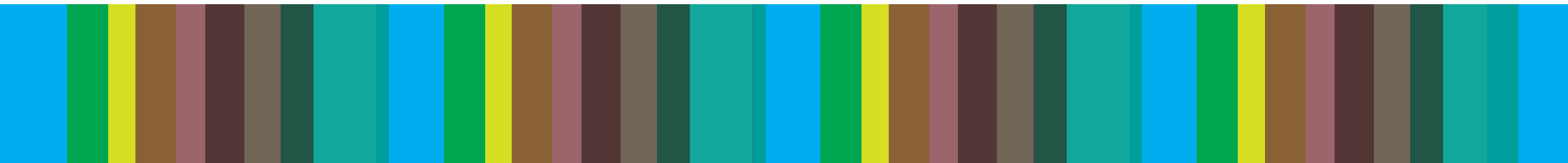
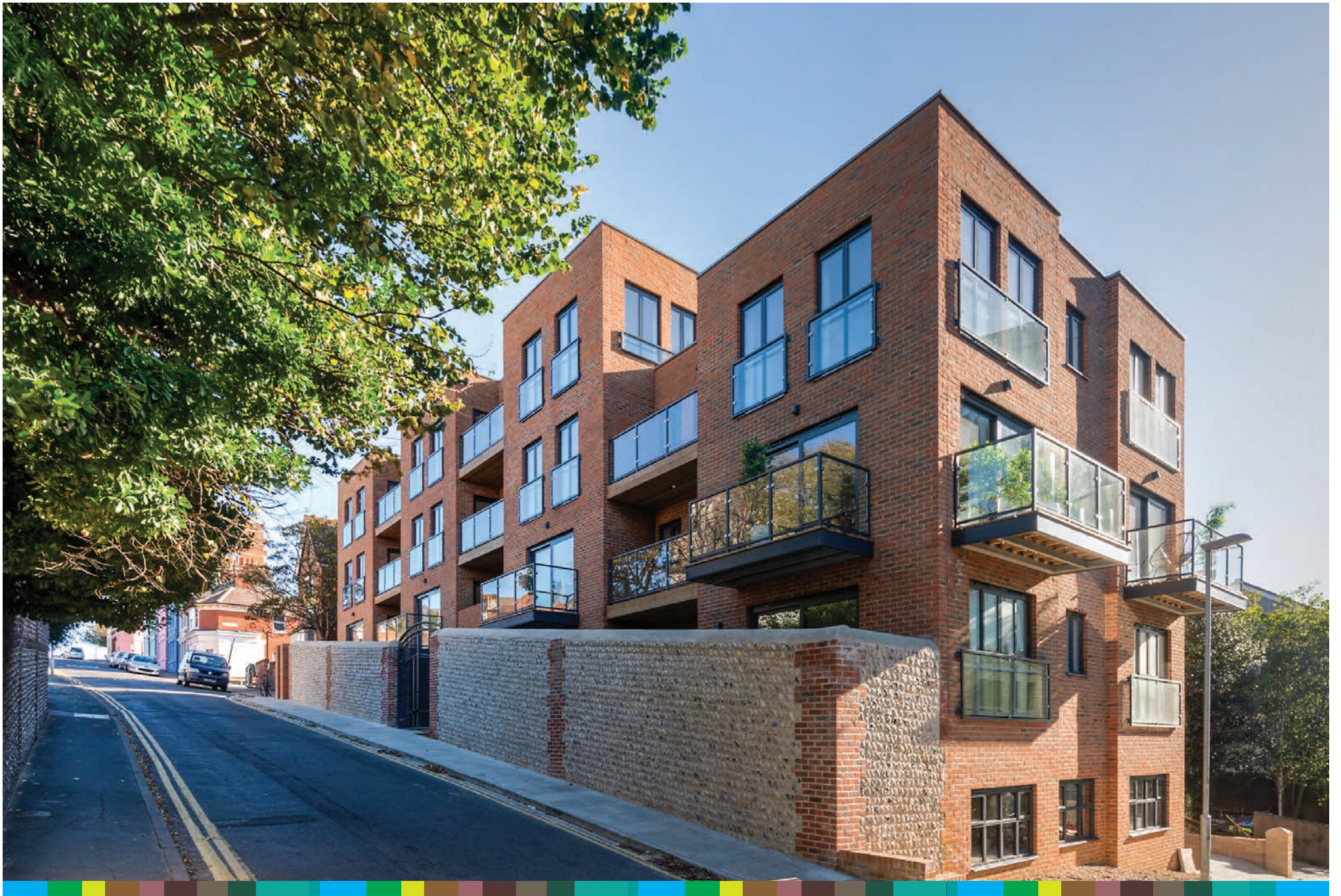




KEMPTOWN HOUSE





KEMPTOWN HOUSE

AN OUTSTANDING GATED DEVELOPMENT OF NINE,
ELEGANTLY DESIGNED 2 & 3 BEDROOM APARTMENTS,
JUST A SHORT WALK FROM KEMPTOWN &
BRIGHTON'S BUSTLING CITY CENTRE.



