



# A LUXURY NEW DEVELOPMENT OF NINE STUNNING CONTEMPORARY 3/4 BEDROOM HOMES

1-9 KINGSTHORPE ROAD • HOVE





# GREENROCK HOMES FAMILIES TOGETHER JLLY DESIGNED AND MILY LIVING SPACES

PHILIP GOWING Managing director greenrock homes KINGSTHORPE HOVE IS SUPERBLY LOCATED BETWEEN THE SEAFRONT, HOVE LAWNS & THE SOUTH DOWNS NATIONAL PARK, A MAJOR LEISURE ATTRACTION SURROUNDING BRIGHTON & HOVE



### **HOVE ACTUALLY**

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.

Kingsthorpe Hove is located in West Hove, positioned between Old Shoreham Road and Portland Road. This popular residential area offers easy access to a good array of independent boutiques and national retailers in Portland Road. The development is within easy reach of Portslade, Aldrington and Hove railway stations, local bus services towards Brighton City Centre and good road links to the A27/A23.







#### PARK LIFE

Kingsthorpe Hove is superbly located between the seafront, Hove Lawns and the South Downs National Park, a major leisure attraction surrounding Brighton and Hove. This provides residents and visitors with an abundance of countryside perfect for walking, horse riding, golf and cycling. For more local recreation, nearby Stoneham and Wish parks are both within easy reach. Hove Lagoon caters for many water sports including sailing, paddle boarding, windsurfing, wake boarding, yachting and power boating.

### **EDUCATING HOVE**

Kingsthorpe Hove is surrounded by many nearby schools including West Hove Infants, St. Christopher's, St. Andrew's C of E, Aldrington C of E, Goldstone Primary, Hove Park Sixth Form and Blatchington Mill Sixth Form.



# EASY COMMUTE

This new development offers convenient access to mainline services at Aldrington station and bus services across the city from Portland Road, whilst offering good road access to A27/A23 road links.

# **TRAIN TIMES**

Aldrington to Brighton	7 minutes
Hove to London Bridge	71 minutes
Hove to London Victoria	64 minutes
Hove to Gatwick	31 minutes





THIS STRIKING NEW DEVELOPMENT HAS BEEN CREATED BY GREENROCK HOMES TO PROVIDE CONTEMPORARY OPEN PLAN FAMILY LIVING



# FLOOR PLANS

# HOUSES 1/3/5/7/9 KINGSTHORPE ROAD, HOVE



HOUSES 2/4/6/8 KINGSTHORPE ROAD, HOVE







**SECOND FLOOR** 

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

#### CGI imagery of Kingsthorpe Hove

# **KINGSTHORPE HOVE**

A LUXURY NEW DEVELOPMENT OF NINE STUNNING MODERN 3/4 BEDROOM HOMES



#### **KINGSTHORPE HOVE**

This striking new contemporary development has been created by Greenrock Homes to compliment the local surroundings. The houses are to be finished to extremely high standards with particular attention to modern lifestyle, offering flexible living spaces with an open plan ground floor, ideal for entertaining. Each of the nine houses has a gated allocated car parking space, small front garden and landscaped rear garden.



#### **GREENROCK HOMES**

Greenrock is a young and innovative company with a passionate commitment to building superbly designed and sustainable homes in the South East of England. Sustainability is at the heart of what they do and all of their projects involve regeneration of brownfield sites.





Library photos of a recent Greenrock Development

# SPECIFICATION KITCHENS

- Stylish contemporary Alno kitchens
- Quartz Silestone worktops
- Integrated Siemens appliances including; fridge freezer, microwave, oven, induction hob with island extractor hood, dishwasher and Zanussi washer/dryer

#### MASTER BEDROOM SUITES

Generously proportioned, south facing with rooftop views and French doors onto a southerly terrace. Walk-in dressing room with fitted wardrobes and an en-suite with his and hers sinks, freestanding bath and walk-in shower.

#### **BATHROOMS & EN-SUITES**

High quality sanitaryware including Villeroy & Boch.

#### **ECO FEATURES**

The Houses are being constructed to exceed the thermal performance set out in building regulations and features include;

- Solar Hot Water Panel on the Roof 100lt Alpha Solar store
- Triple Glazed Windows & Doors
- Alpha Solar Smart Central Heating System
- A-Rated Siemans & Zanussi Kitchen Appliances
- Energy Efficient Lighting Throughout

BEAUTIFULLY APPOINTED SPACIOUS LIVING WITH LANDSCAPED REAR GARDENS AND GATED ALLOCATED PARKING

### **EXTERNAL**

- Natural Stone Paving to Gardens & Terraces
- Allocated Gated Car Parking Space

# **ADDITIONAL FEATURES**

- Triple Glazed Aluminium Clad Windows & Doors
- Engineered Wood Flooring to Living Areas
- Neutral Carpets in all Bedrooms
- Underfloor heating to ground floor and bathrooms
- Fitted Wardrobes to Master Bedroom Dressing Areas
- Fitted Wardrobes to Bedrooms Two & Four

# **NEW BUILD WARRANTY**

All houses are sold with a 10 year LABC New Build Insurance warranty.



# ACCESSABILITY

These new houses incorporate generous hallways, wide doorways and staircases making it easier to move around the home, particularly if you have small children or limited mobility.







# NUMBERS 1-9 KINGSTHORPE ROAD • HOVE • EAST SUSSEX • BN3 5HR



#### ALL ENQUIRES TO SOLE AGENTS:

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