



ONE
NIZELLS
AVENUE



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AN EXCLUSIVE DEVELOPMENT OF
NINE LUXURIOUS RESIDENCES



ONE NIZELLS AVENUE

HOVE LIFESTYLE REIMAGINED

One Nizells Avenue is a new development of luxurious apartments and townhouses, ideally positioned adjacent to an attractive expanse of landscaped parkland, yet just minutes from the beautiful seafront and buzzing central Brighton scene.

Just moments from the doorstep, St Ann's Well Gardens 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. Nizells Avenue is also perfectly placed to enjoy the limitless bars, eateries, shops and cultural offerings of the local area, whether in laid-back Hove or vibrant Brighton.

The elegant two and three bedroom apartments and three bedroom townhouses all feature intelligently configured, spacious open plan layouts, with full height glazing affording a wonderful stream of natural light. A contemporary specification with premium materials and designer finishes is complemented by exquisite interior design. Each home benefits from private outside space, the townhouses boasting terraces and gardens and the penthouse apartment opening onto a wraparound terrace with distant horizon views.

LOCATION

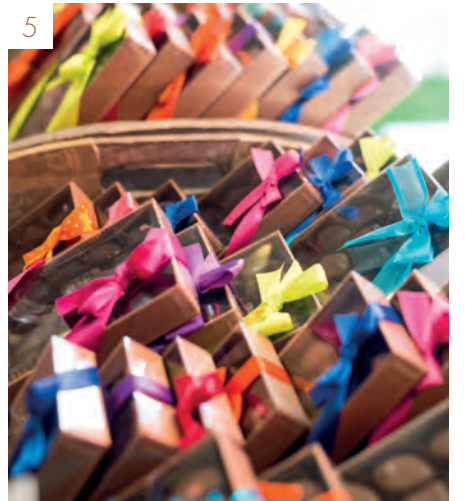
CITY OF SPIRIT

Arguably Britain's coolest, most diverse and vibrant city, Brighton and Hove is an eccentric hotchpotch of dynamic entertainment and culture, energetic nightlife and eclectic shopping, with an eating and drinking scene that has no limits.

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. Closer to home, the sought after Seven Dials area provides relaxed cafés and craft beer bars to choose from, as well as the charming café at St Ann's Well Gardens.

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.





- 1 - Small Batch Coffee House
- 2 - Cave de Fromage
- 3 - Komedia
- 4 - Etch Restaurant
- 5 - Audrey's Chocolates
- 6 - Florian
- 7 - The Flour Pot



ST ANN'S WELL GARDENS

A CHARMING HISTORY

St Ann's Well Gardens is no ordinary city park, it is one steeped in fascinating history dating back to the mid 18th Century, when the water from its eponymous well was said to have special healing properties.

When the pump house was built in the 1800s, it was described by The Brighton Gazette as having "one of the most pleasant and rural situations in the vicinity of Brighton". This picturesque setting was good reason to develop the park into pleasure gardens, where concerts, performances, parades, fairground attractions and even a monkey house drew large crowds, with illuminations and magical lantern shows at night.

The lessee of St Ann's up until 1904, George Albert Smith, had an unconventional catalogue of occupations including hypnotist, psychic, astronomer, inventor and film pioneer, and built the Glasshouse film studio in the gardens. The park was officially opened to the public in May 1908. Historical features such as the croquet lawn and scented garden still exist today, and the anniversary is now celebrated with the popular annual Spring Festival.



THE LAST GRAND

**CHILDREN'S =
= CARNIVAL**

THIS SEASON.

**ST. ANN'S WELL GARDENS,
HOVE,**

SATURDAY NEXT, SEPTEMBER 15th

AT 3 P.M. GATES OPEN AT 2 O'CLOCK.

Huge Programme of Attractions & Amusements
including the following

EASY COMPETITIONS

Have been arranged, and for which

24 VALUABLE PRIZES 24

ARE OFFERED.

Every one can compete. No Entrance Fees.

GIRLS' COMPETITIONS.

1. PRETTIEST DRESSED DOLL	4. GIRL IN PRETTIEST FANCY DRESS
2. BEST DECORATED MAIL CART	5. SKIPPING CONTEST
3. BEST DOLL'S HOUSE	6. FANCY DANCING

Selected from the following—Cake Walk, Dance, Flower Dance, National Dance.

BOYS' COMPETITIONS.

1. SINGING CONTEST	4. BUN EATING CONTEST
<small>Competitor to choose his own Song and provide Music for Piano Accompaniment.</small>	5. DRAWING COMPETITION
2. MUSICAL INSTRUMENT CONTEST	<small>Model will be provided, also paper and pencils. Drawing to be done in front of the Audience.</small>
<small>Best Selections on Mouth Organ, or any similar Musical Instrument.</small>	6. BLINDFOLDED COMPETITION
3. BEST MODELS OF ANY DESCRIPTION	

Any Child can Compete. Competitors are requested to send in their Names the day before the Event, and the Competitions they wish to enter. The Management reserve the right to refuse any Competitor to compete. Judge's Decision is Final.

IN THE EVENING, AT 6 P.M.,

Special COMPETITIONS for PARENTS

GENTLEMEN—1. Hat Trimming Competition
2. Taper Lighting Contest

LADIES—1. Egg and Spoon Race
2. Box Making Contest

SPECIAL ATTRACTIVE PRIZES

Are offered for these Competitions. Anyone can enter.

Book the date. Come in Thousands.