KEMPTOWN HOUSE

Kempton House is a newly built, contemporary building, nestled within the Carlton Hill Conservation Area amidst a mix of beautiful historic listed buildings, houses painted in vivid colours and innovative new developments.

This elegantly designed development accommodates six 2 bedroom apartments and three 3 bedroom apartments, many with scenic views of the sea, the excitement of Brighton Pier, sights of Valley Gardens towards the North Laine or breath-taking roof top views of Brighton.

The apartments have passenger lift access and are finished to a high standard throughout with open plan layouts for flexible and sophisticated city living.

The kitchens benefit from marble effect reconstituted stone worktops; under cabinet lighting; glass splashbacks; fully integrated branded appliances including induction hob, electric oven and fridge freezer; and matte grey and white cabinets and doors.

The bathrooms and en-suites feature Hansgrohe taps, Hansgrohe thermostatically controlled shower fittings, heated towel rails, ceramic floor tiling and metro-style, part-tiled walls.

The living areas are complemented by engineered oak wood flooring, accentuating the airy feel of the building, whilst the bedrooms are laid with neutral carpet. The master bedroom in each apartment features fitted mirrored wardrobes with sliding doors and an en-suite shower room. All apartments offer outside space, including courtyards or balconies with glass balustrading, boasting stunning views of the cityscape.

Each apartment has oak finished internal doors with chrome ironmongery, LED downlighting throughout, gas central heating, entry phone system, double-glazing and a 10-year BLP New Homes Warranty.







KEMPTOWN HOUSE IS IMMERSED IN THE MELTING POT OF VIBRANT CULTURE THAT BRIGHTON OFFERS.



THE LOCATION

Found on Carlton Hill, which is steeped in local history with nine listed buildings and conservation area status, Kemptown House joins a locale thriving with enterprise, drawing in prestigious businesses and cultural sites.

The seafront is only 0.4 miles away, with Brighton Mainline Railway Station being 0.7 miles away and the Royal Pavilion, the Theatre Royal and the sophisticated North Laine are but a few of the nearby attractions.

The development faces the grand Greek Orthodox, Holy Trinity Church. Built in 1838 with elegant Georgian features, the site's cultural significance was recognised when it gained Grade II listed status in 1971. To the rear is a beautiful flint cottage, the remaining part of the former Grade II listed building known as The Farm House.

Kemptown House is a fabulous addition to this local hub of regeneration. Previously residing in 'The Wedding Cake' Amex building, American Express settled into their new striking Brighton Headquarters between John Street and Mighell Street in 2013.

First Base's vision for the adjacent site include proposals for 160,000 square feet of commercial space, a variety of restaurants and cafes, over 150 homes, and open green spaces. As part of their scheme, Mighell Street will become extended, creating a pedestrianised boulevard leading to Edward Street.

Similarly, Circus Street, which is being developed by U & I Group, includes two new public buildings, over 140 residential units, flexible office space aimed at small creative and digital businesses, a dance studio, a communal orchard and roof garden allotments.

KEMPTOWN

Neighbouring Kemptown is a bustling focus for local businesses and artists that creates a wonderfully eclectic experience.

St James's Street features many charming shops, a vibrant mix of trendy bars and restaurants and an exciting night life. Named after Thomas Reed Kemp, who led the grand project of Kemp Town Estate, the project entailed the building of 106 houses for wealthy nobles who found Brighton an alluring new prospect for development.

Once completed in 1855 it triggered a housing boom, fuelled by the recently improved transport links between London and Brighton bringing in more tourists.

In 2018, Kemptown is an alluring prospect for exciting new developments and consistently draws in many visitors, investors and professionals looking to buy and rent property in Central Brighton.



