



# PRINCE REGENTS PLACE

A LUXURY NEW DEVELOPMENT OF NINE STUNNING  
INDIVIDUAL 2, 3 & 4 BEDROOM HOUSES



KEMPTOWN  BRIGHTON

EASY ACCESS TO KEMPTOWN VILLAGE & CITY CENTRE  
HIGH SPECIFICATION WITH STYLISH MODERN FINISHES  
GARAGES & CAR PARKING

A DEVELOPMENT BY





# PRINCE REGENTS PLACE

## KEMPTOWN - THE PLACE TO BE

Prince Regents Place is located to the East of Brighton city centre close to the vibrant Kemptown Village with its own mix of boutiques and trendy bars. The development is ideally positioned for the seafront/beach, the South Downs National Park and Brighton Marina Village, all of which are in the immediate vicinity of Prince Regents Place.

Brighton & Hove is known as London by the sea, with its cosmopolitan lifestyle, mix of regency architecture, cultural history, designer shops and around the clock entertainment. The city is recognised as having one of the most varied shopping, dining and cultural experiences outside of London.

The acclaimed Theatre Royal and Dome complex, The Royal Pavilion, numerous independent high street retailers and a wealth of eateries and entertainment are all within easy reach.

Two of the city's largest employers are nearby, Royal Sussex County Hospital and the American Express Headquarters.

Two major attractions are the South Downs National Park, which is a major leisure attraction and surrounds Brighton & Hove, providing countryside perfect for walking, horse riding, golf and cycling. Also Brighton Marina Village is one of the largest harbour complexes in Europe and the largest man made harbour in the UK with over 1,600 berths, a full range of water sports, numerous cafes/bars/restaurants, a casino holding world class competitions, a cinema and a bowling alley. All of these attractions are easily accessible from Prince Regents Place.

Newhaven town is 10 miles East of Brighton with crossings to Dieppe in France.



## GREAT TRAVEL LINKS

Brighton Mainline Railway Station with direct links to:

London Victoria	50 mins (approx)
London Bridge	50 mins (approx)
Gatwick Airport	30 mins (approx)







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A development of nine individual houses incorporating a choice of 2, 3 and 4 bedroom options.

This stunning new modern contemporary development has been created by Allum Group to blend in with the local surroundings. The houses have been finished to exacting standards paying particular attention to modern lifestyles, light and space. The houses are ideal for entertaining with spacious open plan ground floor living areas and bi-fold doors onto the patio/gardens to provide a flow of inside-outside living throughout the houses.

Each of the 4 bedroom houses has an integral garage with electric door, whilst the 2 and 3 bedroom houses have parking spaces within a private gated courtyard.



## INDIVIDUALLY DESIGNED KITCHENS

High gloss fully fitted luxury kitchens, worktops with glass up stands and splash backs. All appliances are integrated to include stainless steel double fan assisted oven and conventional oven grill, microwave, gas hob with glass splash back, extraction hood and plinth and under unit lighting, dishwasher and fridge/freezer. Stainless steel one and a half bowl sink with chrome mixer tap, washing machine/dryer, under unit lighting and low level plinth lighting. All complimented with Porcelanosa floor tiling.

## MASTER BEDROOMS

Built in wardrobes in bedrooms one & two. Porcelanosa en-suite shower room to master bedroom.

## BATHROOMS & EN-SUITES

Porcelanosa contemporary white bathroom suites with extensive Porcelanosa ceramic bathroom tiles, vanity units, heated towel rail in bathrooms, chrome taps and fittings.



## FEATURES

Internal wood veneer doors with chrome satin furniture, contemporary aluminium double glazed grey powder coated windows and timber staircases with glass balustrading and courtesy lighting.

## ELECTRICAL

External lights to front entrance and patio/gardens, white down lighters to kitchens, bathrooms and hallways. Brushed satin finished light switches. Television points in living room and all bedrooms, telephone points, low level plinth lighting to bathrooms and kitchens. Shaver point in bathrooms.

## SECURITY

Mains fed smoke detectors & carbon monoxide detectors, wiring for intruder alarm system, high security lock to main front door and fitted window locks to ground floor all to Secure by Design standards. Intercom system link to gated houses. Energy efficiency monitoring system.

## EXTERNAL FEATURES

Landscaped gardens will offer level threshold Porcelanosa tiled patio areas accessed immediately off the kitchen. Extensive brick paving to house entrances and parking areas.

