



A stunning new development set within two historic Georgian properties in the heart of central Brighton



BOTH
PROPERTIES HAVE
BEEN SYMPATHETICALLY
RENOVATED TO COMBINE
PERIOD FINESSE WITH
CONTEMPORARY
STYLING



Premier House & Duke House are part of a stunning new redevelopment set within two historic Georgian properties in Marlborough Place, which overlook Victoria Gardens in the cultural heart of Brighton.

- A collection of 17 newly converted apartments close to the Royal Pavilion
- A choice of studio's, 1 & 2 bedroom apartments
- Within the Valley Gardens Conservation Area
- Perfectly located between Brighton mainline railway station and the seafront
- Ideal for numerous shops, cafes, restaurants and entertainment
- Completed to very high standards throughout
- Passenger lift access to all flats In Premier House
- Bicycle storage
- 6 Year CML Professional Consultant Certificate
- New 125 year leases
- Ready for occupation Summer 2016

Both properties have been sympathetically renovated to combine period finesse with contemporary styling, creating this collection of 17 new apartments.

The apartments are a mix of four studio, seven 1 bedroom & six 2 bedrooms, with east facing units from the ground floor up having fabulous views across Victoria Gardens.

The apartments have been finished to high specifications and they all have high gloss kitchens with integrated Bosch & Siemens appliances*, modern white bathroom suites & shower rooms, classic black white tiles, engineered smoked white oak flooring in the living areas & entrance halls with grey woollen carpet in the bedrooms, secondary glazing and bicycle storage.

*Integrated appliances vary depending on the size & layout of the flat

The city of Brighton & Hove

Staying local, the North Laine is a unique and lively area personified by its bohemian atmosphere.

Hundreds of independent shops sell goods and fashion items from around the world, ranging from bargain chic to sophisticated designer styles. It is the perfect place to relax and watch the world go by from one of the many stylish cafés or bars.

Culture is an intrinsic part of life in Brighton. The renowned Theatre Royal, Duke of York's Picture House and Brighton Museum are all a stroll away and the city regularly hosts festivals and exhibitions including the annual Brighton Pride Festival, Brighton Comedy Festival and Brighton Festival, the largest arts festival in England and one of the largest in Europe.

Brighton also offers a wide choice of health and fitness clubs and dynamic activities. Meander down to the seafront and promenade, swim at the nearby Prince Regent Swimming Complex or sail from the exclusive Brighton Marina. It is just a short bus trip to the South Downs for a host of other activities or simply a relaxing walk amidst wonderful scenery.

Fast links to London & abroad

Brighton's mainline station is only 0.5 miles away and runs frequent services to Gatwick (24 mins), London Victoria (56 mins) and London Bridge (63 mins), for fast access to London.

The nearby A23 directly connects with the M23 and M25, bringing Gatwick and Heathrow within easy reach by car.



Up & Coming

Jubilee Square links the North Laine and the Royal Pavilion and forms a central part of Brighton's Cultural Quarter. The library won 10 awards the year it opened and is one of the most energy efficient public buildings in the country, emitting half as much carbon dioxide as buildings of comparable size. The piazza style square includes cafés, bars, restaurants, shops, offices and a boutique hotel, ideal for a 24 hour urban lifestyle.

Marlborough Place is part of the proposed Valley Gardens project to create a pedestrianised boulevard from the Royal Pavilion heading north towards St Peters Church - for more information visit:

http://www.urbanmovement.co.uk/brighton-vg_projects_urd.html

Following in Jubilee Square's footsteps, the nearby Circus Street redevelopment is creating a vibrant new quarter of the city, an economically and creatively productive neighbourhood where art and culture sit alongside modern living and hi-tech start up businesses.

It will deliver two landmark public buildings: The Dance Space, which will be a hub that connects world class artists to the local community and a University Library and Academic building, including a café, media centre and publicly accessible exhibition space.

The scheme will also deliver a modern office building including over 3,000 sqm of flexible office space to help growing creative and digital businesses remain and flourish in the city.



