







VIEW OF PRESTON PARK FROM PARQ



TAKE A VIRTUAL TOUR OF **PARQ** AT [PARQBRIGHTON.CO.UK](https://parqbrighton.co.uk)

**PARQ** IS A PRESTIGIOUS DEVELOPMENT OF  
31 LUXURIOUS 1, 2 & 3 BEDROOM APARTMENTS  
BUILT BY CROSS STONE HOMES IN A GATED  
ENVIRONMENT OPPOSITE PRESTON PARK  
TENNIS COURTS IN BRIGHTON



# WELCOME TO PARQ

An outstanding new collection of 31 contemporary apartments built by Cross Stone Homes opposite Preston Park in Brighton.

Parq offers the perfect combination of distinctive design and a sought after park side location, within easy reach of both Brighton Mainline and Preston Park Stations. Preston Park is gifted with great amenities, transport links, level access to the seafront, local shopping facilities and not to mention the largest park in the city.

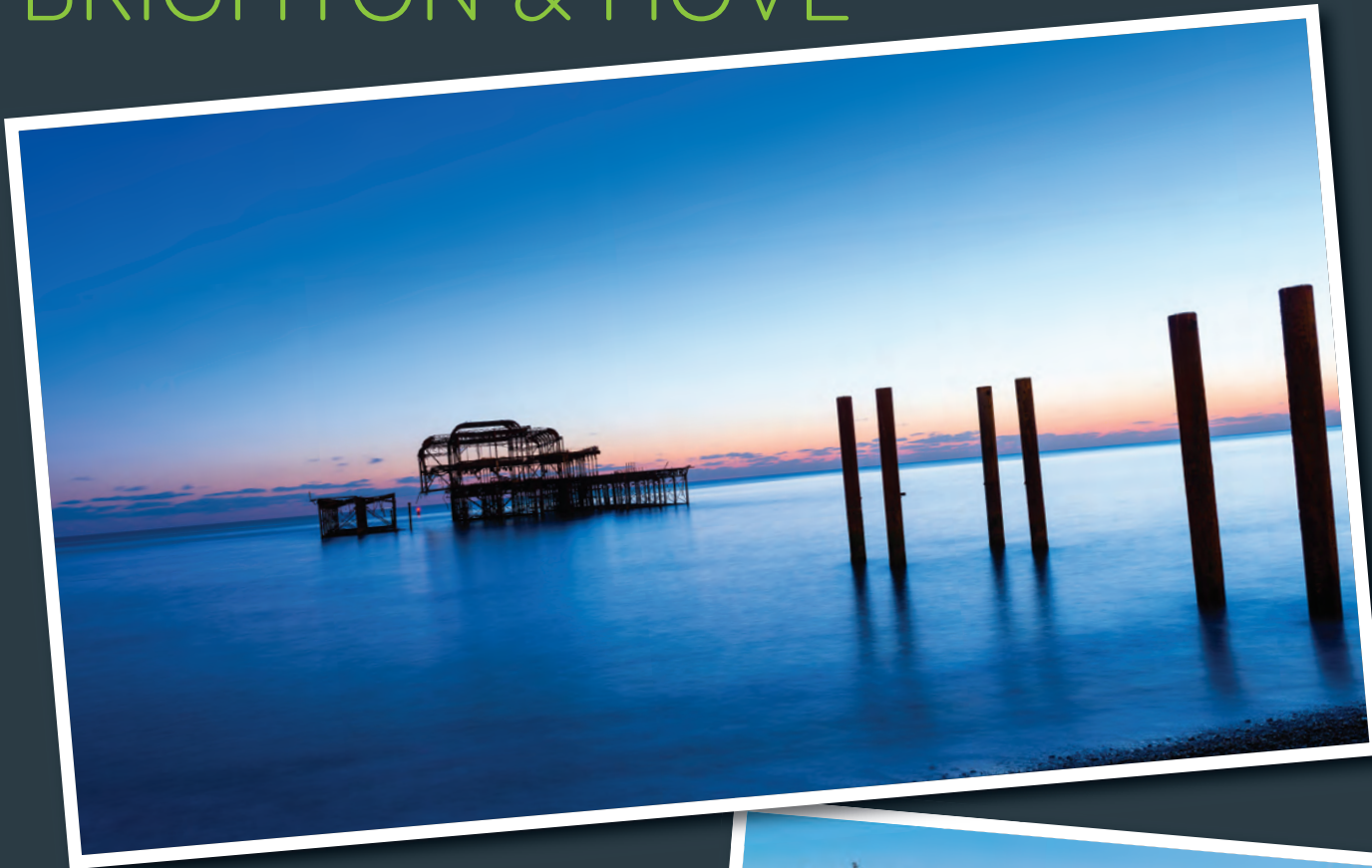
Apartments range from 1 and 2 bedroom homes of 511 to 880 sq ft to 3 bedroom homes of up to 1142 sq ft., plus a stunning Penthouse of 2,550 sq.ft. These stunning new park side homes all have allocated parking and the majority offer balconies or terraces, many with park views.