## HEATING INSULATION & WATER

Chrome finish heated towel rail to bathroom, heating thermostat in entrance hall, underfloor heating in kitchens, electronic programming for separate hot water and heating systems and double glazing.

## NEW BUILD WARRANTY

All houses are sold with a BLP 10 year insurance warranty. The houses are also constructed to Code Level 3 of the Code for Sustainable Homes.

The developer reserves the right to vary the floor plan layouts and development specification as required throughout the build process



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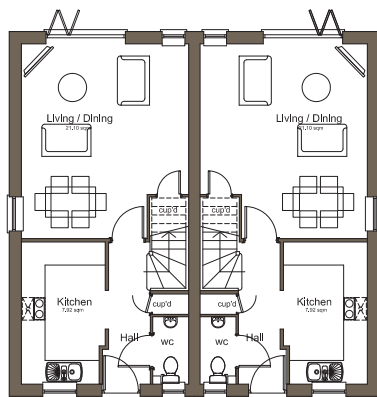


These particulars are for illustration only. All dimensions are approximate. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layout, doors, windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon 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 a warranty. External finishes and landscaping may vary. Please refer to Sales Advisors for further details.



## No.s 19 & 21 BRISTOL GARDENS - 2 BEDROOM HOUSES

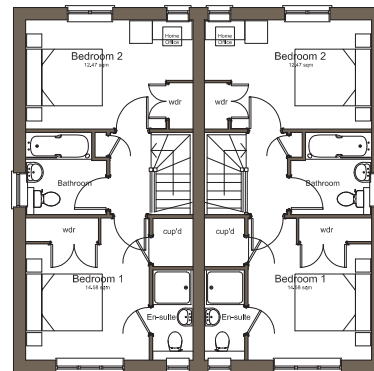
### GROUND FLOOR



19

21

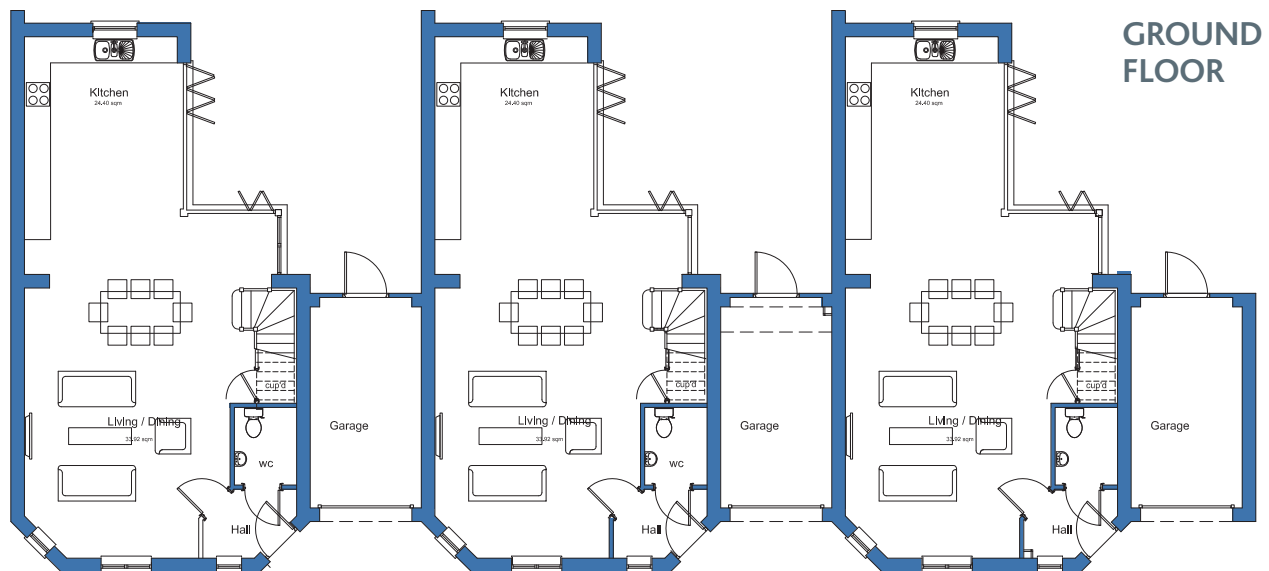
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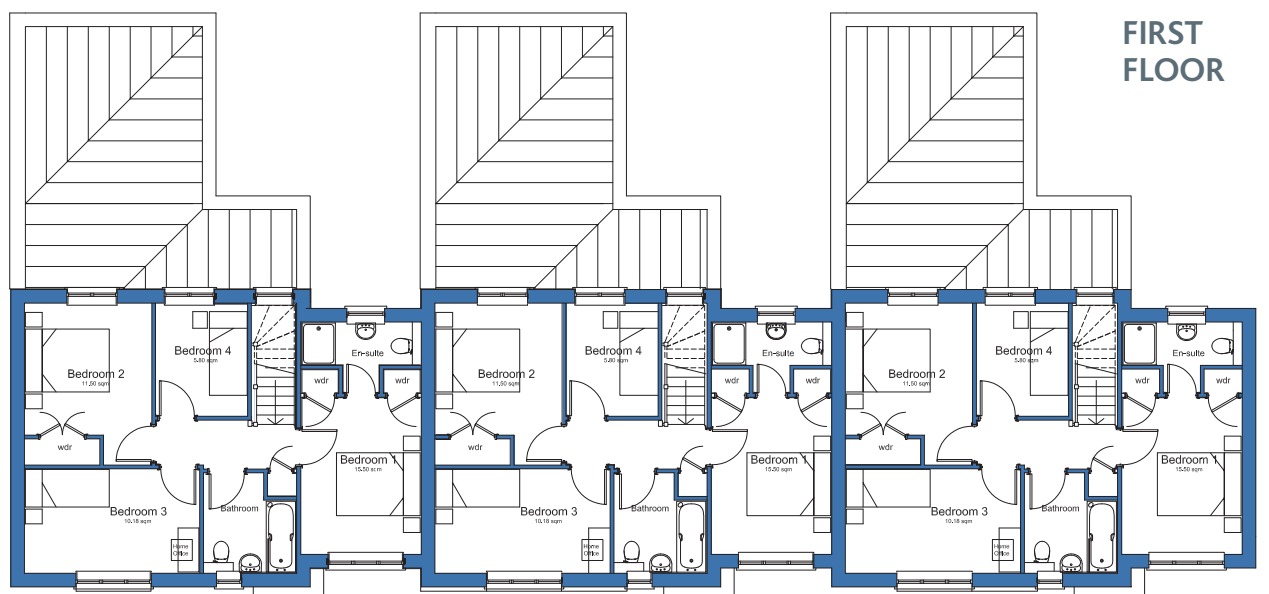
19