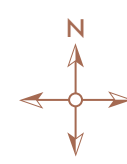
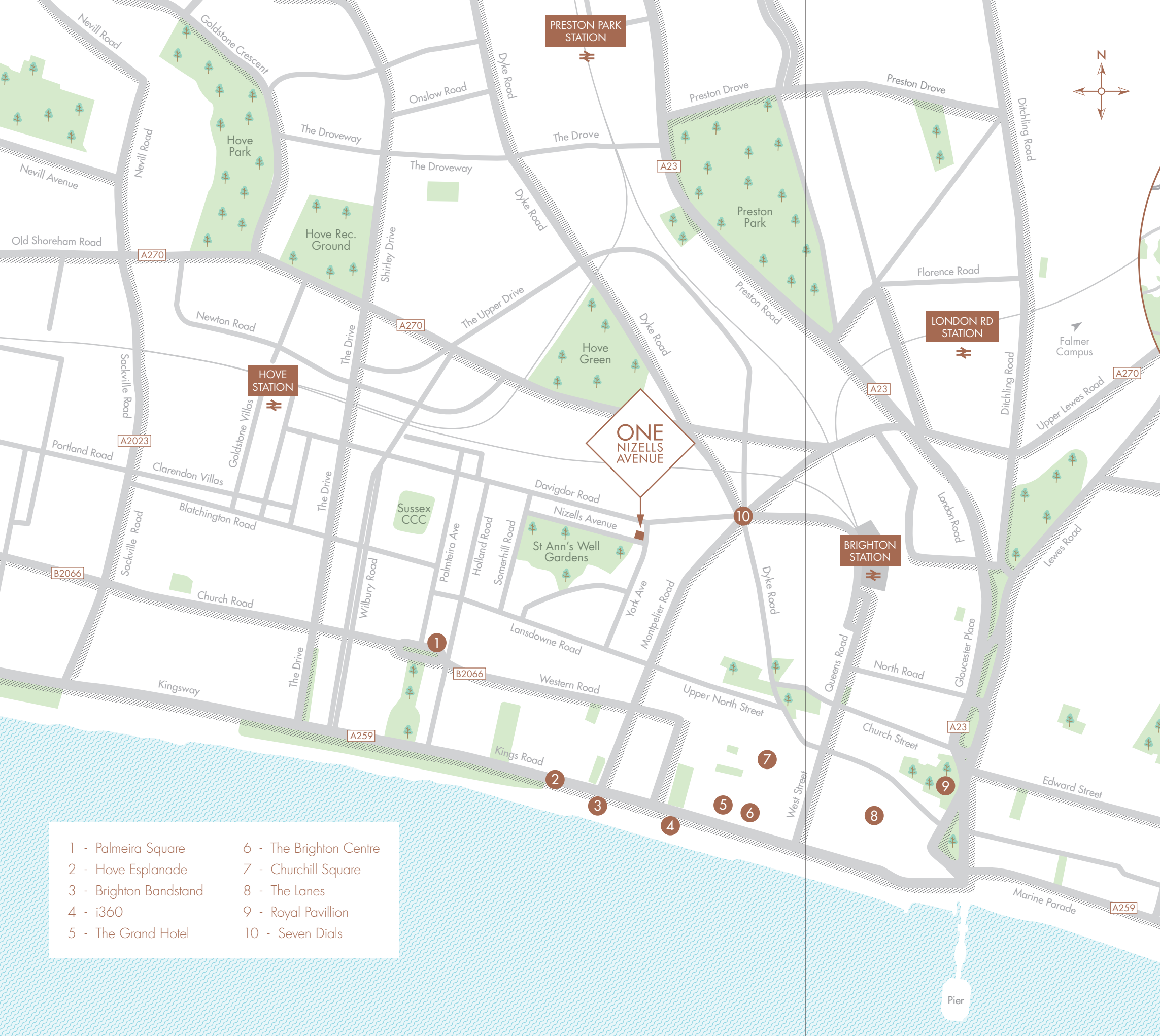
The last POPULAR FETE DAY this Season

ADMISSION—THIS DAY ONLY—

Children, 1d. PARENTS, 2d.

Willsons & New Walk Printing Works, Limerick.





HOVE, BRIGHTON & BEYOND

One Nizells Avenue benefits from a sought after location within easy reach of local amenities and both Brighton and Hove stations for links into the capital.

ON FOOT

Seven Dials	5 Minutes
Palmeira Square	13 Minutes
Brighton Station	13 Minutes
i360	15 Minutes
Churchill Square	16 Minutes
Hove Station	19 Minutes

BY TRAIN (Brighton Station)

Amex Stadium (Falmer)	9 Minutes
Gatwick Airport	24 Minutes
London Victoria	56 Minutes
London Bridge	1 Hour 3 Minutes

Walk times sourced from Google Maps. Train times sourced from National Rail.

- 1 - Palmeira Square

2 - Hove Esplanade

3 - Brighton Bandstand

4 - i360

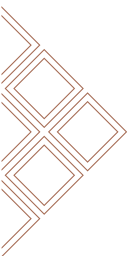
5 - The Grand Hotel
- 6 - The Brighton Centre

7 - Churchill Square

8 - The Lanes

9 - Royal Pavillion

10 - Seven Dials



A meticulously designed building presenting a clean, stylish exterior maximizing park views.

All homes benefit from private outside space and secure underground parking.

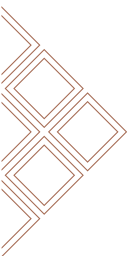




Sleek Italian fitted kitchens are complemented by stylish pale oak engineered flooring.

Stunning bathrooms feature premium fittings and luxurious finishes.





Open plan design allows for flexible living and is ideal for modern entertaining.

Floor to ceiling, dual aspect glazing creates a fantastic sense of light and space.





SPECIFICATION

EXQUISITE DETAIL

KITCHENS

- Supplied by Modulnova of Italy, from the MH6 range
- Layout designed and full installation by Design Space London
- Worktops and splashbacks in Glacier White Corian
- Zen Uno 1810 under mounted sink
- Gessi Logic stainless steel mixer tap with swivel spout and pull out spray
- LED lighting to underside of wall units

APPLIANCES

- Siemens 60cm oven
- Siemens microwave combination oven
- Siemens induction hob with 4 zones
- Siemens fully integrated 177cm fridge freezer
- Siemens fully integrated dishwasher
- Caple wine cooler
- Westin built-in extractor

BATHROOM & EN-SUITES

- Laufen Kartell basin
- Crosswater edge basin mixer
- Vitra Sentro WC with soft close seat
- Hansgrohe shower head
- Vado shower mixer with hand held attachment
- Simpsons shower screen
- Bauhaus electric towel rail
- Bespoke mirrored storage cabinet
- Chrome towel rail

FAMILY BATHROOM

- Vitra water jewels basin with storage system beneath
- Hansgrohe mixer
- Kaldewei Puro bath
- Vado tablet bath mixer
- Hansgrohe shower head
- Kudos bath screen
- Chrome towel rail
- Italian porcelain wall and floor tiles

BEDROOMS

- LEMA of Italy bespoke wardrobes with satin lacquer doors and Lino finish

FLOOR FINISHES

- Oak Morella 207mm wide engineered floor boards to living, dining, kitchen and hallway areas
- Morgan Bay 'Vero Beach' thick pile carpet to bedrooms

HEATING

- Gas fired under floor heating throughout

LIGHTING

- LED lighting to include lighting to balconies, terraces and garden areas

GENERAL

- Entrance doors in Grey Fleetwood veneer
- Architectural ironmongery

NEW HOME WARRANTY

- 10 year warranty provided by CRL

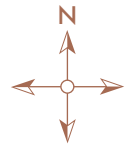
Note: the specification shown is for the two bedroom apartments. Please consult the sales advisor for any changes to the penthouse and townhouses' specifications.