The development is being created with quality in mind and every apartment will be finished to exacting standards throughout, with an attractive contemporary design.





# THE CITY OF BRIGHTON & HOVE



Brighton has continued growing from its beginning as a small fishing village dating back to the Domesday book. Brighton combined with Hove in 1997 and was granted City status by Queen Elizabeth II as part of the millennium celebrations in 2000.

Brighton & Hove is now renowned for its diverse communities, quirky shopping lanes, large music and arts scene. The bohemian City is often referred to as 'London by the sea', with its mix of regency architecture, history, designer shops, daytime & evening entertainment, which makes it one of the most varied cultural experiences outside of the capital.

The acclaimed Theatre Royal and Dome complex, The Royal Pavilion, numerous independent high street retailers and a wealth of eateries and entertainment are all within easy reach of Parq.



For those who like the outdoor life, the South Downs National Park spans throughout Sussex, virtually surrounding Brighton & Hove and providing countryside perfect for walking, horse riding, golf and cycling. Brighton Marina Village is the largest harbour in the UK with over 1,600 berths, a full range of water sports, numerous cafes/bars/restaurants, a casino, cinema and a bowling alley.



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A prestigious development of 31 luxurious 1, 2 & 3 bedroom apartments in a gated environment opposite Preston Park tennis courts.

- Convenient for Brighton & Preston Park Stations
- A gated development overlooking Preston Park
- All apartments with allocated parking
- The majority of apartments with balconies/terraces
- Living areas and master bedrooms with coffered ceilings with feature LED lighting
- Oversized 2.3m high American Walnut veneer doors
- Many with stunning views across the park & tennis courts
- A 10 year CRL building warranty
- Engineered oak flooring in living areas
- Contemporary high-gloss kitchens
- Integrated branded Siemens A-rated appliances
- Porcelanosa tiling in bathrooms & en-suites
- Wood veneer fitted wardrobes to all bedrooms
- Bicycle storage facilities



CGI of typical 1, 2 & 3 Bed Apartment

CGI of Penthouse



CGI of typical 1, 2 & 3 Bed Apartment



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# LIVING BY THE PARK



## EVERYONE SHOULD HAVE A LITTLE TRANQUILLITY IN THEIR LIFE

Thanks to the excellent location, the park gives you ample opportunity to escape the pressures of the city with the 63 acres of recreational parkland, which forms Brighton's largest park. Having shaded avenues of mature Elm trees along both sides and the Rotunda café offers a picturesque outlook over the recently rejuvenated rose gardens.

Preston Park also offers opportunities for exercising as well as relaxing. Facilities include eight tennis courts and three bowling greens, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Whatever life by the park means to you, the location of Parq gives you every opportunity to enjoy the convenience of city living and a natural environment.

## TRANSPORT

When travelling to London, the A23 London-to-Brighton road is one of the country's best known routes, and with good rail connections mean a visit to the capital can be made in about an hour.

From Brighton Mainline Station, there are services to both London Bridge (67 mins), Victoria (55 mins) and trains to Gatwick (30 mins), whilst Preston Park (situated on the London/Brighton line) and London Road stations are also within easy reach.

