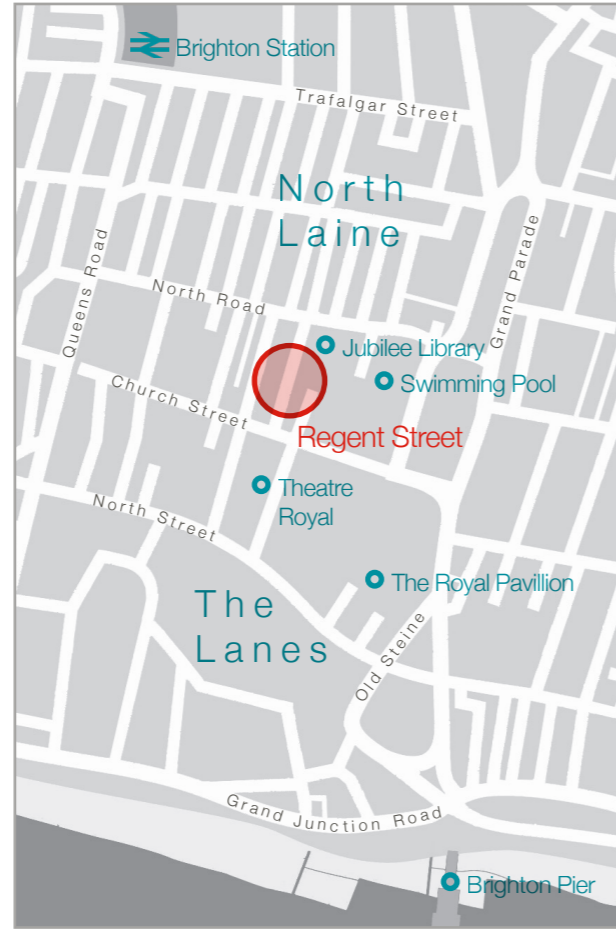




Sustainable Development
 Predicted EPC rating of B
 'A' rated energy performance appliances
 Low or zero maintenance products externally, including powder coated windows, self-finished coated zinc, high performance system renders
 High performance triple glazed windows



Venosc Ltd have partnered with justonetree.life and are committed to planting 500 trees in reforestation projects for each apartment.

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. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors, or lessors and are NOT 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, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plans are for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement.



Sales agent: Oakley
 01273 688881
 brighton@oakleyproperty.com
 www.oakleyproperty.com



Developer: Venosc Ltd.
 Studio 1
 20 Regent Street
 Brighton BN1 1UX



Designed by award winning local architects Domain, this high quality development of four new build first and second floor duplex apartments and two studio offices is located in the centre of the historic North Laine, adjacent Brighton's vibrant cultural quarter, centred around the Royal Pavillion.

Built to high standards with many architectural details, each apartment has an external terrace, very high levels of thermal and sound insulation, including triple glazed windows. Two properties have a garage that is pre-wired for future installation of an electric car charging point.



Individual front doors to each home

First floor open plan dining and living areas

Dedicated home office area with floor to ceiling glazing overlooking entrance stair

Full height triple glazed sliding doors with Juliette balcony

Separate utility room with WC, and plumbing for washing machine / tumble dryer

Two bedrooms with fitted wardrobes

Full width east facing terrace

10 year independent new home guarantee provided by BLP

20 year roof guarantee

Lockable internal bicycle store

no.17



second floor



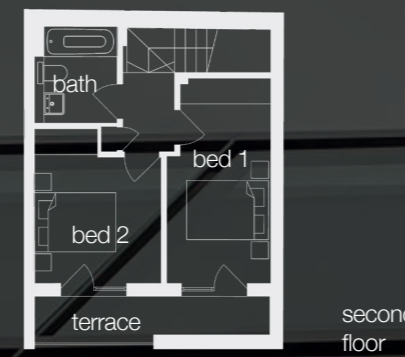
first floor



ground floor

Two bed apartment with garage
93 sq.m (1001 sq.ft)
Lease: 125 years
Ground rent: £Nil