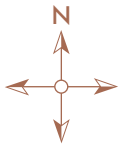
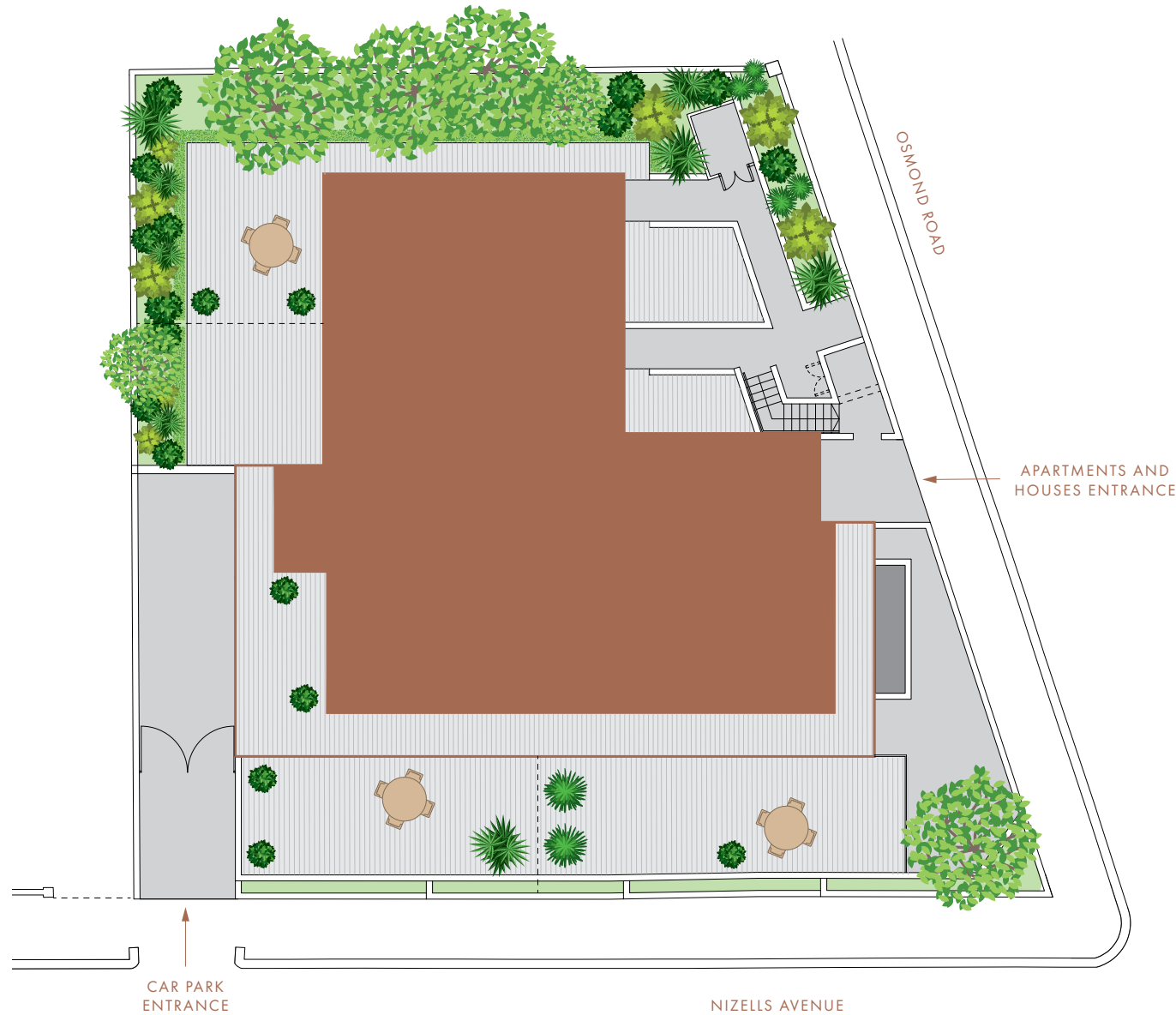
Park views from apartments' spacious balconies, featuring sliding screens to provide shading and privacy.



