



## Welcome to { artisan }

LUXURY 1,2 & 3 BEDROOM APARTMENTS, AVAILABLE TO BUY THROUGH SHARED OWNERSHIP







## Step into a new home

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AT ARTISAN...



Just a stone's throw from the centre of Hove and a short stroll from the beach, Artisan is a contemporary collection of 1, 2 & 3 bedroom luxurious apartments. Situated in the popular Seven Dials district and less than a mile away from the hustle and bustle of Hove, you'll find a selection of quirky cafés, pubs, restaurants and shops all within easy reach.

Each home has been beautifully crafted, boasting stylish interiors, flexible living areas and a private balcony, where you can unwind, relax and enjoy the scenery. Artisan also benefits from superb transport connections, with both Hove and Brighton railway stations just a short walk away. Whether you enjoy dining out in vibrant eateries, indulging in some retail therapy or exploring the great British coastline, you'll have access to all of that and more at Artisan.



# Bursting with character

### A CREATIVE COMMUNITY

Nestled on a hilltop, north-west of the city centre, Seven Dials is a vibrant district in Brighton and Hove which owes its name to the seven roads that radiate out from the Seven Dials Roundabout. Each road leads out to a number of popular areas and attractions including the city centre, the seafront and the natural beauty spot Devil's Dyke – so you'll be well placed to explore the area.

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In the early 19th century, Seven Dials was surrounded by market gardens, windmills, local businesses and housing developments. But once the train station was built in 1841, the area quickly evolved into a thriving community and saw new trees and parkland planted and new schools opened. Today, it's bursting with character and is home to a variety of stylish wine bars, deli's, restaurants, cafés and shops, as well as picturesque open green spaces. There's a constant creative buzz in the air – from the small shops selling local, handcrafted goods to the Seven Dials Artist's Group and their unique displays, it's an inspiring place to live.

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Seven Dials, Hove













### SEVEN CELLARS

Seven Cellars is an independent wine merchant and tap room situated in the heart of the Seven Dials district. The owner, Louise Oliver, set up the business in December 2015 after she fell in love with the area and its community spirit. Louise has extensive experience in the import, export and prosecco industry. Over the years, Louise has stocked a varied selection of fine sparkling wines, some of which have been served at prestigious events like Will and Kate's wedding and the Queen's 90th birthday.

Based in an originally tiled 19th century shop, Seven Cellars enjoys a vintage, quirky setting. The business specialises in championing Sussex breweries and vineyards and invites locals to come in and sample beer and cider from the barrel and encourages people to try new and exotic wines from small vineyards across Europe.





MADE WITH HEART & SOUL



### HOMAGE

Homage is an independent Scandinavian home and lifestyle store, which was born in London but has been raised in Brighton. Owner Liza comes from the area and missed the close-knit community and living by the seaside. So, after starting the business in the city with husband Mark and to pay homage to her roots, Liza decided to move the shop to Brighton. The family's history with the area makes the store a special addition to the vibrant, independent business community in Seven Dials.

Quirky and minimalistic, the store offers a variety of interior and lifestyle products that are all delicately displayed and all of the products have a beautiful, understated charm to them. From shabby chic rugs to chunky wooden kitchen utensils, you'll have an array of stylish homeware to choose from when it comes to furnishing your new home.



















### TEDDY EDWARDS CUTTING ROOM

Born and bred in Sussex, Alex Burt loves the area. So much so that when he set up Teddy Edwards Cutting Room, he chose two locations for his top quality barbers – one near Hove Station and one in Seven Dials. Alex says the community vibe in Seven Dials and the fact that everyone knows everyone was a real selling point to basing his business here.

Providing a modern environment with a classic edge, Teddy Edwards offers top quality cutting in a relaxed atmosphere, which is why you'll often find owners of other local businesses popping in for a trim.





