



SOUTHERN HOME OWNERSHIP AT

MONTPELIER

— PLACE —

4 NEW 1 & 2 BEDROOM HOMES AVAILABLE FOR
SHARED OWNERSHIP IN BRIGHTON

Southern
Home
Ownership





4 BEAUTIFULLY CONSTRUCTED
1 & 2 BEDROOM HOMES
AVAILABLE FOR
SHARED OWNERSHIP



Set in the heart of Regency Brighton, Montpelier Place is a brand new development that sits in harmony with its grand surroundings, just a few minutes from the famous sea front.

Large windows ensure the open plan interiors are flooded with natural light, creating a luxurious sense of space in every apartment. Your bespoke, fitted kitchen will feature induction hob, Hoover appliances and under unit lighting. Bedrooms are inviting, with wool carpets and fitted wardrobes, while the bathroom is equipped with contemporary fittings and has a distinctly spa like quality.

Underfloor heating is zoned for maximum comfort and the building boasts a whole range of eco-features to keep energy bills to a minimum. This is an exciting opportunity to own a home in a luxurious development, located in one of the most desirable and convenient parts of this elegant seaside town.

PERFECTLY POSITIONED FOR BRIGHTON AND HOVE

From its piers to the Royal Pavilion, there's nowhere quite like bohemian Brighton. It's an exciting place to live. There are fashion and jewellery shops within a few minutes' walk of your front door – not to mention a handy Waitrose – and you don't have to go much further to explore the twisting alleys of The Lanes with their intriguing choice of boutiques, galleries and restaurants.

One day you might be watching one of the famous parades go by, the next taking a boat out from the equally renowned marina. As the sun sets, you'll find yourself dining in one of the many restaurants in Western and Church Roads or visiting one of Brighton's lively clubs.

There are gyms and sports clubs to keep you fit, with first class football and cricket to enjoy nearby. Then, when you want some peace and quiet, the beauty of the South Downs begins right outside the town.



STONEY POINT
SPECIALIST COFFEE SHOP
on Montpelier Place



YOUJUICE
HEALTHY FOOD
on Montpelier Place



THE MONTEPIER INN
PUB
on Montpelier Place



LA CHOZA
MEXICAN STREET FOOD
on Western Rd, B2066



WAITROSE
GROCERIES
on Western Rd, B2066



SAHARA
MIDDLE EASTERN CUISINE
on Western Rd, B2066



THE BRIGHTON FLOWER CO
FLOWER SHOP
on Western Rd, B2066



TAJ
SPECIALIST ASIAN GROCERS
on Western Rd, B2066



WALK
FROM MONTEPIER PLACE

WAITROSE
0.2 MILES / 4 MINS
CO-OPERATIVE
0.2 MILES / 4 MINS
SAINSBURY'S LOCAL
0.3 MILES / 6 MINS
SEAFRONT
0.3 MILES / 6 MINS
CHURCHILL SHOPPING CENTRE
0.5 MILES / 9 MINS
BRITISH AIRWAYS I360
0.5 MILES / 10 MINS
BRIGHTON STATION
0.7 MILES / 16 MINS
BRIGHTON BEACH & PIER
1.1 MILES / 20 MINS
HOVE STATION
1.2 MILES / 23 MINS



CYCLE
FROM MONTEPIER PLACE

BRIGHTON STATION
0.8 MILES / 5 MINS
NORTH LAINE BAZAAR
0.9 MILES / 6 MINS
BRIGHTON BEACH & PIER
1.1 MILES / 7 MINS
HOVE STATION
1.2 MILES / 8 MINS
BRIGHTON MARINA
2.8 MILES / 16 MINS

Sourced: [google.com/maps](https://www.google.com/maps)



MONTPELIER PLACE SPECIFICATION



Image from a previous Southern Housing development and computer generated image

KITCHEN

- Contemporary handle-less cashmere matt kitchen with soft close and under unit LED lighting
- Square edge laminate worktop with matching upstand
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Glass splashback to hob
- Bosch integrated cooker hood
- Hoover induction hob with touch controls
- Hoover electric single oven
- Hoover integrated fridge/freezer
- Hoover integrated dishwasher*
- Hoover integrated washer/dryer to plot 16
- Hoover freestanding washer dryer to plot 17, 18 & 19 located in utility cupboard
- Integrated waste bins

BATHROOM

- Porcelanosa contemporary white semi pedestal basin and mixer tap with tiled vanity top and back to wall toilet with soft close seat
- Porcelanosa contemporary white bath with three way control for fixed monsoon shower head, bath filler and retractable handset
- Storage coves above toilet
- Mirror above basin
- Clear bath screen
- Porcelanosa large format ceramic wall tiling with tiled bath panel