To head to the centre of Brighton and the seafront you have level access to walk, cycle in the designated bicycle lanes or simply take the bus. There are regular services passing Parq to many destinations throughout the city.

You'll also well placed to travel further afield, Preston Road leads directly to the A23 and Gatwick and in turn to the M25. Following the A27 along the coast in either direction to reach other South Coast towns such as Chichester, Portsmouth, Worthing and Lewes.



## HISTORY OF PRESTON PARK & THE ROCKERY

Originally, the local Stanford family who lived at Preston Manor owned the land south of the manor house, which now comprises the Park. In 1883 the land was bought by the Brighton Corporation from Mr William Bennett-Stanford, who owned Preston Manor estate at the time and had begun to develop the park as enclosed pleasure grounds.

The park remains green throughout the summer because of a non drinkable underground water source known as the 'Wellesmere' which runs below Preston Park and south towards the seafront. The source dates back many centuries and is often referred to as Brighton's lost river.

Along from the development is the Rockery, the largest municipal rock garden in Britain, with various pathways and streams running through its grounds. It was originally a wooded area which had been purchased along with the land used in the main park. It was landscaped into the present form in 1935 by Captain B Maclaren, originally the area was known as the 'Rookery' referring to the tall trees which were frequented by rooks.

Preston Park is now a major community focus point for the City regularly hosting events such as Pride and Party in the Park, as well as sporting events. It offers great facilities to include the popular community tennis courts and is the home of Preston Tennis Club.



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CGI of Penthouse



CGI of Penthouse

# SPECIFICATIONS

## KITCHEN

- Contemporary handle-less high quality kitchens from Price Kitchens with Odyssey white hi-gloss base and wall units and Odyssey hi-gloss Mira Cosa (wood effect) tall units.
- 20mm black quartz worktops, with upstand and mink toughened glass splashback behind hob
- Integrated Siemens A rated appliances throughout to include:
  - Induction Hobs
  - Telescopic Extractor Hood
  - Integrated Single Fan Oven
  - Integrated Microwave
  - Full Height Fridge Freezer
  - Integrated Dishwasher
  - Wine Cooler in 3 Bedroom Apartments

## EN SUITE SHOWER ROOM

- White suite to include:
- 'Conical' wash hand basin
  - WC with concealed cistern with dual flush plate
  - Orca frameless clear glass shower enclosure with resin stone tray

## BATHROOM

- White suite to include:
- 'Conical' wash hand basin
  - WC with concealed cistern with dual flush plate
  - Bath with mixer tap, bath filler and thermostatic shower fitting
  - Part fixed/part moving glass shower screen to baths
  - Chrome heated ladder style towel rail
  - Large format ceramic tiling to walls and floor from Porcelanosa
  - Concealed thermostatic wall mounted shower
  - Large format ceramic tiling to walls and floor from Porcelanosa

## GENERAL

- Engineered American white oak flooring to hallway, living and kitchen area
- Neutral colour carpets to bedroom(s)
- Gas fired under floor heating throughout
- Oversized 2.3m high American walnut doors with panel router effect
- Coffered ceilings to Living Room/Kitchens and Master Bedrooms with concealed LED lighting
- Plumbing for washer/dryer located in hall cupboard where possible (limited number of apartments have fitted appliances in kitchens)
- Video entry phone system with colour monitor
- Powder coated aluminium double glazing
- Balcony or terrace where shown with timber decking and clear glass balconies with stainless steel hand rails
- Fitted wardrobe to master bedroom to wood veneer doors.
- Cycle storage
- 10 year CRL Building Warranty
- Allocated parking

## CROSS STONE HOMES

Cross Stone Regeneration are a commercial and residential development and investment company based in Sussex and operating throughout the South East of England.

Cross Stone recognise that genuine quality and innovation sells homes, they have a proven track record for undertaking quality housing developments throughout Sussex, ranging from apartment schemes, refurbishments, traditional and contemporary housing, bespoke developments and affordable housing.

All their residential schemes have you in mind as the occupier and draw upon the years of experience of their development team to understand the sophisticated needs of the discerning purchaser.