MADE WITH HEART & SOUL



### STUART BERTIE, DIRECTOR OF ARCHITECTURE, BROADWAY MALYAN

Designed with the creative community in mind, Stuart says Artisan is a special place to live: "We took into consideration both the area's historic context and Hove's strong connection with the sea. There's a real handmade feel to some of the building too, which fits in perfectly with the area. A lot of apartments have shiny, glossy glass balconies but the balconies here are more like railings. These traditional balconies have a modern twist to them and the detail makes them look handcrafted."

With the seaside nearby, Stuart says it was also really important to maximise views and give residents the chance to enjoy the great outdoors: "There are communal terraces on the top levels which are beautifully landscaped and there's also a courtyard entrance to the block. It's similar to what you might find in Paris; a door leading through to a pretty courtyard which is sort of a transition space, so residents don't just walk through a door and on to the street."





### There's a real handmade feel to parts of the building









## Lovingly crafted, for both you & the environment

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The apartments at Artisan have been built with the future in mind. The high quality design makes this a place you'll be proud to call home, whilst the enviable location and excellent transport links encourages a truly sustainable way of living.

Artisan is ideally located a short distance from the town centre and a host of amenities, so you'll never have to travel far for your everyday essentials. The train station is within walking distance and there are a number of bus stops outside of the development, offering routes to various destinations along the main A23 road. What's more, residents are encouraged to use a number of sustainable modes of transport, with dedicated cycle storage areas placed throughout the development.







The homes have been built using sustainable materials, which have been carefully selected because of their low impact on the environment. Inside, you'll find A rated appliances in the kitchen, an efficient central heating system, new insulation and low energy lighting throughout, which all help to reduce household bills as well as your carbon footprint.



The development itself has been built to be environmentally friendly, with good recycling facilities on-site as well as water meters, to prevent wastage. Local wildlife and greenery has been considered throughout the construction of Artisan and there are a number of trees and hedges scattered throughout the site, which add to the pretty surroundings and provide habitats for local species.

# Why buy new at Artisan?

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### THE NEW HOMES ADVANTAGE

At Artisan, you'll enjoy all the benefits of owning a brand new home. Expertly built by Crest Nicholson and proudly offered for sale by Southern Housing, the homes at Artisan feature high-quality fixtures and fittings, immaculate interiors, and carefully designed clean surfaces and straight lines, meaning there's no need to waste precious time and money on redecorating, DIY or maintenance projects; you can just focus on personalising your home with your very own style.

However the advantages of buying new extends beyond the interiors, as summarised in a recent report by the NHBC Foundation. A survey of over 2,000 new home owners were asked what they considered the benefits of new homes to be, and many highlighted improved levels of comfort and lower household energy bills thanks to better standards of insulation, draught-proofing and 'air tightness', plus the peace of mind provided by NHBC's warranty and insurance protection under Buildmark, from exchange of contracts to a maximum of 10 years after legal completion. Additionally, respondents also enjoyed being surrounded by like-minded people at their developments, as it presented the opportunity to make new friends and meet neighbours in their flourishing new communities.

Whatever your reason for moving, Artisan is the perfect place to call home – now and for years to come.

New homes are designed and built to modern Building Regulations requirements and have safety glass in areas where damage is possible or likely to cause an injury, for instance, in glass doors or low level windows. Modern Building Regulations and the NHBC Standards also ensure that new homes are built on a firm footing



New homes have well laid-out bathrooms with modern appliances

With their better standards of thermal insulation and energy efficiency, new homes are cosy and warm up more quickly



New homes use space efficiently and provide a good balance of living space, storage and bathroom facilities



Mains-powered smoke alarms provide early warning of potential fire. New homes are also fitted with residual current devices (RCDs) which provide additional protection against electric shocks



Enjoy your new home without the lingering worries of what might have been covered up or glossed over by the previous owners



Many people moving to a new development find that they meet neighbours with similar interest and aspirations. Additionally, good planning of shared spaces for leisure and recreation can help foster community activities



Doors and windows now incorporate additional locks and security devices to help keep intruders out



New homes are designed and built to better standards with mandatory measures to minimise noise transfer between adjacent homes through walls and floors



Appliances and systems in new homes are new and will work well for many years to come



Source: NHBC Foundation I 'The advantages of new homes' Guide, November 2016





Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.