GENERAL

- Double glazed timber windows with white finish internally and pale grey externally
- Walnut veneer entrance door with viewer and multipoint locking
- Internal ceilings and woodwork painted white
- Internal walls painted in pale stone
- Walnut veneer internal doors with brushed chrome lever on rose brassware
- Fitted wardrobe with sliding mirrored doors to bedroom 1

FLOORING

- Oak wood effect Polyfloor luxury vinyl tile flooring to hall, kitchen, lounge/dining room
- Wool twist carpet to bedroom(s)
- Large format Porcelanosa tiles to bathroom

HEATING & ELECTRICAL

- Vailant combination gas boiler with underfloor heating throughout
- MVHR (Mechanical Ventilation and Heat Recovery) system
- Chrome heated towel rail to bathroom
- Recessed LED downlights to hall, kitchen/dining area and bathroom
- Pendant lighting to lounge and bedroom(s)
- Screw-less white sockets and switches throughout except kitchen
- Screw-less brushed chrome sockets to kitchen
- Screw-less chrome shaver socket to bathroom
- Hyperoptic fibre broadband connection**
- Digital TV connection
- Telephone point to bedroom one
- TV point to bedroom one
- Light to balcony or patio
- Smoke detector, heat detector and carbon monoxide detector

COMMUNAL AREAS

- Communal post boxes to 1st and 2nd floor apartments
- Letter box to off street front door to plot 16
- Carpet to stairs and corridor
- Video entry system
- Cycle store
- Communal bin store
- A management company will be appointed to manage and maintain communal areas – a service charge will be payable.
- An estate management charge will be payable

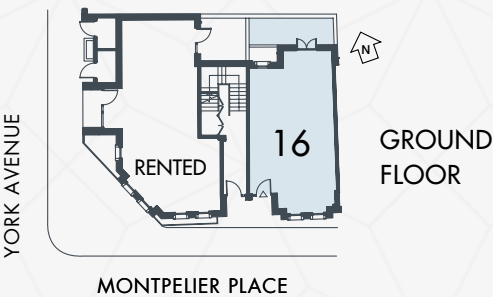
WARRANTY

- 12 year Premier buildmark warranty

*plot 16 has a slimline dishwasher

**Subject to purchaser subscription

MONTPELIER PLACE
Floor Plans



PLOT 16
GROUND FLOOR

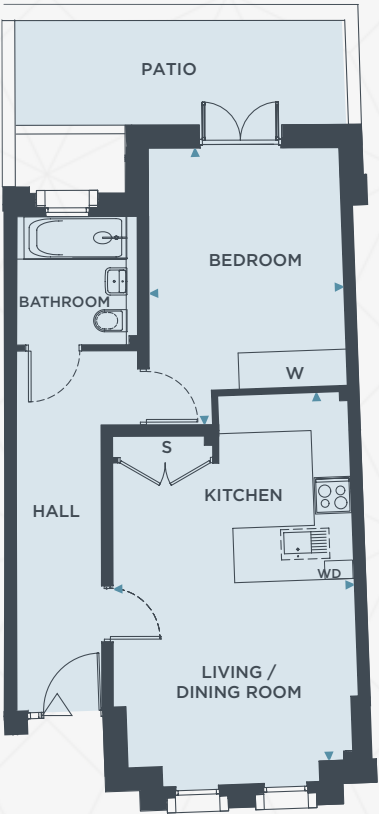
ONE BEDROOM

TOTAL AREA:
51.2 SQ M / 551 SQ FT

KITCHEN / LIVING /
DINING ROOM

5.09m x 4m
16' 9" x 13' 1"

BEDROOM 1
4.57m x 3.24m
15' 0" x 10' 8"



PLOT 17
FIRST FLOOR

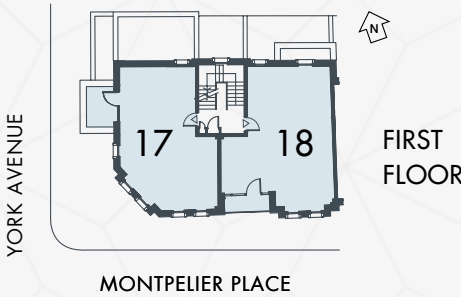
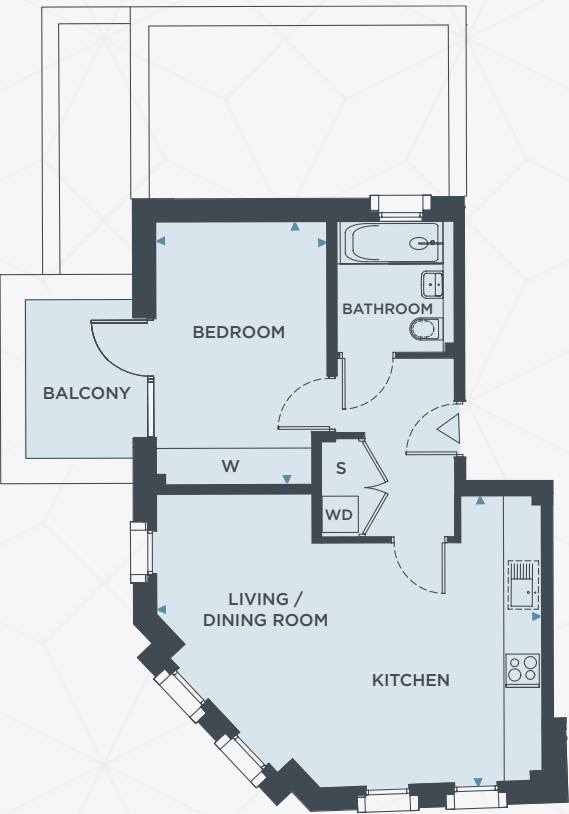
ONE BEDROOM