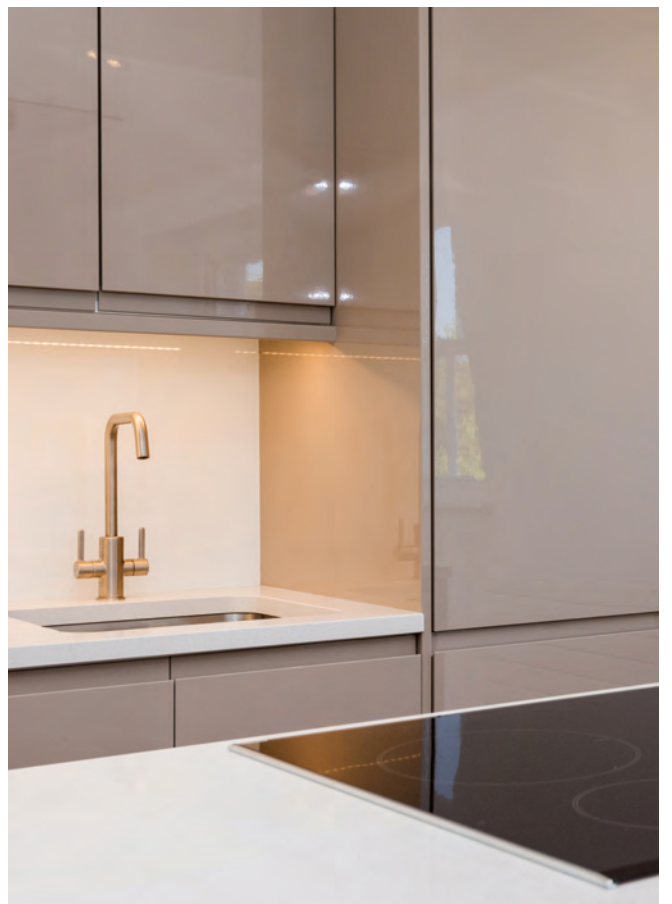
Local History

The Lanes & The Royal Pavilion

A 'laine' is an old Sussex term for a piece of land at the foot of the Downs. The area that is now The Lanes was part of the original settlement of Brighthelmstone, built up during the late 18th century. In 1977, Ken Fines, Borough Planning Officer, saved the northern most Lanes from extensive redevelopment that could have seen existing buildings being replaced by new high-rise buildings, a flyover and a large car park. Fines felt the area had charm, and pressured the local council to retain it, designating it the North Laine Conservation Area, after the historic name.

Today you can see four hundred year-old fishermen's cottages sitting alongside cosy pubs and brick-paved twittens, boutique shops and the exotic Royal Pavilion, built for King George IV as a seaside pleasure palace, mixing regal splendour with an Indian exterior and internally decorated with lavish Chinese stylings.





