.11  |
| Bedroom 2             | 3.0 x 5.3 | 9.1 x 17.5  |
| En-suite - Bedroom 2  | 3.0 x 1.2 | 9.1 x 3.11  |
| Bedroom 3             | 3.7 x 2.7 | 12.2 x 8.1  |
| En-suite - Bedroom 3  | 1.4 x 1.5 | 4.7 x 4.11  |

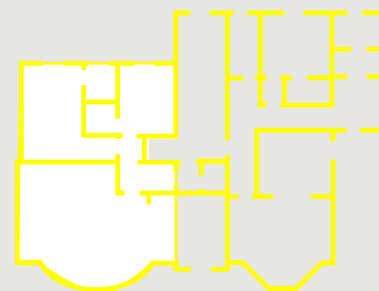


# FLOORPLAN

## *First Floor*

The Rochester - 122.1sq.m

| Room                 | Metres    | Feet/Inches |
|----------------------|-----------|-------------|
| Kitchen, Dining      | 4.2 x 4.4 | 13.7 x 14.4 |
| Living Area          | 7.2 x 7.1 | 23.7 x 23.3 |
| Bedroom 1            | 5.4 x 3.0 | 17.8 x 9.9  |
| En-suite - Bedroom 1 | 1.8 x 1.6 | 5.9 x 5.3   |
| Bedroom 2            | 2.7 x 3.9 | 9.1 x 12.8  |
| Bathroom             | 1.9 x 2.0 | 6.3 x 6.6   |

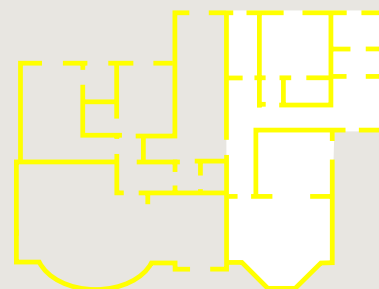
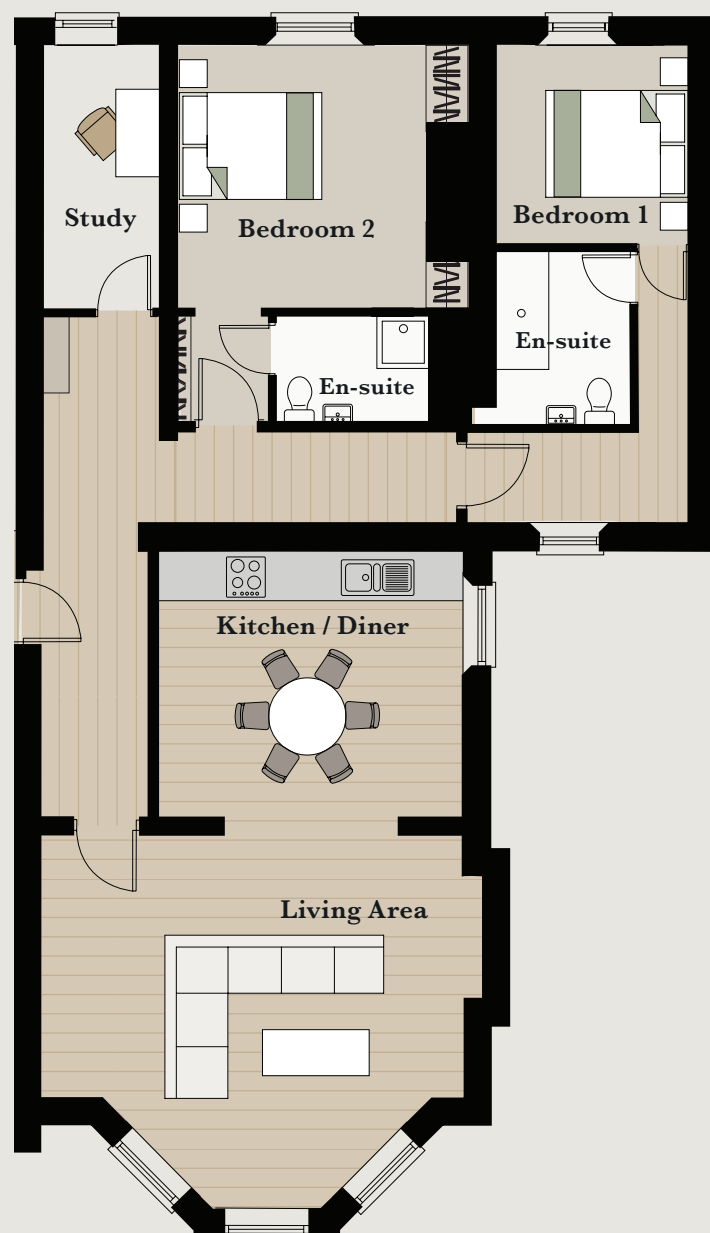