TOTAL AREA:
50.0 SQ M / 538 SQ FT

KITCHEN / LIVING /
DINING ROOM

6.34m x 4.7m
20' 10" x 15' 5"

BEDROOM 1
4.44m x 2.85m
14' 3" x 9' 4"



PLOT 18
FIRST FLOOR

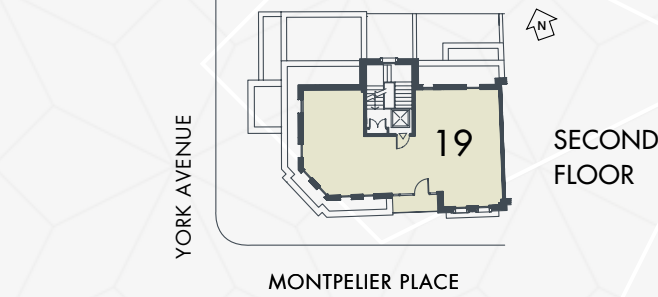
ONE BEDROOM

TOTAL AREA:
53.0 SQ M / 570 SQ FT

KITCHEN / LIVING /
DINING ROOM

7.32m x 5.46m
24' 0" x 17' 11"

BEDROOM 1
3.4m x 3.22m
11' 2" x 10' 7"



PLOT 19
SECOND FLOOR

TWO BEDROOM

TOTAL AREA:
78.0 SQ M / 839 SQ FT

KITCHEN
3.9m x 3.02m
12' 10" x 9' 11"

LIVING / DINING ROOM
8.9m x 3.73m
29' 2" x 12' 3"

BEDROOM 1
3.76m x 3.85m
12' 4" x 12' 8"

BEDROOM 2
3.55m x 3.42m
11' 8" x 11' 3"



KEY
WD - washer/dryer
W - wardrobe
S - store



WHAT IS SHARED OWNERSHIP

You buy a percentage of a home, and pay rent on the rest. This means a smaller deposit, a smaller mortgage, and quicker steps on the ladder. We own some of the property, but it's still yours. You're living there, you can make it your own, and you decide when to sell. You can even buy more shares, to eventually own the lot.

YOU COULD BUY A HOME AT MONTPELIER PLACE THROUGH SHARED OWNERSHIP IF:

- Your household earns £80,000 a year or less
- You are a first-time buyer, you used to own a home but can't afford to buy one now or are an existing shared owner looking to move.

To purchase a home you'll need to take out a mortgage to pay for your share of the home's purchase price, or fund this through your savings, typically you'll need minimum 5% deposit of the value of the share you purchase. A rent of 2.75% is payable monthly on the unowned share. Shared Ownership properties are leasehold.

Find out more at
www.helptobuy.gov.uk/shared-ownership

AWARD WINNING DEVELOPMENTS

The environments we live in play a large part in shaping who we are. We immerse ourselves in the place we've chosen to live; the building itself and the community we share it with. So it's not surprising that these are the main features we look for when choosing a new home, and it's why Southern Home Ownership plans, develops and builds high quality, desirable homes bringing together people and places to create thriving communities.

As part of Southern Housing Group, one of the oldest and largest Housing Associations in the South East of England, we're proud to reinvest every penny we make in providing quality homes and services for our customers and local communities. Purchasing your new Southern Home Ownership home also contributes to the regeneration and development of homes and communities for others.

We're recognised as a leader in providing premium homes that shape the way people want to live. So we don't just build better buildings – we build better living.

SHOSALES.CO.UK



Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Total areas stated exclude balcony.



FIND US

MONTPELIER PLACE

CORNER OF YORK AVE & LANSDOWNE ROAD BN3 1DN

Montpelier Place is a 16 minute walk from Brighton Railway station.
Follow Queen's Road to the clock tower, turn right into North Street
which becomes Dyke Road and left into Upper North Street, which
becomes Montpelier Place.

SHOSALES.CO.UK/MONTPELIER

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Ownership



Sales Agent:



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oakleyproperty.com