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### KEY W – Wardrobe

C – Cupboard • – Maximum size

### APARTMENT 1

Total area	63.73 sqm	686 sqft
Bedroom	5880mm <sup>•</sup> x 2974mm <sup>•</sup>	19'4"• x 9'9"•
Living/Dining Room	3817mm <sup>•</sup> x 5880mm <sup>•</sup>	12'6"• x 19'3"•
Kitchen	3535mm x 2065mm	11′7″ × 6′9″

### APARTMENT 7 🕏

Kitchen/Dining Roc	m 4251mm x 2697mm	13'11" x 8'10"
Living Room	4750mm <sup>•</sup> x 3175mm <sup>•</sup>	15'7"• x 10'5"•
Bedroom	4275mm <sup>•</sup> x 3800mm <sup>•</sup>	14'0"• x 12'6"•

Total area	58.35 sqm	628 sqft	

### **APARTMENT 8**

Total area	58.18 sqm	626 sqft
Bedroom	4209mm <sup>•</sup> x 3540mm <sup>•</sup>	13'10"° x 11'7"°
Living/Dining Room	4770mm <sup>•</sup> x 4341mm <sup>•</sup>	15'8"• x 14'3"•
Kitchen	3880mm <sup>•</sup> x 2084mm <sup>•</sup>	12'9"° × 6'10"°







## Apartments 2/3/4/5/6/9/10/11

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### APARTMENT 2 🕏

	50 1011111 X 27 1011111	11′8″ x 9′7″
Living/Dining Room 3	3915mm• x 3790mm•	12'10"• x 12'5"•
Bedroom 4	4829mm• x 3357mm•	15'10"• x 11'0"•

### 59.45 sqm 640 sqft Total area

### APARTMENT 3

Total area	74.87 sqm	805 sqft
Bedroom 2	4581mm x 2770mm	15'0" x 9'1"
Bedroom 1	4581mm <sup>•</sup> x 3365mm <sup>•</sup>	15'0"• x 11'0"•
Living/Dining Room	5355mm <sup>•</sup> x 3594mm <sup>•</sup>	17'7"• x 11'10"•
Kitchen	4904mm x 2170mm	16'1" x 7'1"

### APARTMENT 4

Kitchen	3402mm x 2138mm	11'2" × 7'0"
Living/Dining Room	5746mm <sup>•</sup> x 3402mm <sup>•</sup>	18'10"° × 11'2"°
Bedroom	3831mm <sup>•</sup> x 3200mm <sup>•</sup>	12'7"• x 10'6"•

Total area	52.17 sqm	561 sqft
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### APARTMENT 5

Living/Dining Room         4731mm* x 3533mm*           Bedroom 1         3423mm* x 3381mm*           Bedroom 2         4631mm* x 2785mm*	807 sqft
Living/Dining Room 4731mm* x 3533mm*	15'2"* x 9'2"*
	11'3"* x 11'1"*
Kilchen 4070mm × 2774mm	15'6"• x 11'7"•
Kitchen 4890mm <sup>•</sup> x 2794mm <sup>•</sup>	16'1"•×9'2"•





First Floor

Second Floor

Third Floor

Fourth Floor

Fifth Floor

Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.





W – Wardrobe

C – Cupboard

• – Maximum size

### APARTMENT 6

Kitchen	2723mm x 2093mm	8'11" x 6'10"
Living/Dining Room	7288mm <sup>•</sup> x 3452mm <sup>•</sup>	23'11"• × 11'4"•
Bedroom	4095mm <sup>•</sup> x 3339mm	13'5"• x 10'11"