Premier House Floor Plans

No.11 Marlborough Place, Brighton

Lower Ground Floor

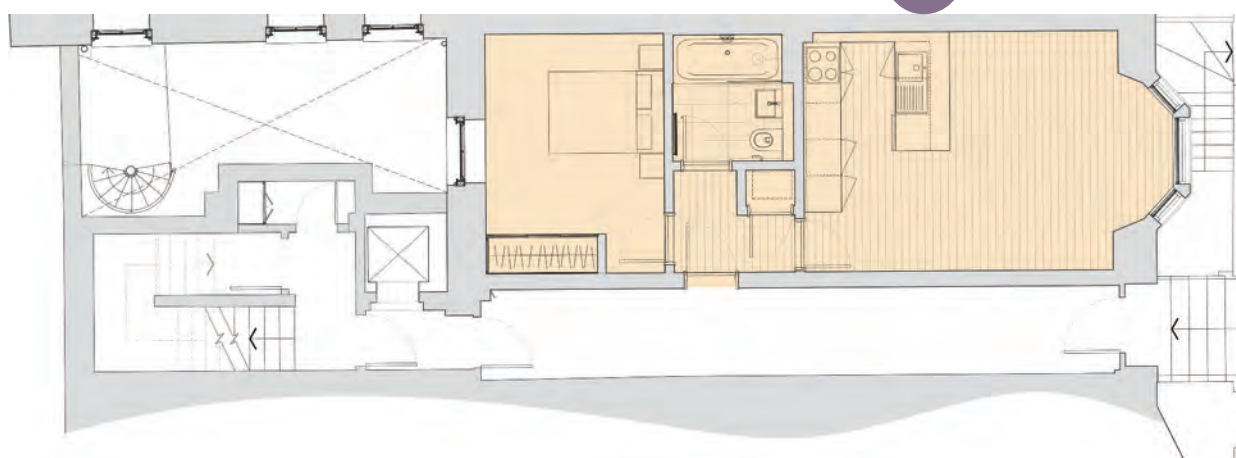
APARTMENT
1

APARTMENT
2



Ground Floor

APARTMENT
3



First Floor

APARTMENT
4

APARTMENT
5



Second Floor

APARTMENT
6



Third Floor

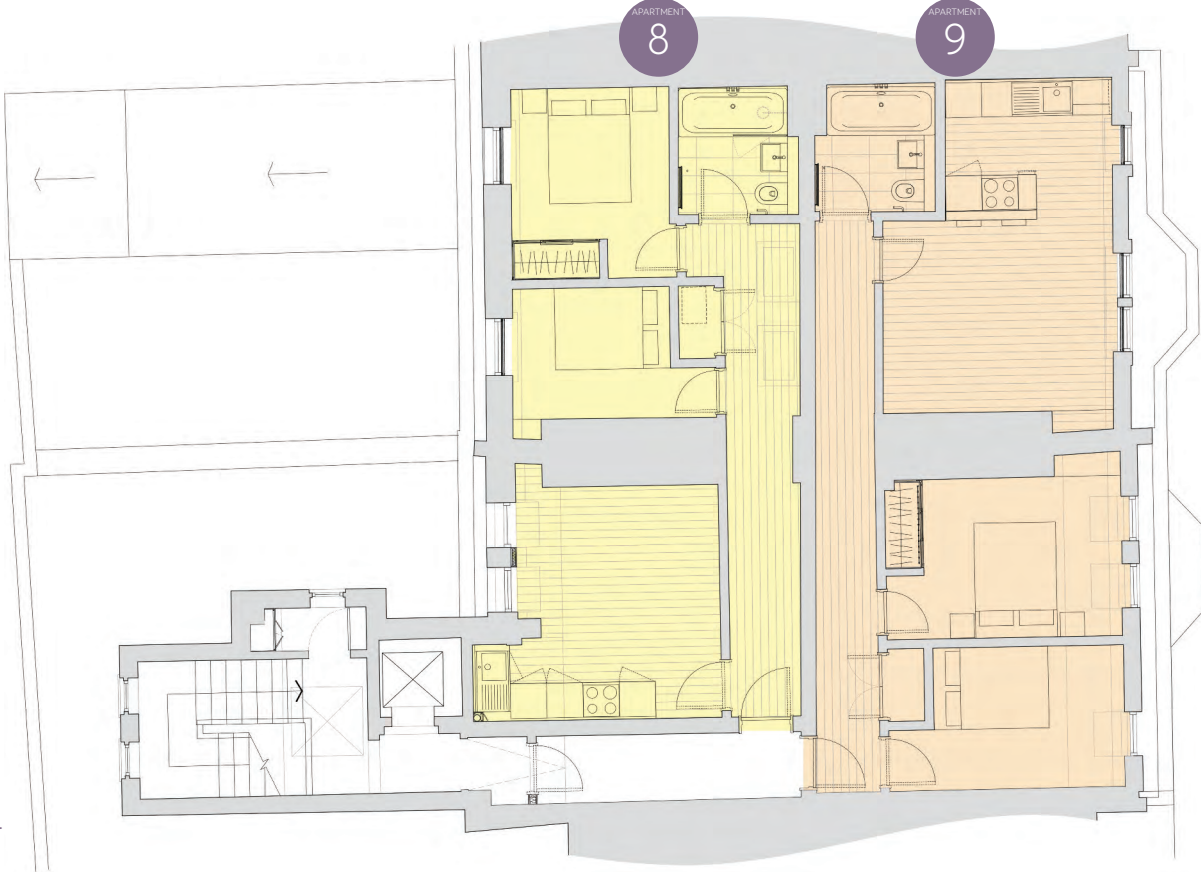
APARTMENT
7



Top Floor

APARTMENT
8

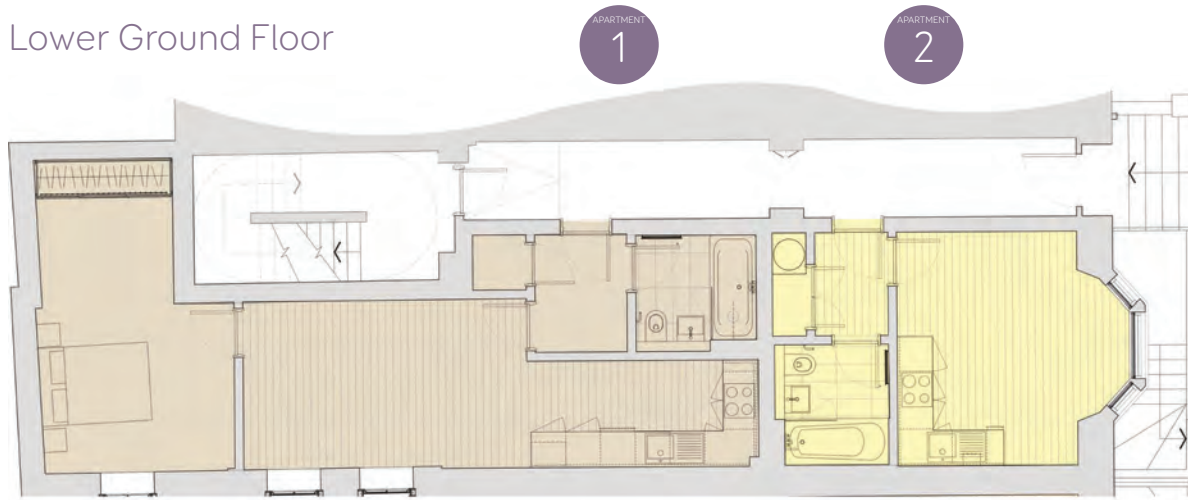
APARTMENT
9



Duke House Floor Plans

No.12 Marlborough Place, Brighton