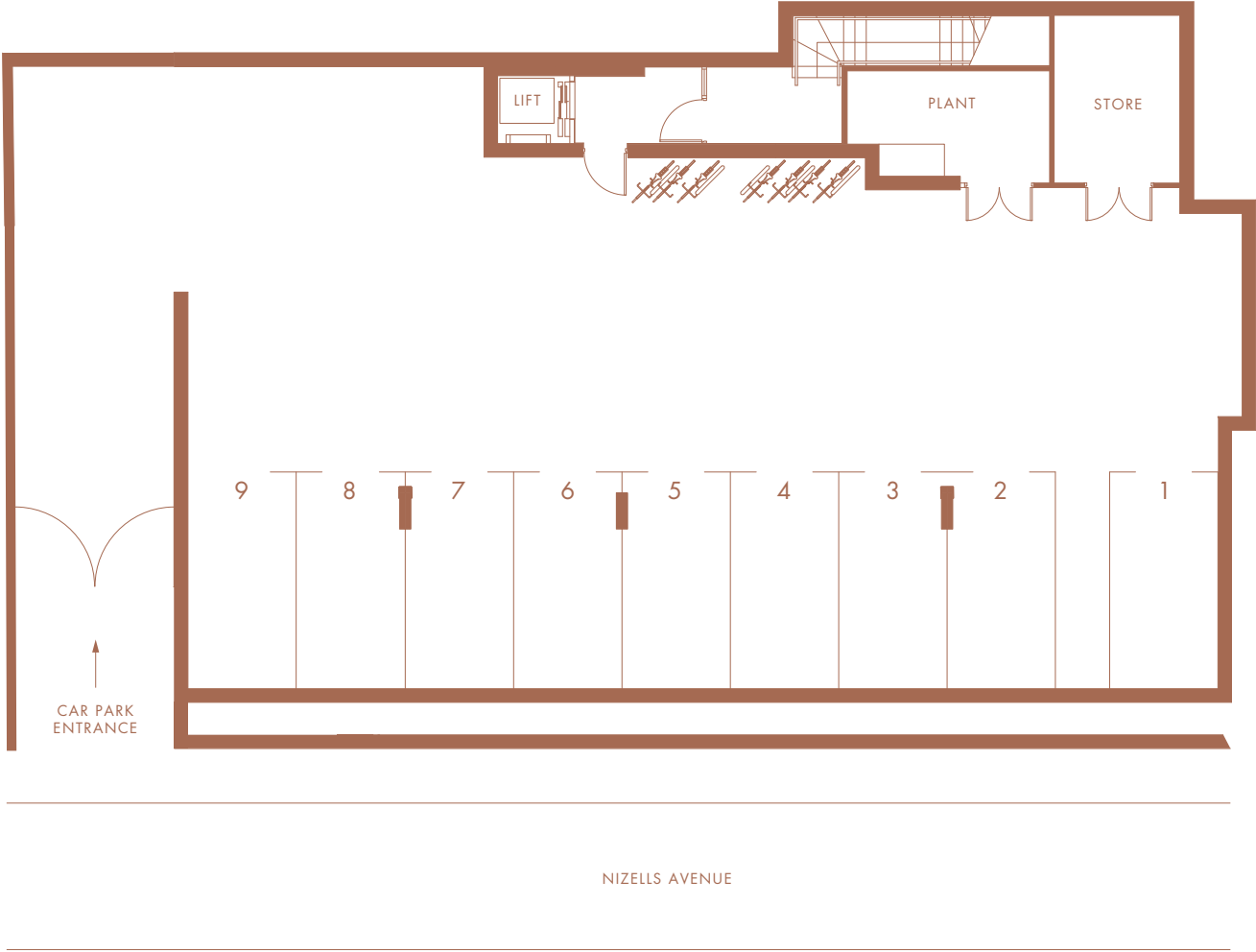
West facing terraces and gardens to houses enjoying afternoon and early evening light.



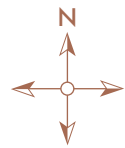
SITE PLAN



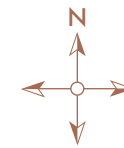
BASEMENT PLAN



All layouts provide approximate measurements only and are subject to change. Dimensions are taken from the widest points of each room are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Areas are provided as gross internal areas under the RICS measuring practice. All internal measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Please note: to increase the legibility these plans have been scaled to fit the page. As a result, a plan for one unit may not be the same scale as those on other pages. All computer generated images are indicative only.