# FLOORPLAN

## *First Floor*

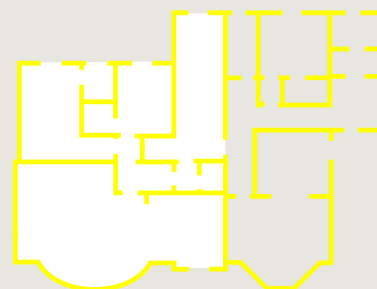
The Regency - 113.3sq.m

| Room                 | Metres    | Feet/Inches |
|----------------------|-----------|-------------|
| Living Area          | 5.2 x 5.8 | 17.1 x 19.1 |
| Kitchen / Diner      | 3.6 x 3.9 | 11.9 x 12.9 |
| Bedroom 1            | 3.6 x 3.2 | 11.9 x 10.6 |
| En-suite - Bedroom 1 | 1.9 x 1.5 | 6.3 x 5.0   |
| Bedroom 2            | 3.0 x 3.4 | 9.9 x 11.2  |
| En-suite - Bedroom 2 | 1.5 x 1.4 | 5.0 x 4.6   |
| Study                | 1.6 x 3.6 | 5.2 x 11.8  |



# FLOORPLAN

## *Second Floor*



### The Kingsway - 122.2sq.m

| Room                          | Metres    | Feet/Inches |
|-------------------------------|-----------|-------------|
| Kitchen, Dining & Living Area | 7.2 x 8.6 | 23.7 x 28.3 |
| Bedroom 1                     | 5.4 x 3.1 | 19.6 x 17.8 |
| En-suite - Bedroom 1          | 1.8 x 1.6 | 17.9 x 10.2 |
| Bedroom 2                     | 2.7 x 4.2 | 5.1 x 5.3   |
| Bathroom                      | 1.8 x 1.6 | 6.0 x 5.3   |
| Bedroom 3                     | 2.7 x 4.2 | 8.9 x 13.8  |