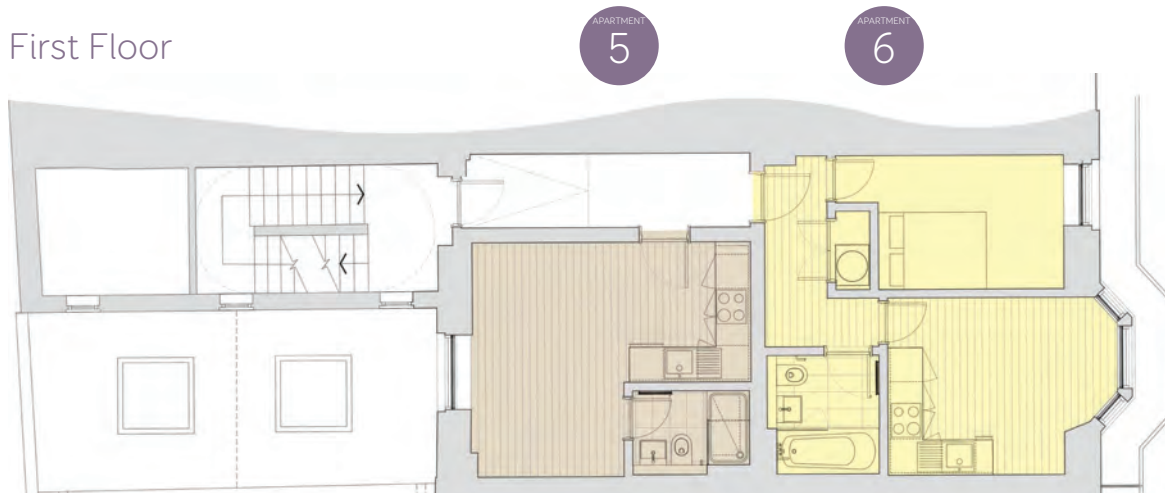
Lower Ground Floor



Ground Floor



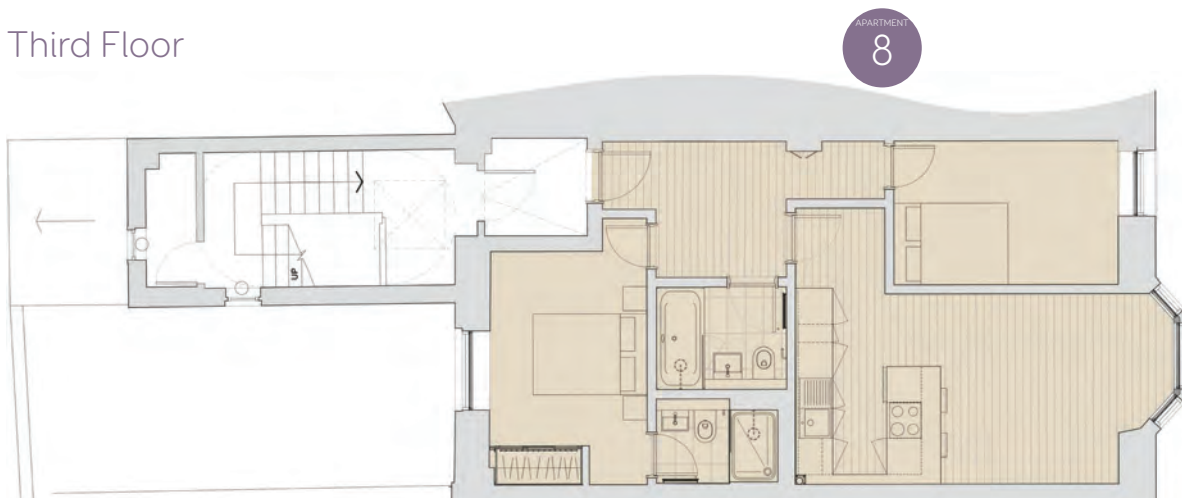
First Floor



Second Floor



Third Floor

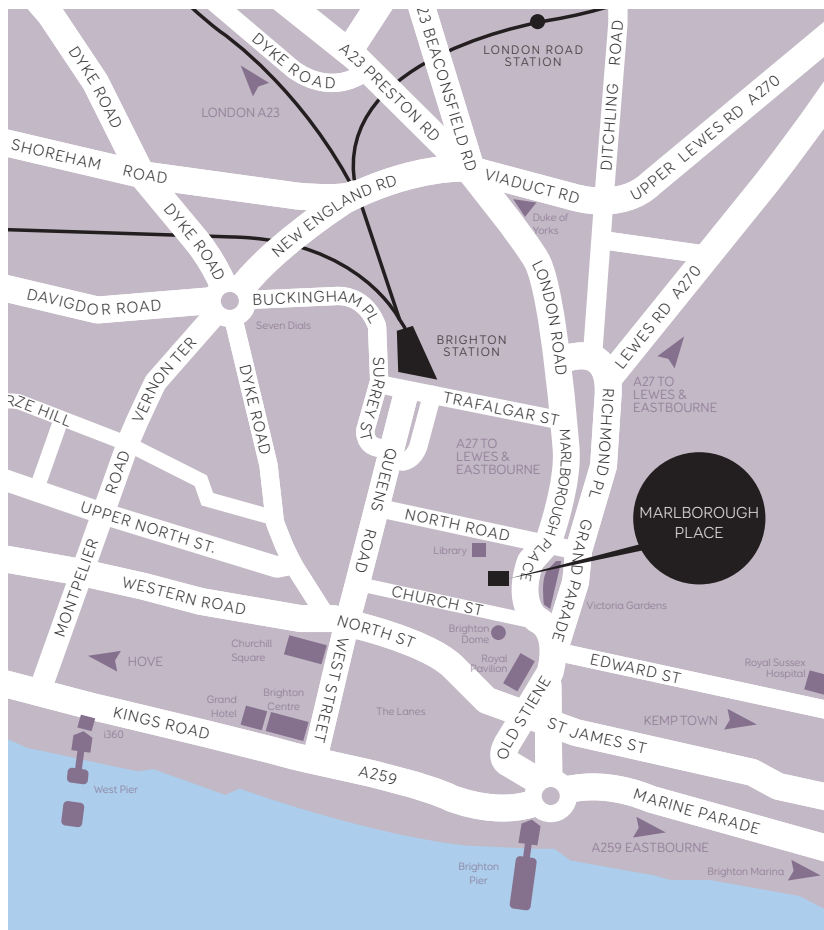


Disclaimer

These particulars are for illustration only. All dimensions are approximate. We operate a policy of continuous improvement and individual features such as the kitchen and bathroom layout, doors and windows and elevated treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied on as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty. Please refer to Sales Advisors for further details.

MARLBOROUGH PLACE BRIGHTON

11 & 12 MARLBOROUGH PLACE, BRIGHTON, BN1 1UB



Viewing

Viewing is strictly by appointment through sole agents Oakley Property.

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

A Development by

Kilbracken Properties (Brighton) Ltd

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.