Total area	54.87 sqm	590 sqft	

### APARTMENT 9

Kitchen	3377mm x 2052mm	11′1″ x 6′9″
Living/Dining Room	5302mm <sup>•</sup> x 5020mm <sup>•</sup>	17′5″• x 16′6″•
Bedroom 1	3738mm• x 3418mm•	12'3"• x 11'3"•
Bedroom 2	3838mm x 3182mm	12'7" x 10'5"
Bedroom 3	4170mm <sup>•</sup> x 3530mm <sup>•</sup>	13'8"° × 11'7"°

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### APARTMENT 10

Kitchen	3600mm <sup>•</sup> x 2254mm <sup>•</sup>	11'10"° x 7'5"°
Living/Dining Room	5384mm <sup>•</sup> x 3600mm <sup>•</sup>	17'8"° × 11'10"°
Bedroom 1	4357mm• x 2998mm•	14'4"•×9'10"•
Bedroom 2	3580mm• x 3400mm•	11'9"• x 11'2"•

Total area	78.25 sqm	842 sqft	

### APARTMENT 11

Kitchen	3520mm x 2300mm	11'7" x 7'7"
Living/Dining Room	5120mm <sup>•</sup> x 4478mm <sup>•</sup>	16'10"• x 14'8"•
Bedroom 1	4180mm <sup>•</sup> x 3000mm <sup>•</sup>	13'9"• x 9'10"•
Bedroom 2	4128mm• x 3430mm•	13'7"• x 11'3"•

Total area 77.35 sqm 832 sqft





Sixth Floor



### Apartments 12 - 35 Second, Third & Fourth Floor

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### APARTMENTS 12, 20 & 28

Kitchen	3377mm x 2052mm	11′1″ x 6′9″
Living/Dining Room	5302mm <sup>•</sup> x 5020mm <sup>•</sup>	17′5″° x 16′6″°
Bedroom 1	3738mm• x 3418mm•	12'3"• x 11'3"•
Bedroom 2	3838mm x 3182mm	12'7" x 10'5"
Bedroom 3	4170mm• x 3530mm•	13'8"° x 11'7"°

### Total area 104.41 sqm 1123 sqft

### APARTMENTS 13, 21 & 29

mm° 20′0″° x 12′2″°
mm* 15′10″* x 11′4″*

### 59.45 sqm Total area 640 sqft

### APARTMENTS 14, 22 & 30

Total area	74.87 sqm	805 saft
Bedroom 2	4581mm <sup>•</sup> x 2770mm <sup>•</sup>	15'0"• x 9'1"•
Bedroom 1	4581mm <sup>•</sup> x 3365mm <sup>•</sup>	15'0"° × 11'0"°
Living/Dining Room	5355mm <sup>•</sup> x 3594mm <sup>•</sup>	17'7"• x 11'10"•
Kitchen	4904mm x 2170mm	16'1" x 7'1"

### APARTMENTS 15, 23 & 31

Kitchen         3402mm x 2138mm         11'2" x 7'0"           Living/Dining Room         5746mm* x 3402mm*         18'10"* x 11'2           Bedroom         3831mm* x 3200mm*         12'7"* x 10'6"	Total area	52.17 sqm	561 sqft
	Bedroom	3831mm <sup>•</sup> x 3200mm <sup>•</sup>	12'7"• x 10'6"•
Kitchen 3402mm x 2138mm 11'2" x 7'0"	Living/Dining Room	5746mm <sup>•</sup> x 3402mm <sup>•</sup>	18'10"° × 11'2"°
	Kitchen	3402mm x 2138mm	11'2" x 7'0"





Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.



### KEY

W – Wardrobe

Total area

C – Cupboard

• – Maximum size

590 sqft

### APARTMENTS 16, 24 & 32

Total area		
Bedroom 2	4631mm <sup>•</sup> x 2785mm <sup>•</sup>	15'2"• x 9'2"•
Bedroom 1	3423mm <sup>•</sup> x 3381mm	11'3"• x 11'1"
Living/Dining Room	4731mm <sup>•</sup> x 3533mm <sup>•</sup>	15'6"• x 11'7"•
Kitchen	4890mm <sup>•</sup> x 2794mm	16'1"°×9'2"