no.19



second floor



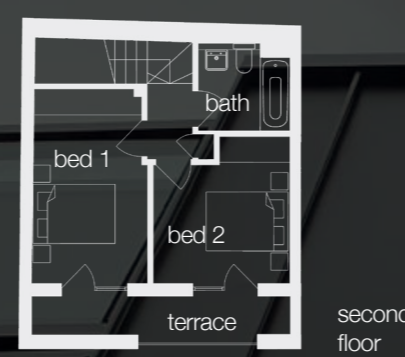
first floor



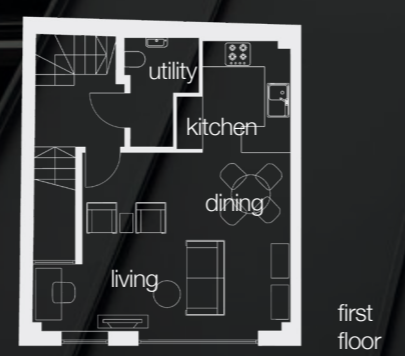
ground floor

Two bed apartment
79 sq.m (850 sq.ft)
Lease: 125 years
Ground rent: £Nil

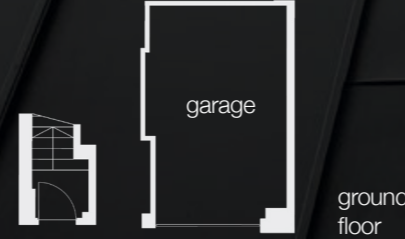
no.21



second floor



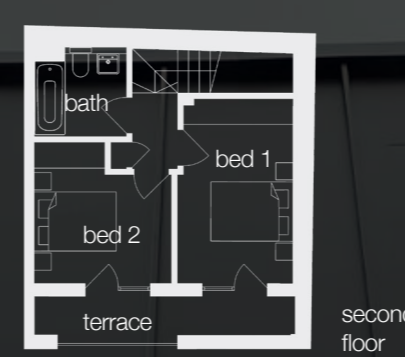
first floor



ground floor

Two bed apartment with garage
98 sq.m (1055 sq.ft)
Lease: 125 years
Ground rent: £Nil

no.24



second floor

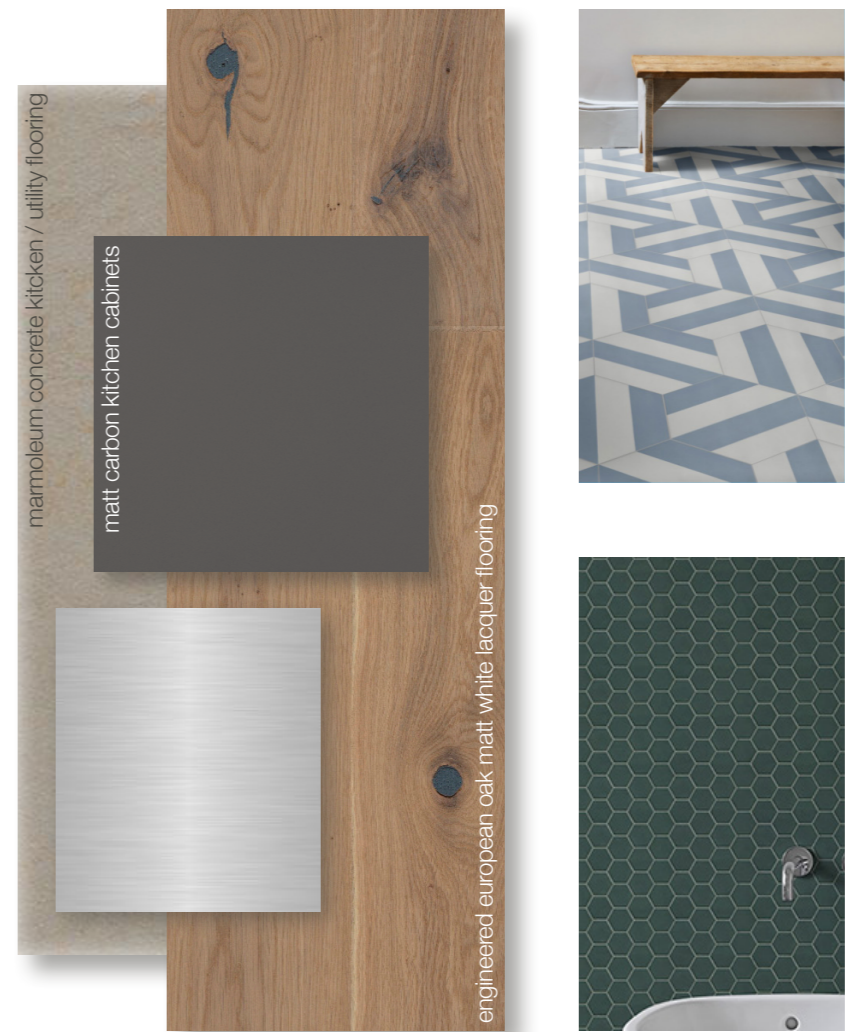


first floor



ground floor

Two bed apartment
81 sq.m (872 sq.ft)
Lease: 125 years
Ground rent: £Nil



Quality Specifications

Finishes

- Carpeted ground to first floor staircase
- Engineered European Oak Matt White Lacquer floor to living room and bedrooms
- Top lit oak staircase from first to second floor with matching oak balustrades
- Full height floor to ceiling doors
- Powder coated aluminium Rational Scandinavian windows and ventilation panels

Fully fitted kitchens

- Bosch appliances, integrated dishwasher, double oven, integrated microwave, induction hobs, Elica extractor fan with stainless steel filters

Bathrooms

- Fully tiled floors and walls, bath / shower wall mounted mixer taps, glass shower screen and made to measure bathroom cabinet
- Duravit sanitaryware
- Crosswater taps

Services

- Marine grade stainless steel entryphone panel, with external LED illumination to front door
- Smart Energy Monitor to manage energy consumption
- Pre-wired to accept BT, Virgin Cable, Terrestrial TV and satellite services