SPECIFICATION

KEMPTOWN HOUSE

- LED downlighting throughout
- Engineered oak wood flooring to living areas
- Oak finished internal doors with chrome ironmongery
- Gas fired central heating
- Powder coated aluminium double glazed windows
- Audio phone entry system
- Passenger lift to all floors
- 10 Year BLP New Homes Warranty



KITCHENS

- Matte grey handleless base cabinets & doors
- Matte white handleless wall cabinets & doors
- Reconstituted stone worktops and upstands
- Glass splashbacks
- Under cabinet lighting

Integrated appliances Including:

- Induction Hob
- Electric Oven
- Extractor Fan
- Dishwasher
- Washing Machine (either in kitchen or hall cupboard dependent upon flat style)

BEDROOMS

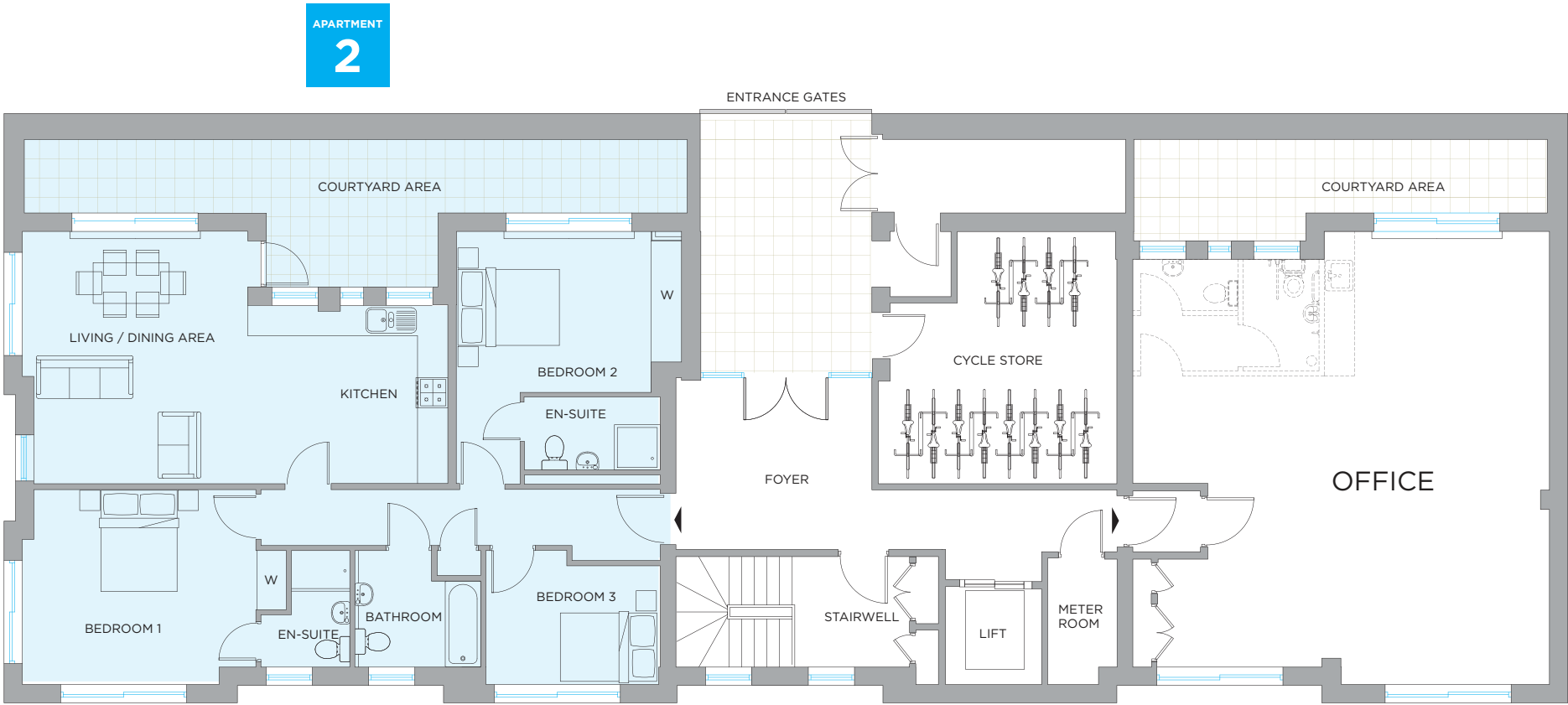
- Fitted wardrobes with mirrored sliding doors to main bedrooms
- Fitted neutral coloured carpets

BATHROOMS

- Hansgrohe taps
- Hansgrohe thermostatically controlled shower fittings
- Ceramic dark grey floor tiles
- Part-tiled metro-style walls
- Heated towel rails
- Shaver points
- Vanity units