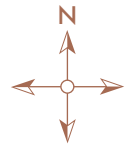


GROUND FLOOR PLAN

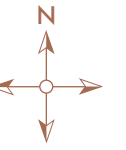


FIRST FLOOR PLAN

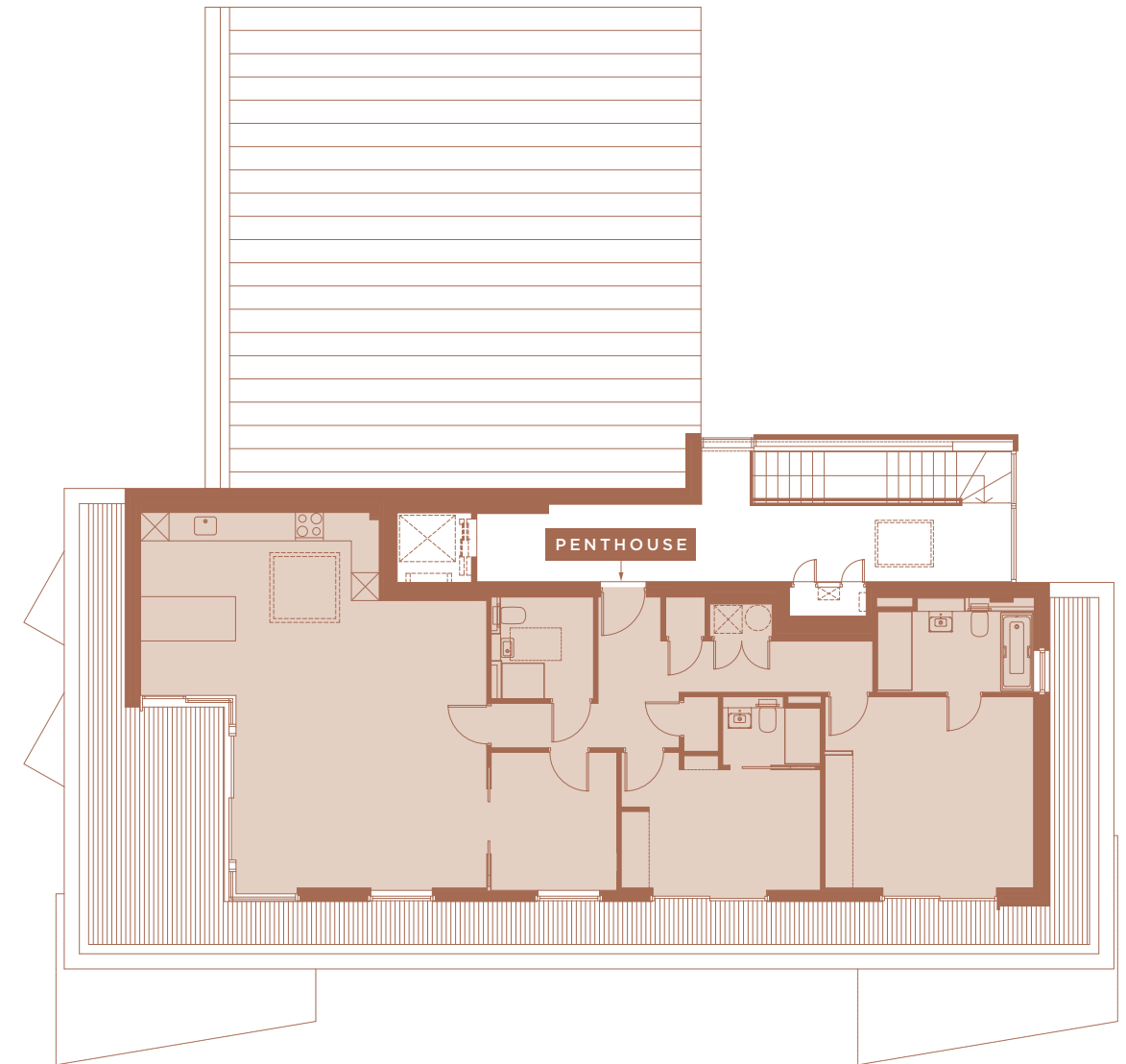


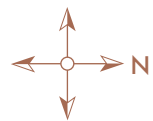


SECOND FLOOR PLAN

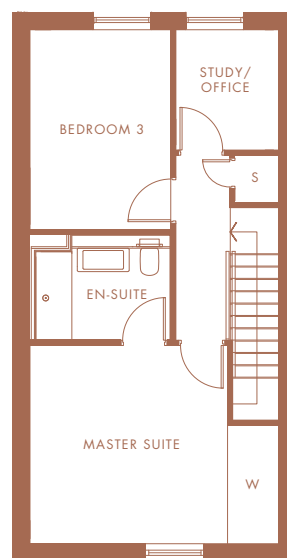
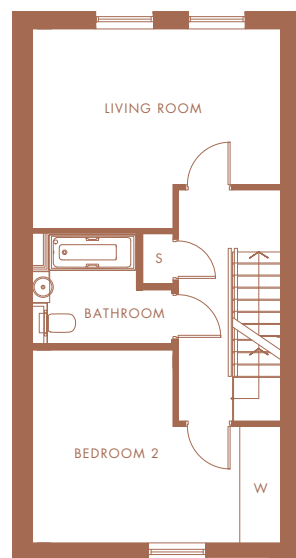
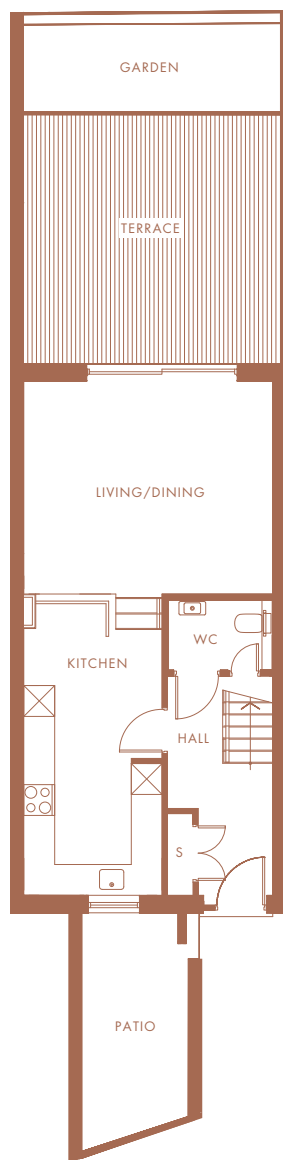


THIRD FLOOR PLAN





HOUSE 1
145m² / 1560ft²



GROUND FLOOR

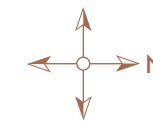
Kitchen	2.69m x 5.86m 8'9" x 19'2"
Living/Dining	4.84m x 4.13m 15'10" x 13'6"
Terrace	5.01m x 6.80m 16'5" x 22'3"

FIRST FLOOR

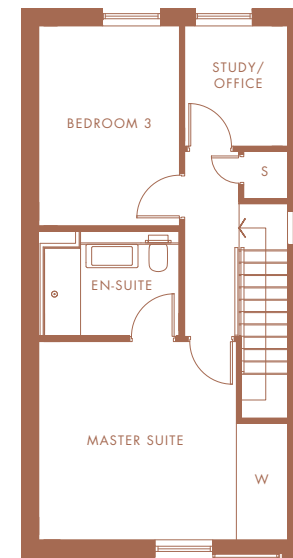
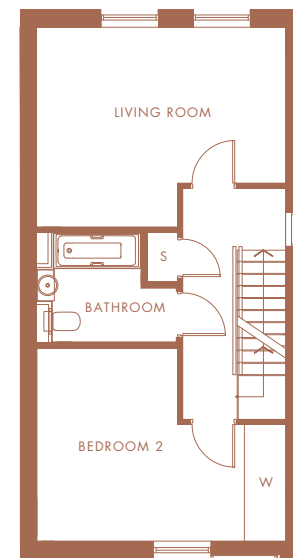
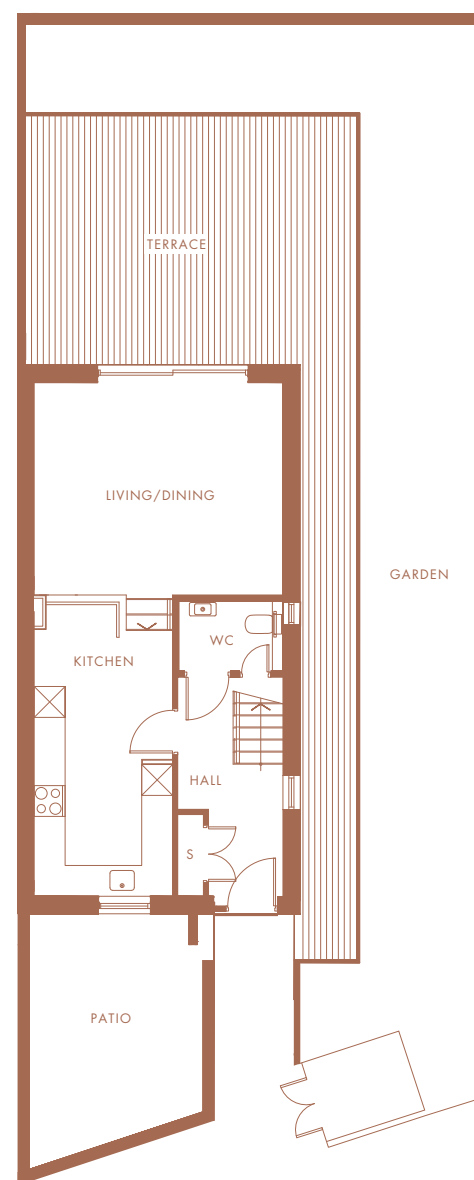
Living room	4.84m x 3.89m 15'10" x 12'8"
Bedroom 2	4.84m x 3.75m 15'10" x 12'3"