### APARTMENTS 17, 25 & 33

Kitchen	2723mm* x 2093mm*	8'11"* x 6'10"*
Living/Dining Room	7288mm <sup>•</sup> x 3452mm <sup>•</sup>	23'11"• x 11'4"•
Bedroom	4095mm• x 3339mm•	13′5″° x 10′11″°

APARTMENTS	18, 26 & 34	
Kitchen	3520mm <sup>•</sup> x 2300mm <sup>•</sup>	11'7"° x 7'7"°

54.87 sqm

KILCHEN	5520mm x 2500mm	11/ X//
Living/Dining Room	5120mm <sup>•</sup> x 4478mm <sup>•</sup>	16'10"° × 14'8"°
Bedroom 1	4180mm <sup>•</sup> x 3000mm <sup>•</sup>	13'9"• x 9'10"•
Bedroom 2	4128mm <sup>•</sup> x 3430mm <sup>•</sup>	13'7"• x 11'3"•

Total area 77.35 sqm 832 sqft

### APARTMENTS 19, 27 & 35

Kitchen	3600mm <sup>•</sup> x 2254mm <sup>•</sup>	11'10"° × 7'5"°
Living/Dining Room	5384mm <sup>•</sup> x 3600mm <sup>•</sup>	17'8"• x 11'10"•
Bedroom 1	4357mm <sup>•</sup> x 2998mm <sup>•</sup>	14'4"•×9'10"•
Bedroom 2	3580mm <sup>•</sup> x 3400mm <sup>•</sup>	11'9"° x 11'2"°

842 sqft 78.25 sqm Total area





Sixth Floor



### APARTMENT 36

Total area	104.41 sqm	1123 sqft
Bedroom 3	4170mm <sup>•</sup> x 3530mm <sup>•</sup>	13'8"° x 11'7"*
Bedroom 2	3838mm x 3182mm	12'7" x 10'5"
Bedroom 1	3738mm <sup>•</sup> x 3418mm <sup>•</sup>	12'3"° × 11'3"°
Living/Dining Room	5302mm <sup>•</sup> x 5020mm <sup>•</sup>	17'5"° x 16'6"°
Kitchen	3377mm x 2052mm	11'1" x 6'9"

### APARTMENT 37

Total area	69.16 sqm	744 sqft
Bedroom 2	4415mm <sup>•</sup> x 2750mm <sup>•</sup>	14'6"• x 9'0"•
Bedroom 1	4415mm <sup>•</sup> x 3504mm <sup>•</sup>	14'6"• x 11'6"•
Living/Dining Room	4965mm <sup>•</sup> x 3706mm <sup>•</sup>	16'3"° × 12'2"°
Kitchen	4405mm x 2140mm	14'5" x 7'0"







First Floor

Second Floor





Fourth Floor

Fifth Floor

Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.





W – Wardrobe

C – Cupboard

• – Maximum size

### APARTMENT 38

Kitchen	4803mm <sup>•</sup> x 2170mm <sup>•</sup>	15′9″• x 7′1″•
Living/Dining Room	4935mm• x 3703mm•	16'2"• x 12'2"•
Bedroom 1	4250mm <sup>•</sup> x 3217mm <sup>•</sup>	13'11"• × 10'7"•
Bedroom 2	4150mm <sup>•</sup> x 2260mm <sup>•</sup>	13'7"• x 7'5"•

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Total area	63.85 sqm	687 sqft	

### APARTMENT 39

Kitchen	3520mm <sup>•</sup> x 2300mm <sup>•</sup>	11'7"°×7'7"°
Living/Dining Room	5120mm <sup>•</sup> x 4478mm <sup>•</sup>	16'10"• x 14'8"•
Bedroom 1	4180mm <sup>•</sup> x 3000mm <sup>•</sup>	13'9"• x 9'10"•
Bedroom 2	4128mm• x 3430mm•	13'7"• x 11'3"•