GROUND FLOOR



Room	Size in Metres
Living Dining Kitchen Area	8.33 x 4.94
Bedroom 1	4.80 x 4.06
Bedroom 2	3.32 x 4.38
Bedroom 3	3.40 x 2.87
TOTAL	106 sqm

FIRST FLOOR

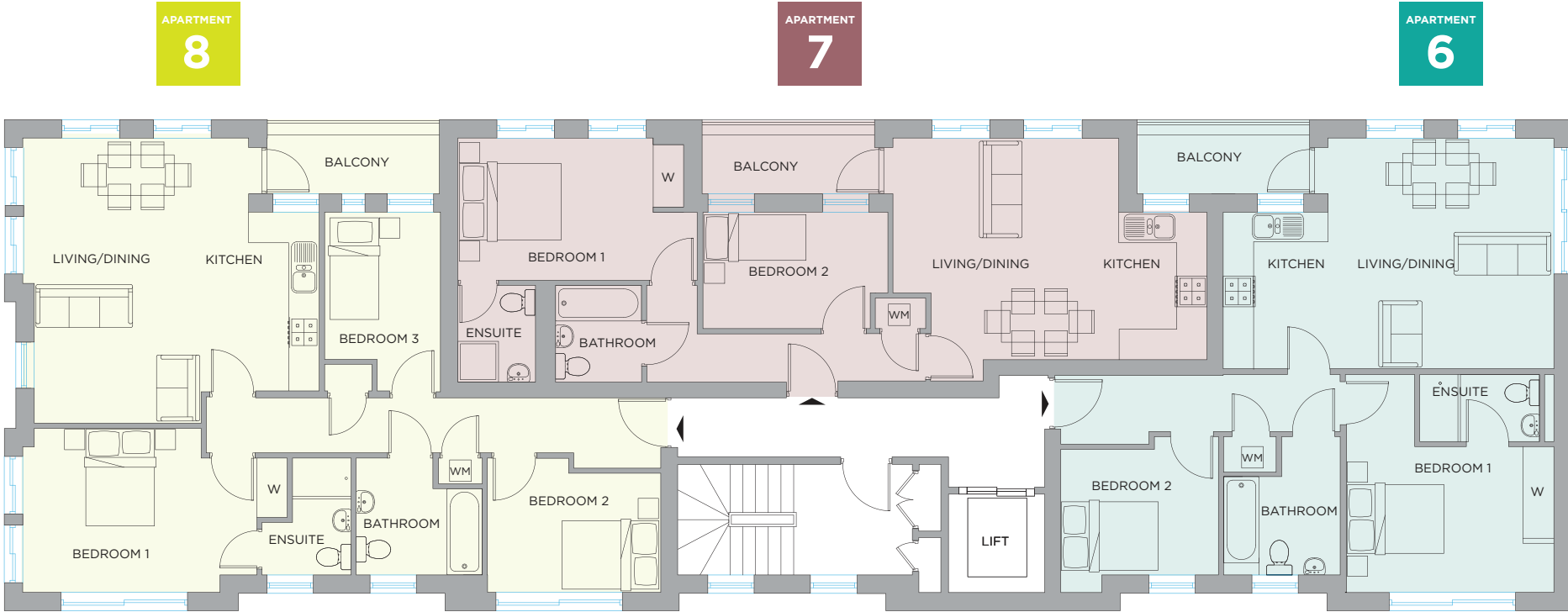


Room	Size in Metres
Living Dining Kitchen Area	5.88 x 5.79
Bedroom 1	4.57 x 3.23
Bedroom 2	3.46 x 2.62
Bedroom 3	2.88 x 2.22
TOTAL	84 sqm

Room	Size in Metres
Living Dining Kitchen Area	5.96 x 4.37
Bedroom 1	3.84 x 2.79
Bedroom 2	3.64 x 2.28
TOTAL	57 sqm

Room	Size in Metres
Living Dining Kitchen Area	6.49 x 4.53
Bedroom 1	3.46 x 2.84
Bedroom 2	3.11 x 2.73
TOTAL	64 sqm

SECOND FLOOR



Room	Size in Metres
Living Dining Kitchen Area	3.81 x 5.59
Bedroom 1	4.58 x 3.21
Bedroom 2	3.50 x 2.64
Bedroom 3	2.88 x 2.28
TOTAL	84 sqm

Room	Size in Metres
Living Dining Kitchen Area	6.16 x 4.35
Bedroom 1	3.83 x 2.77
Bedroom 2	3.58 x 2.27
TOTAL	59 sqm