SECOND FLOOR

Master suite	4.84m x 3.86m 15'10" x 12'7"
Bedroom 3	2.74m x 3.89m 8'11" x 12'8"
Study/Office	2.00m x 2.34m 6'6" x 7'7"



HOUSE 2
145m² / 1560ft²



GROUND FLOOR

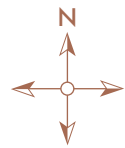
Kitchen	2.69m x 5.86m 8'9" x 19'2"
Living/Dining	4.84m x 4.13m 15'10" x 13'6"
Terrace	5.01m x 6.80m 16'5" x 22'3"

FIRST FLOOR

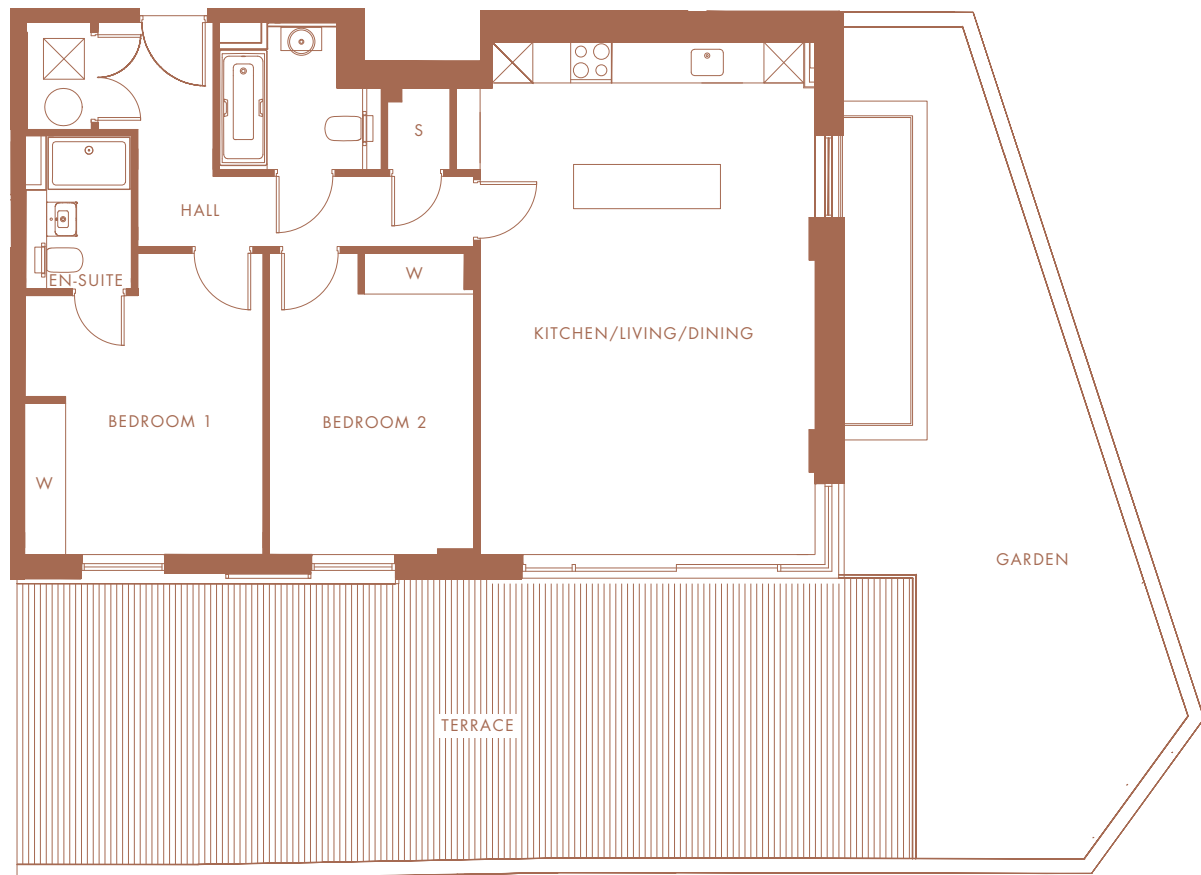
Living room	4.84m x 3.89m 15'10" x 12'8"
Bedroom 2	4.84m x 3.75m 15'10" x 12'3"

SECOND FLOOR

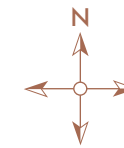
Master suite	4.84m x 3.86m 15'10" x 12'7"
Bedroom 3	2.74m x 3.89m 8'11" x 12'8"
Study/Office	2.00m x 2.34m 6'6" x 7'7"