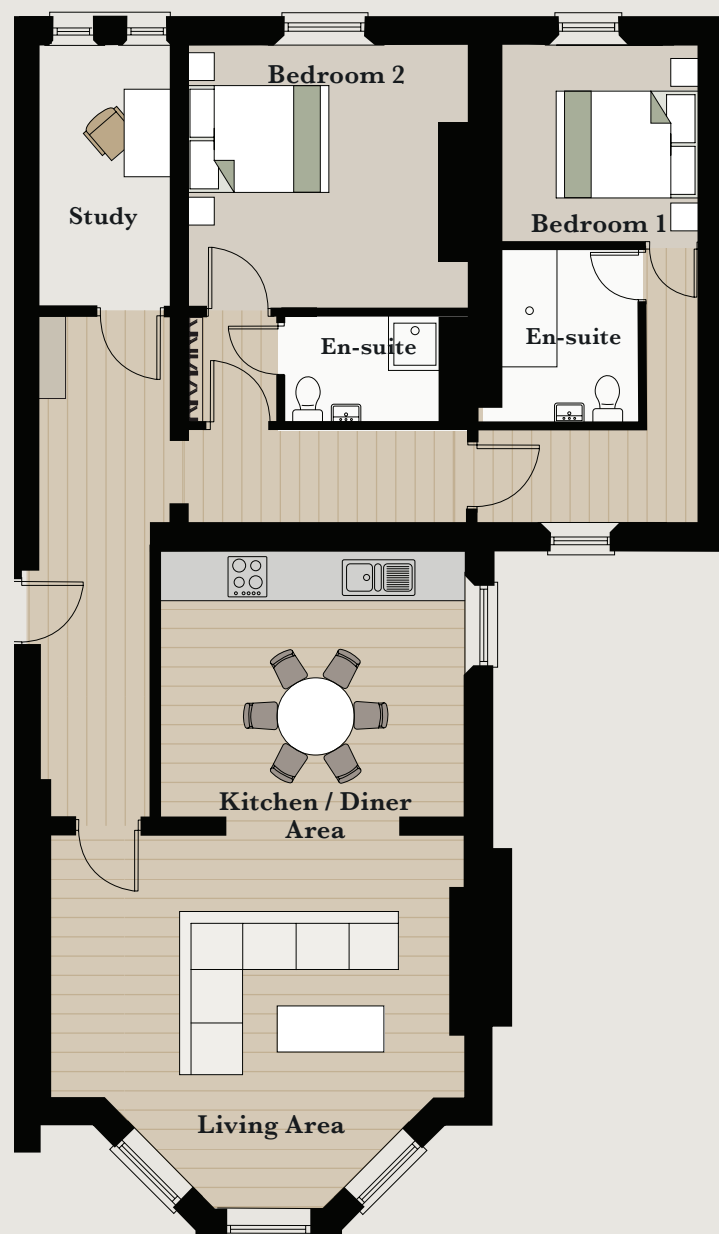
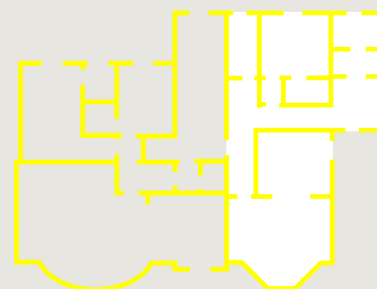


# FLOORPLAN

## *Second Floor*

The Pembroke - 113.7sq.m

| Room                 | Metres    | Feet/Inches |
|----------------------|-----------|-------------|
| Living Area          | 5.8 x 5.3 | 19.0 x 17.5 |
| Kitchen / Diner Area | 4.0 x 3.5 | 13.1 x 11.6 |
| Bedroom 1            | 3.5 x 3.0 | 11.6 x 9.1  |
| En-suite - Bedroom 1 | 1.9 x 1.5 | 6.3 x 4.1   |
| Bedroom 2            | 3.6 x 3.7 | 11.1 x 12.2 |
| En-suite - Bedroom 2 | 1.5 x 1.6 | 4.1 x 5.3   |
| Study                | 1.7 x 2.8 | 5.7 x 9.2   |



# FLOORPLAN

## *Third Floor*



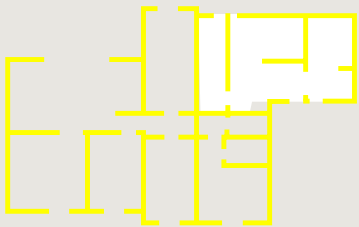
### The Exton - 110.8sq.m

| Room                 | Metres    | Feet/Inches |
|----------------------|-----------|-------------|
| Living Area          | 7.4 x 3.7 | 24.3 x 12.2 |
| Kitchen / Diner Area | 4.4 x 4.3 | 14.5 x 14.1 |
| Bedroom 1            | 4.3 x 2.8 | 14.1 x 9.2  |
| En-suite - Bedroom 1 | 2.5 x 1.4 | 8.2 x 4.7   |
| Bedroom 2            | 4.6 x 2.7 | 15.1 x 8.1  |
| Bedroom 3            | 4.2 x 3.0 | 13.9 x 9.1  |
| Bathroom             | 2.2 x 1.1 | 7.3 x 3.7   |