Room	Size in Metres
Living Dining Kitchen Area	6.49 x 4.53
Bedroom 1	3.49 x 2.86
Bedroom 2	3.09 x 7.71
TOTAL	64 sqm

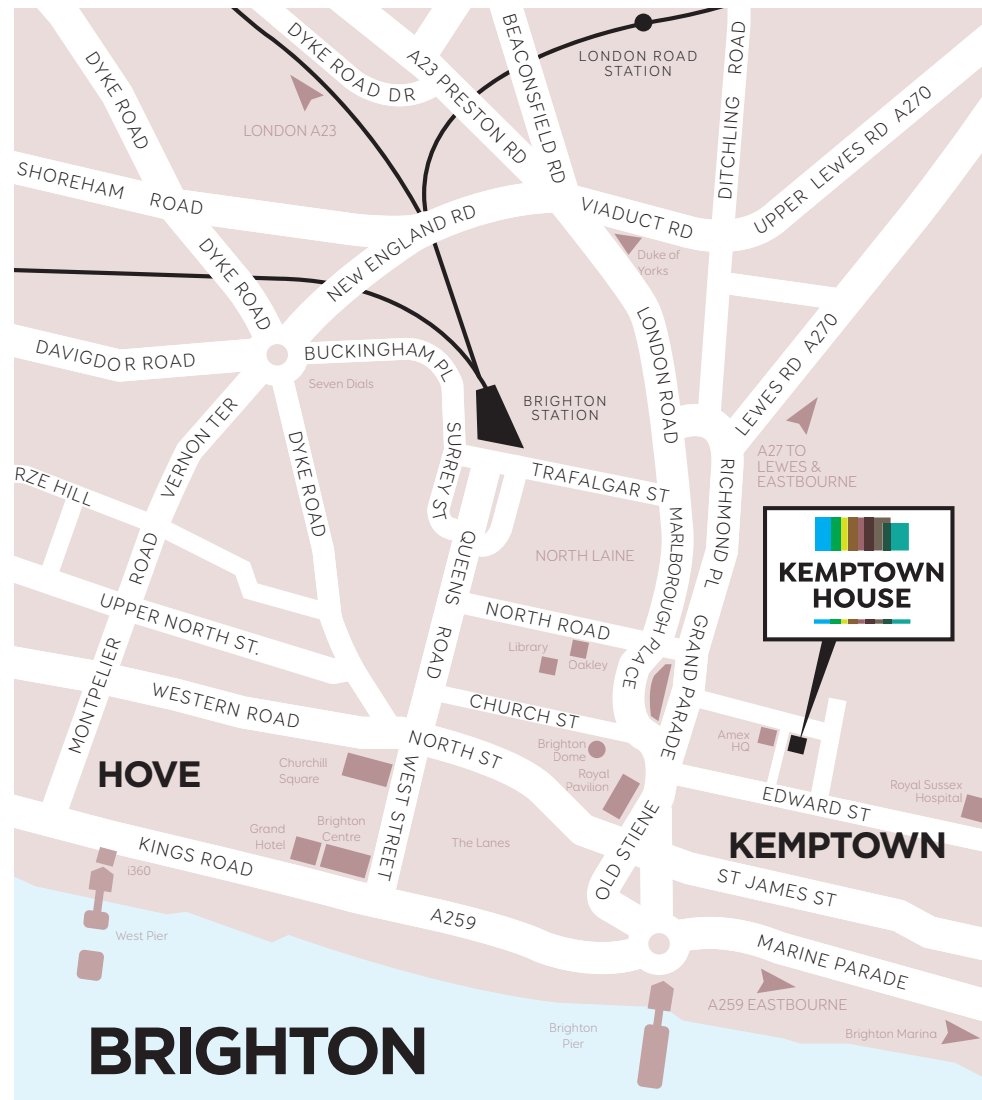
PENTHOUSES - THIRD FLOOR



Room	Size in Metres
Living Dining Kitchen Area	7.96 x 4.80
Bedroom 1	4.42 x 3.50
Bedroom 2	4.01 x 3.15
TOTAL	80 sqm

Room	Size in Metres
Living Dining Kitchen Area	6.49 x 4.53
Bedroom 1	3.47 x 2.84
Bedroom 2	3.11 x 2.74
TOTAL	64 sqm





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VIEWING

Further information & viewing by appointment through sole agents Oakley

Brighton & Hove Residential Office • 3 North Road, Brighton, East Sussex BN1 1YA
Tel 01273 688881 • Email brighton@oakleyproperty.com • oakleyproperty.com

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