

YOUR ROCKEL SPECS

KITCHEN

- ✓ Fully-fitted kitchen from The Symphony "New York" range
- ✓ Handle-less white gloss doors to wall units
- ✓ Handle-less cashmere gloss doors to base units

Disclaimer

The information above is indicative and is intended as a guide to the finished product. Specifications may be subject to change. Accordingly, due to Hyde New Homes' policy of continuous improvement, the finished product may vary from the information provided. This information does not constitute a contract or warranty.



- 🔏 30mm composite silestone Blanco Zeus worktop
- A Hansgrohe chrome taps
- ✓ Downlighters underneath wall units

BATHROOM & ENSUITE

- 🖌 Quality white bathroom suite to include:
- 📌 Wash hand basin, WC with concealed cistern and dual flush plate, bath with mixer tap, bath filler and thermostatic shower fitting
- ✓ Glass shower screen
- \checkmark Chrome heated ladder style towel rail
- ✓ Large format ceramic tiling from Saloni, full height to shower and appliance wall
- ✓ Mosaic floor tiles to shower room

SECURITY & PEACE OF MIND

- 📌 Video door entry system
- 📌 10 year Premier Warranty
- ✓ Designed to "secure by design" standard

FLOORING

- √ "White Ash" finish Amtico Spacia flooring to kitchen, lounge, dining room and hallways
- ✓ Neutral-coloured carpets to bedrooms

GENERAL

- 📌 Built-in wardrobes to main bedroom
- A Large terraces / balconies to each apartment
- Sky+ connection (subject to owner's contract)
- ✓ Designated storage space for bike within hall space
- ✓ Lift to all floors



THE BRIGHTON ROCKET IS A CAR-FREE DEVELOPMENT - AND WHO NEEDS A CAR WHEN EVERYTHING THAT BRIGHTON HAS TO OFFER IS WITHIN WALKING DISTANCE?

Bus travel is easy and convenient - five colour-coded metro lines run through central Brighton & Hove. "Breeze up to the Downs" is a network of three bus services linking the city with some of the most popular countryside destinations within the South Downs National Park including Devil's Dyke, Stanmer Park and Ditchling Beacon.

A270

₹

BRIGHTON

Brighton's mainline railway station is about 20 minutes' walk from the development and rail links are excellent. London Victoria and London Bridge can both be reached within the hour, Gatwick airport is about 35 minutes away and Thameslink connects Brighton to many major stops; from Wimbledon, Kentish Town and New Cross all the way to Cambridge, Kings Lynn and Bedford.*

EDWARE

A259





Queens Park

EDWARD ST

ARINE PARADE

BN2

BRIGHLON

ROCKEL

REGISTER YOUR INTEREST

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www.oakleyproperty.com

www.mishonmackay.com

www.hydenewhomes.co.uk

01273 688 881

01273 829300



^{*} Transport information provided by google. co.uk and thetrainline.com. Times quoted do not account for delays occurring as a result of building works to the stations or lines cited.



BRIGHTON **BN2**

BRIGHTON ROCKET WILL PUT YOU RIGHT AT THE HEART OF BRIGHTON LIFE.

LOCAL AREA

St James's Street is a unique area in

Brighton – and it's a great place to live.

Running parallel with Brighton's lively

seafront and framed by Kemptown

Street is lined with an eclectic mix of

host of happening bars, friendly cafes

and stylish restaurants. Here you'll

experience the true 'Brighton spirit' -

tolerant, diverse and laid-back.

on its southern flank, St James's

delicatessens, quaint shops and a

With just four select penthouses and a mix of two and three-bedroom apartments this new development has been designed with aspiring young professionals in mind. Living here, you'll be able to enjoy a bustling town centre location with cafes, clubs, pubs and restaurants on the doorstep and the Brighton promenade just around the corner.

THE PENCHOUSES

ABOUT HYDE NEW HOMES

Hyde New Homes is part of the awardwinning Hyde Group, one of England's leading developers of homes. The homes we create are generouslysized, striking a balance of stylish, yet functional design that appeals to a wide range of home buyers. Our finish is always of the highest standard with quality fittings and long-lasting materials. Quality, award-winning design, outstanding sustainability features and desirable locations are our focus and make Hyde New Homes attractive to buyers and investors alike.

NORTH



SILEMAP KEY

ST JAMES STREET 24 Paydens Pharmacy **29** Deans Electrical Goods PH2 Bulldog Bar

102 The Daily Catch 103/104 Glaze Hair Boutique 105 Record Shop

- 106 Gilded Cage Tattoo
- **107** Gelateria de Luca
- PH1 St James Pub

THE PAVILION

Flat 30

107sqm / 1154 sqft 2 BEDROOM

Kitchen/ Living/ Dining 9.50m x 3.81m / 31' 2" x 12' 6"

Bedroom 1 8.33m x 4.13m / 27' 4" x 13' 6"

Bedroom 2 2.79m x 5.97m / 9' 2" x 19' 7"

120sqm / 1293 sqft

THE KEMPLOWN

3 BEDROOM

Flat 31

Kitchen/ Living/ Dining 8.86m x 7.20m / 29' 0" x 23' 7"

Bedroom 1 3.08m x 5.14m / 10' 1" x 16' 10"

Bedroom 2 3.30m x 3.99m / 10' 10" x 13' 1"

Bedroom 3 2.46m x 3.99m / 8' 0" x 13' 1"

Disclaimer

Floorplans are not to scale and are indicative only. Plan orientation, location of windows, doors, door swings, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and positions may differ from those illustrated. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition)

THE PROMENADE	ocean view
Flat 32	Flat 33
96sqm / 1043 sqft	147sqm / 1577 sqft
2 BEDROOM	3 BEDROOM
Kitchen/ Living/ Dining 6.15m x 7.54m / 20' 2" x 24' 8"	Kitchen/ Living/ Dining 10.78m x 7.20m / 35' 4" x 23' 7
Bedroom 1 3.75m x 3.66m / 12' 3" x 12' 0"	Bedroom 1 3.60m x 4.24m / 11' 9" x 13' 11
Bedroom 2 3.34m x 4.29m / 10' 11" x 14' 0"	Bedroom 2 3.61m x 3.47m / 11' 10" x 11' 4
	Bedroom 3 4.90m x 3.88m / 16' 1" x 12' 8"

MADEIRA PLACE

15 Millie Pembleton Fashion