21

## No.s 1, 2 & 3 PRINCE REGENTS PLACE - 4 BEDROOM HOUSES



### GROUND FLOOR



### FIRST FLOOR

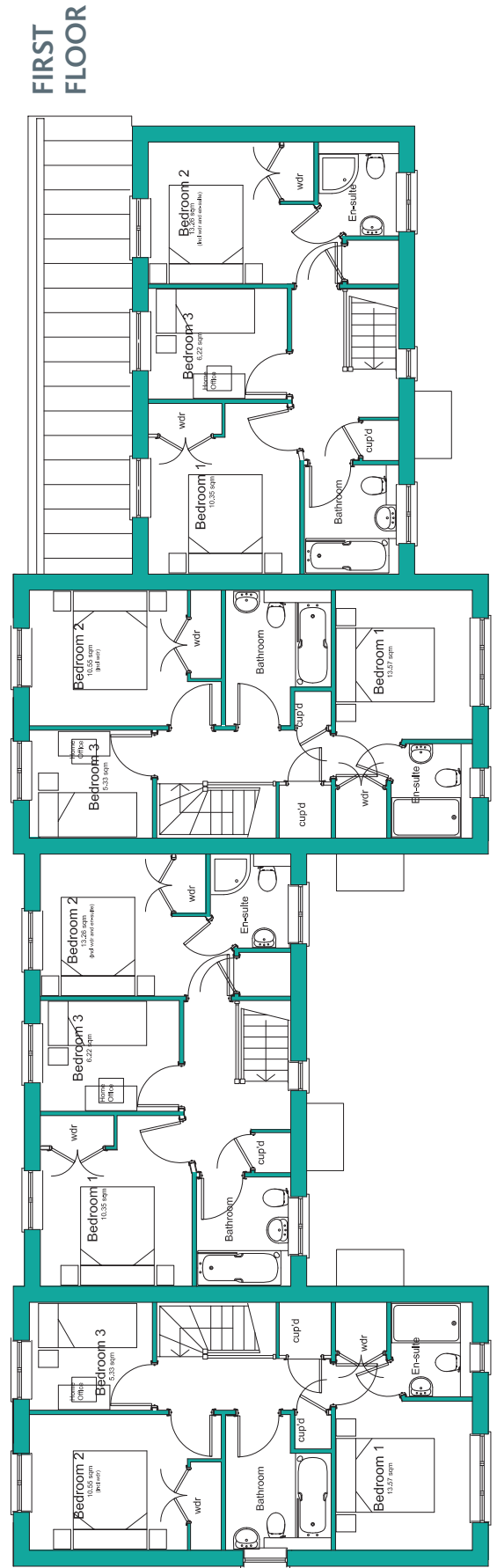
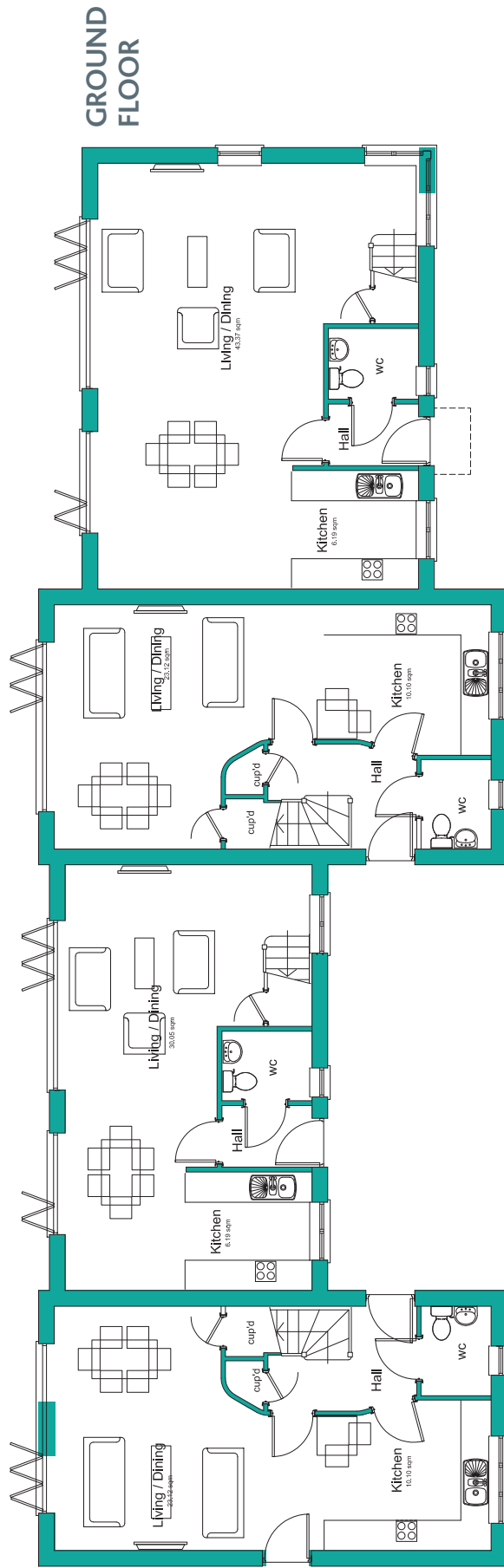
1

2

3

The final street address and house numbering confirmation for each of the houses is awaiting verification.  
The developer reserves the right to vary the floor plan layouts and development specification as required throughout the build process.

## No.s 4, 5, 6, 7 PRINCE REGENTS PLACE - 3 BEDROOM HOUSES



7

6

5

4

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## KEMPTOWN • BRIGHTON

### ALLUM GROUP

Allum Group specialise in building homes of distinction throughout Sussex, as well as undertaking mixed use and commercial developments.

Allum Group have a track record of working for major corporations to include the P.S.A, B.A.A., British Rail, Crown Estates, the Hilton Group, Safeway and Woolworths together with numerous multinational Building companies.

Allum Group is very much a family affair, offering you the stability and inherent strength of a family run business. In dealing with Allum Group you have the confidence that all directors are family members.



### CONTACT SOLE AGENTS



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