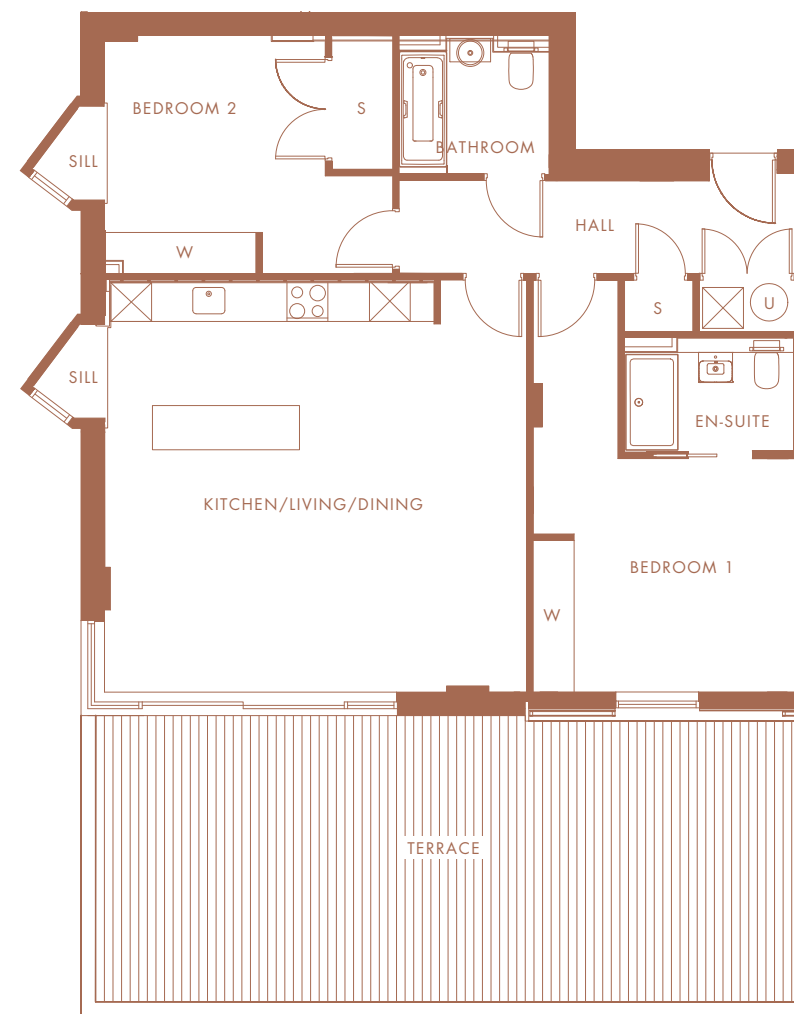
APARTMENT 1
87.4m² / 940ft²



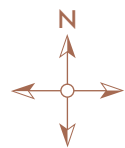
Kitchen/Living/Dining	4.92m x 7.53m	16'1" x 24'8"
Bedroom 1	3.50m x 4.43m	11'5" x 14'6"
Bedroom 2	3.00m x 4.43m	9'10" x 14'6"
Bathroom	2.38m x 2.16m	7'9" x 7'0"
Terrace	16.62m x 4.17m	54'6" x 13'8"



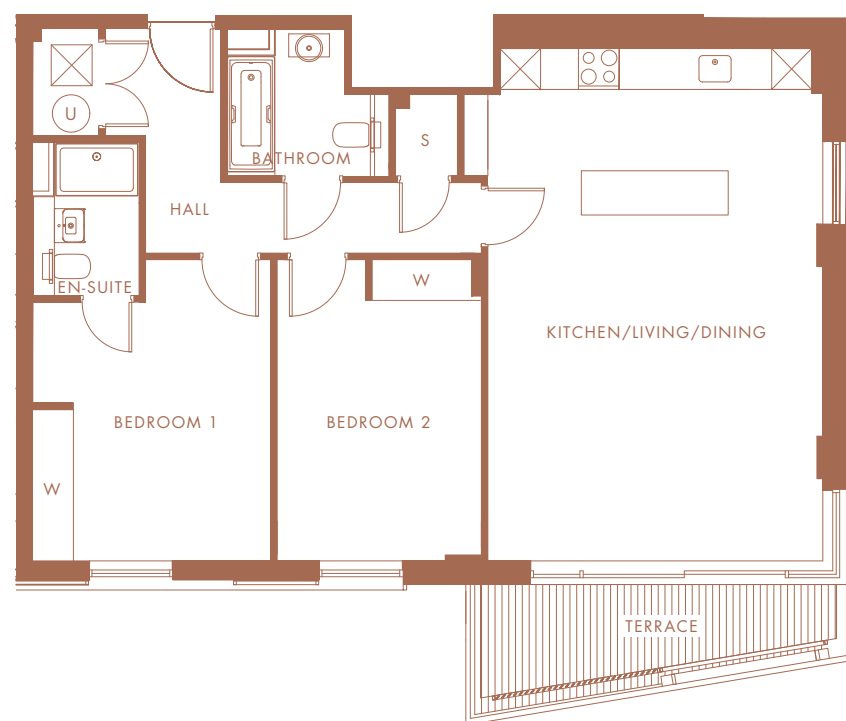
APARTMENT 2
90.2m² / 970ft²



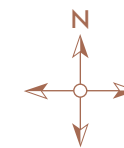
Kitchen/Living/Dining	6.20m x 6.05m	20'4" x 19'10"
Bedroom 1	3.85m x 3.43m	12'7" x 11'2"
Bedroom 2	4.23m x 3.50m	13'10" x 11'5"
Bathroom	2.20m x 2.00m	7'2" x 6'6"
Terrace	10.64m x 4.42m	34'10" x 14'6"



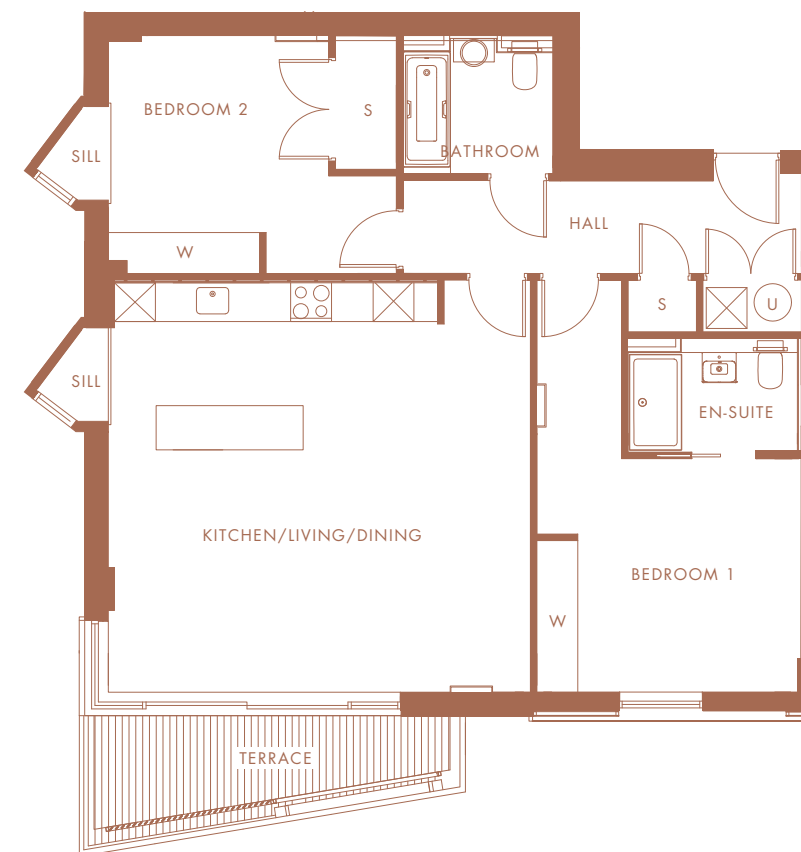
APARTMENT 3 & 5
87.4m² / 940ft²



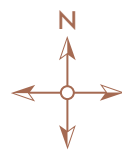
Kitchen/Living/Dining	4.92m x 7.53m	16'1" x 24'8"
Bedroom 1	3.50m x 4.43m	11'5" x 14'6"
Bedroom 2	3.00m x 4.43m	9'10" x 14'6"
Bathroom	2.38m x 2.16m	7'9" x 7'0"
Terrace	5.68m x 2.07m	18'7" x 6'9"