Total area	77.35 sqm	832 sqft

### APARTMENT 40

	1110	• x 7′5″•
84mm <sup>•</sup> x 3600mm <sup>•</sup>	17′6″•	x 11′10″*
57mm° x 2998mm°	14'4"*	x 9′10″*
80mm• x 3400mm•	11'9"•	x 11′2″•
	57mm° x 2998mm°	84mm* x 3600mm* 17'6"* 57mm* x 2998mm* 14'4"* 80mm* x 3400mm* 11'9"*

Total area 78.25 sqm





842 sqft

Sixth Floor



### Apartments 41 - 45 **Sixth Floor**

### APARTMENT 41

Kitchen         3420mm x 2322mm         11'3           Living/Dining Room         5020mm* x 4298mm*         16'6''*           Bedroom 1         5020mm* x 3350mm*         16'6''*           Bedroom 2         4170mm* x 3530mm*         13'8''*	sqft
Living/Dining Room 5020mm <sup>•</sup> x 4298mm <sup>•</sup> 16'6"	'• x 11'7"•
	'• x 11'0"'•
NICHEN 34201111 X 232211111 11 3	'• x 14'1"'•
Kitchen 3420mm x 2322mm 11'3"	×7′7″

### APARTMENT 42

Total area	69.16 sqm	744 sqft
Bedroom 2	4415mm <sup>•</sup> x 2750mm <sup>•</sup>	14′6″° x 9′0″°
Bedroom 1	4415mm <sup>•</sup> x 3504mm <sup>•</sup>	14'6"• x 11'6"•
Living/Dining Room	4965mm <sup>•</sup> x 3706mm <sup>•</sup>	16'3"• x 12'2"•
Kitchen	4405mm <sup>•</sup> x 2140mm <sup>•</sup>	14′5″• x 7′0″•





Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.



### KEY

W – Wardrobe

C – Cupboard • – Maximum size JB – Juliet Balcony

### APARTMENT 43

Kitchen	4803mm• x 2170mm•	15'9"• x 7'1"•
Living/Dining Room	4933mm• x 3703mm•	16'2"• x 12'2"•
Bedroom 1	4300mm <sup>•</sup> x 3700mm <sup>•</sup>	14'1"• x 12'2"•
Bedroom 2	4150mm <sup>•</sup> x 3505mm <sup>•</sup>	13'7"• x 11'6"•

Total area	76.69 sqm	825 sqft

### APARTMENT 44

Kitchen	3520mm <sup>•</sup> x 2300mm <sup>•</sup>	11'7"• x 7'7"•
Living/Dining Room	5120mm• x 4478mm•	16'10"• x 14'8"•
Bedroom 1	4180mm• x 3000mm•	13'9"• x 9'10"•
Bedroom 2	4128mm <sup>•</sup> x 3430mm <sup>•</sup>	13'7"• x 11'3"•

### **APARTMENT 45**

Kitchen/Living/		
Dining Room	6400mm x 3970mm	21'0" × 13'0"
Bedroom	3580mm <sup>•</sup> x 3400mm <sup>•</sup>	11'9"° × 11'2"°

Total area	52.23 sqm	562 sqft	









### Apartments 46 /47 **Seventh Floor**





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### KEY

W – Wardrobe

C – Cupboard • – Maximum size JB – Juliet Balcony

### APARTMENT 46

Kitchen	3406mm• x 2970mm•	11'2"* x 9'9"*
Living/Dining Room	8650mm <sup>•</sup> x 5270mm <sup>•</sup>	28′5″• x 17′3″•
Bedroom 1	4988mm <sup>•</sup> x 3970mm <sup>•</sup>	16'4"• x 13'0"•
Bedroom 2	5467mm <sup>•</sup> x 2770mm <sup>•</sup>	17'11"• × 9'1"•