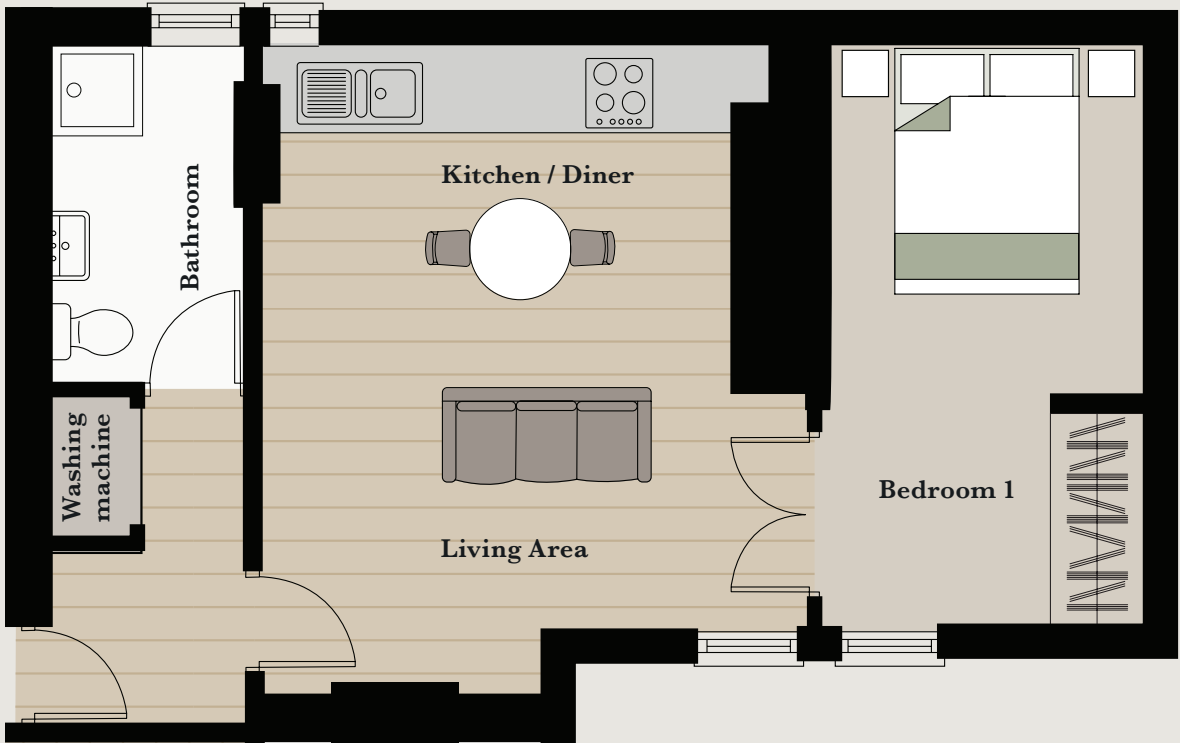
# FLOORPLAN

Third Floor



## The Langdale - 43.0sq.m

| Room                          | Metres    | Feet/Inches |
|-------------------------------|-----------|-------------|
| Kitchen, Dining & Living Area | 4.8 x 3.5 | 15.9 x 11.6 |
| Bedroom 1                     | 4.6 x 2.4 | 15.1 x 7.10 |
| Bathroom                      | 2.6 x 1.7 | 8.6 x 5.7   |



SITE PLAN



Exton House

New  
Development

Second Avenue

You Are 

Viewing strictly by appointment

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Brighton  
BN1 6LD



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