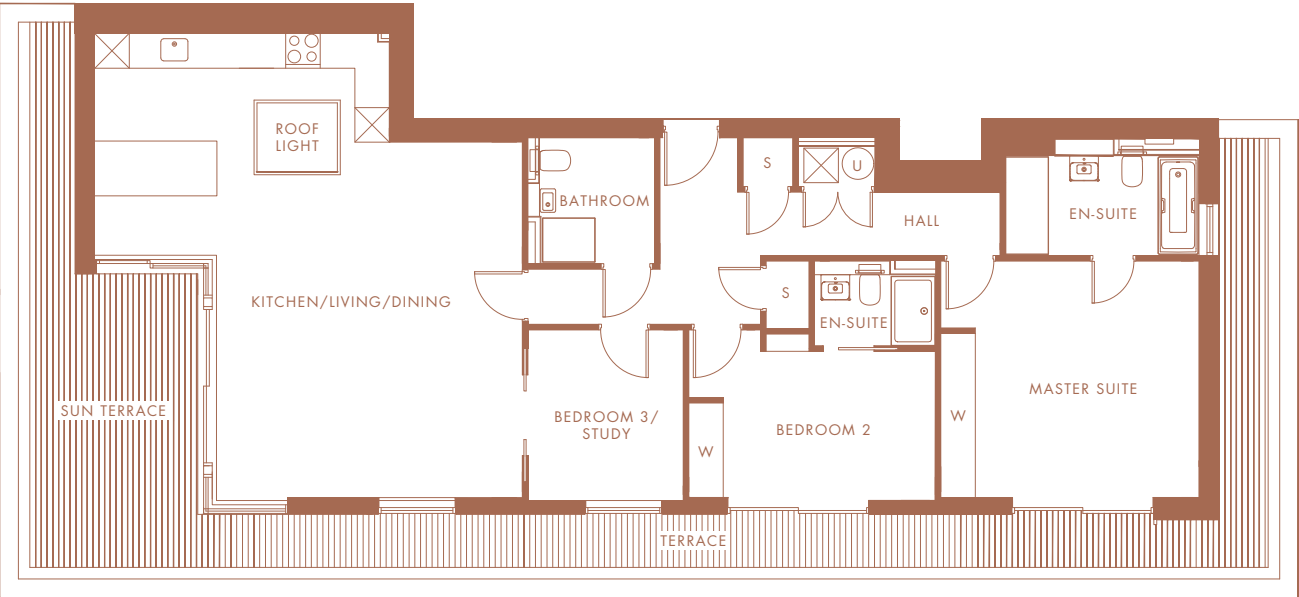
APARTMENT 4 & 6
90.2m² / 970ft²



Kitchen/Living/Dining	6.22m x 6.05m	20'4" x 19'10"
Bedroom 1	3.86m x 3.43m	12'7" x 11'2"
Bedroom 2	4.23m x 3.50m	13'10" x 11'5"
Bathroom	2.20m x 2.00m	7'2" x 6'6"
Terrace	5.61m x 2.07m	18'4" x 6'9"



THE PENTHOUSE
121m² / 1300ft²



Kitchen/Living/Dining	7.45m x 8.08m	24'4" x 26'6"
Master suite	4.49m x 4.12m	14'8" x 13'5"
En-Suite	3.37m x 2.03m	11'0" x 6'7"
Bedroom 2	4.29m x 2.60m	14'0" x 8'6"
Bedroom 3/Study	2.70m x 2.97m	8'10" x 9'8"
Bathroom	2.20m x 2.19m	7'2" x 7'2"
Sun terrace	5.64m x 3.45m	18'6" x 11'3"



View from The Penthouse



A VISION FOR MODERN LIVING

This project absolutely epitomises the type of project we desire - a high quality bespoke residential scheme that showcases our architectural talent.

One Nizells Avenue has been a special site to work on; its location on a corner site in such proximity to St Ann's Well Gardens provided us with the opportunity to design a building that made the most of its location and its park views.

With our involvement throughout the project we have been able to continually craft a building that captures a vision for modern living. The balconies are a good example - they have been carefully positioned to allow views over the park whilst basking in the southerly light and yet also offering seclusion with privacy screens. When we were designing them we were imagining the future occupiers sitting around a table on the balcony on a summer's evening having dinner with the screens pulled across offering a truly indoor/outdoor experience.

In fact the level of detail on this project is probably some of the highest we have experienced as architects. Every millimetre has been considered with respect to how the future occupiers will live - lots of storage has been created, furniture layouts have been drawn and kitchen and bathrooms designed to be beautiful but also practical.

Of course the opportunity to design such a high quality building only comes from having a very good brief from a client that shares the vision we can deliver. Owen Property has been an excellent client to work for and their remit for a high quality product has been resolute throughout.

Yelo Architects are a Brighton based award winning architectural practice specialising in contemporary residential architecture in the South East.

yeloarchitects.com



A development by



owenproperty.co.uk



The information in this brochure is indicative and is intended to act as a guide to the finished product. Accordingly, due to Owen Property's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. The information in this brochure does not constitute a contract, or warranty. Room dimensions are to be carefully considered prior to purchase of furniture, flooring or window treatments. The external areas are not included in total area shown. All measurements are approximate and are taken at the maximum points within the rooms. All measurements may vary within a tolerance of 5%. Floorplans are not to scale. 'One Nizells Avenue' is a marketing name and will not necessarily form part of the approved postal address. All computer generated images and lifestyle photography are indicative only and subject to change.