Total area	108.01 sqm	1162 sqft
	•	•

### **APARTMENT 47**

Kitchen	5016mm <sup>•</sup> x 3155mm <sup>•</sup>	16'5"° × 10'4"°
Living/Dining Room	6793mm <sup>•</sup> x 5495mm <sup>•</sup>	22'3"• x 18'0"•
Bedroom 1	5250mm <sup>•</sup> x 4032mm <sup>•</sup>	17'3"• x 13'3"•
Bedroom 2	3847mm• x 3155mm•	12'7"•×10'4"•





Sixth Floor









Typical Southern Home Ownership interiors

## Specification

### KITCHEN & UTILITY

Fully fitted kitchen with soft close doors and drawers

Post formed worktops and upstands

Integrated Bosch brushed steel single electric oven with four ring ceramic hob, extractor hood and glass splashback

Bosch integrated fridge/freezer

Bosch integrated dishwasher

Free standing washer/dryer in hall cupboard Stainless steel sink with Hansgrohe mixer tap Pull out recycling bins fitted to one

kitchen cupboard

### BATHROOM & EN SUITE

Fully fitted Roca bathroom suite in white Glass bath screen and shower enclosure (where applicable) Chrome Hansgrohe taps and shower fittings Porcelanosa wall tiles Full height tiling to bathroom and en suite Mirror to bathroom and en suite

### DECORATION

Spacia by Amtico flooring in kitchens, bathrooms and en suite

Internal walls painted with Dulux Brilliant White emulsion throughout

Smooth finish white painted ceilings

White Eggshell painted, door frames, window boards, skirtings and architraves

### ELECTRICAL

100% energy efficient lighting throughout

Low energy downlighters in kitchen, bathroom and en suite

Double electrical sockets throughout

TV/FM and Sky+ points\* provided to the living room and bedrooms

Shaver socket to bathroom and en suite

### CENTRAL HEATING

Panel heaters to all rooms including hall, controlled by central zone controller Hot water provided by electrical cylinder Chrome towel rail to bathroom and en suite

### JOINERY & DOORS

Vicaima Walnut front door with satin chrome ironmongery and multipoint locking White PVCu windows with white ironmongery White PVCu balcony doors with white ironmongery and multipoint locking Full height wardrobes with mirrored doors to bedroom 1

### SECURITY & PEACE OF MIND

Audio/visual electronic entry system Mains operated interconnected smoke and CO detectors, with battery back up Low energy external security light fittings with solar sensor to terraces and balconies

### WARRANTY & AFTER CARE

Complete NHBC 10 year warranty Thorough demonstration of your new home before it is handed over to you

### COMMUNAL AREAS

Roof Terrace Post Room for residents post boxes Secure entry system Lifts access Cycle storage

\* Subject to customer subscription to Sky services

Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Southern Home Ownership reserves the right to amend the specification as necessary and without notice at its absolute discretion.





# Seal of excellence

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Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 Crest Nicholson home owners\* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction. Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABE Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

\*NHBC/HBF Customer Satisfaction Survey





## About Southern Home Ownership

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Southern Home Ownership is a Shared Ownership specialist, offering award winning affordable new homes in Greater London and Southern England. We have been helping buyers into affordable home ownership for over 30 years, helping over 4000 households.

Our team of affordable home ownership experts have over 25 years of experience helping first time buyers achieve the dream of owning their own home, and are here to guide you through the exciting process of buying your shared ownership property.

Southern Home Ownership is a subsidiary of Southern Housing Group, one of the largest housing associations in southern England, who own and manage 28,000 homes for more than 67,000 residents.



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Get to know us – Search Southern Home Ownership



www.shosales.co.uk/artisan

Southern Home Ownership Ltd is a part of Southern Housing Group Society No: 1852R. Registered Address: Fleet House 59-61 Clerkenwell Road London EC1M 5LA

The information in this document is indicative and intended to act as a guide only as to the finished product. Accordingly, due to Southern Home Ownership'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. This information does not constitute a contract, or warranty. Development layouts provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used to calculate carpet sizes, appliance space, or items of furniture. Total areas are provided as gross internal areas and are subject to variance. Artisan is a marketing name and may not necessarily form part of the approved postal address. Details correct at time of going to print, June 2018.

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