Cross Stone are proud of the homes they develop and look forward to sharing them with you



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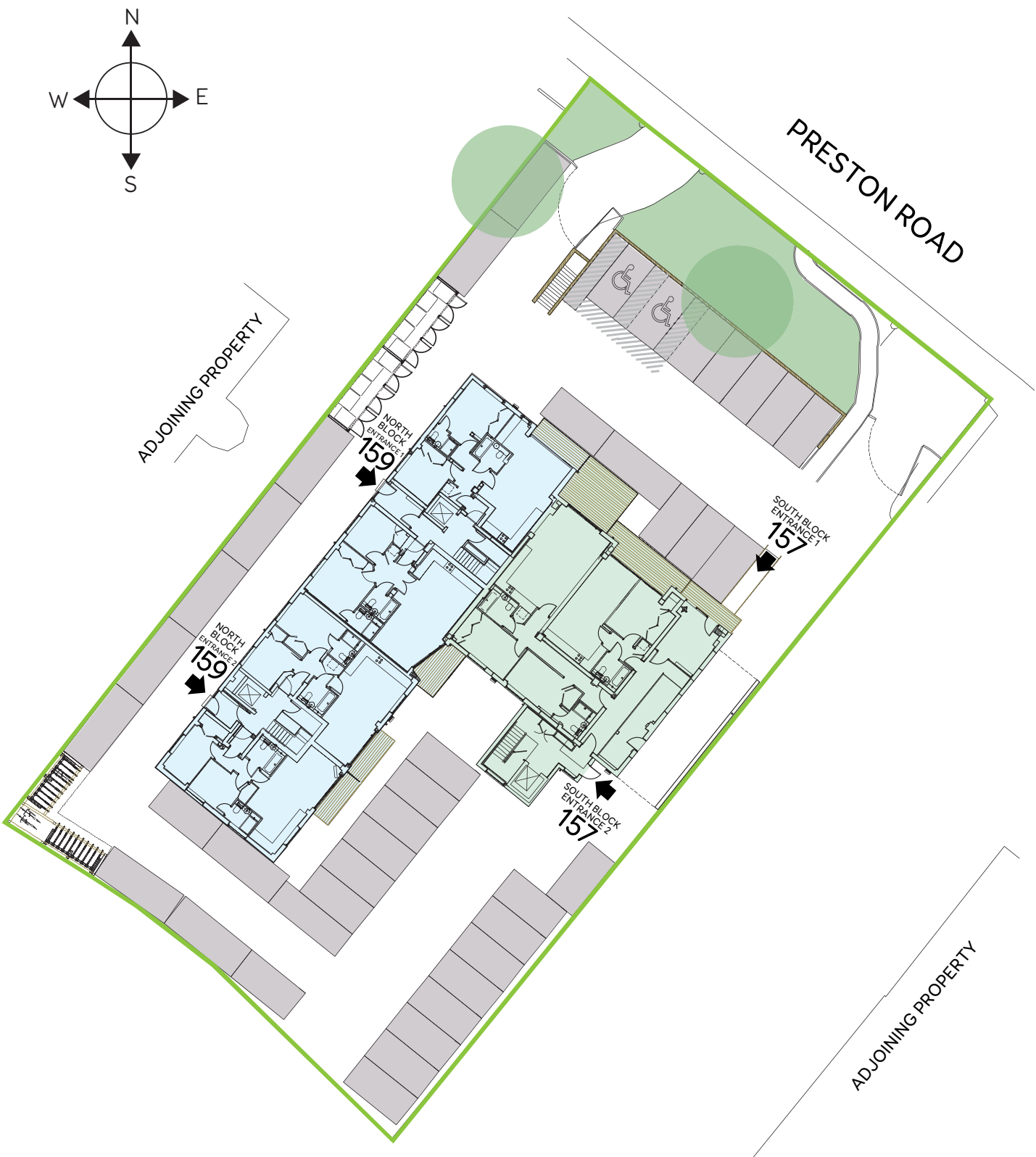
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# SITE PLAN

PARQ - 157 & 159 PRESTON ROAD, BRIGHTON BN1 6AR



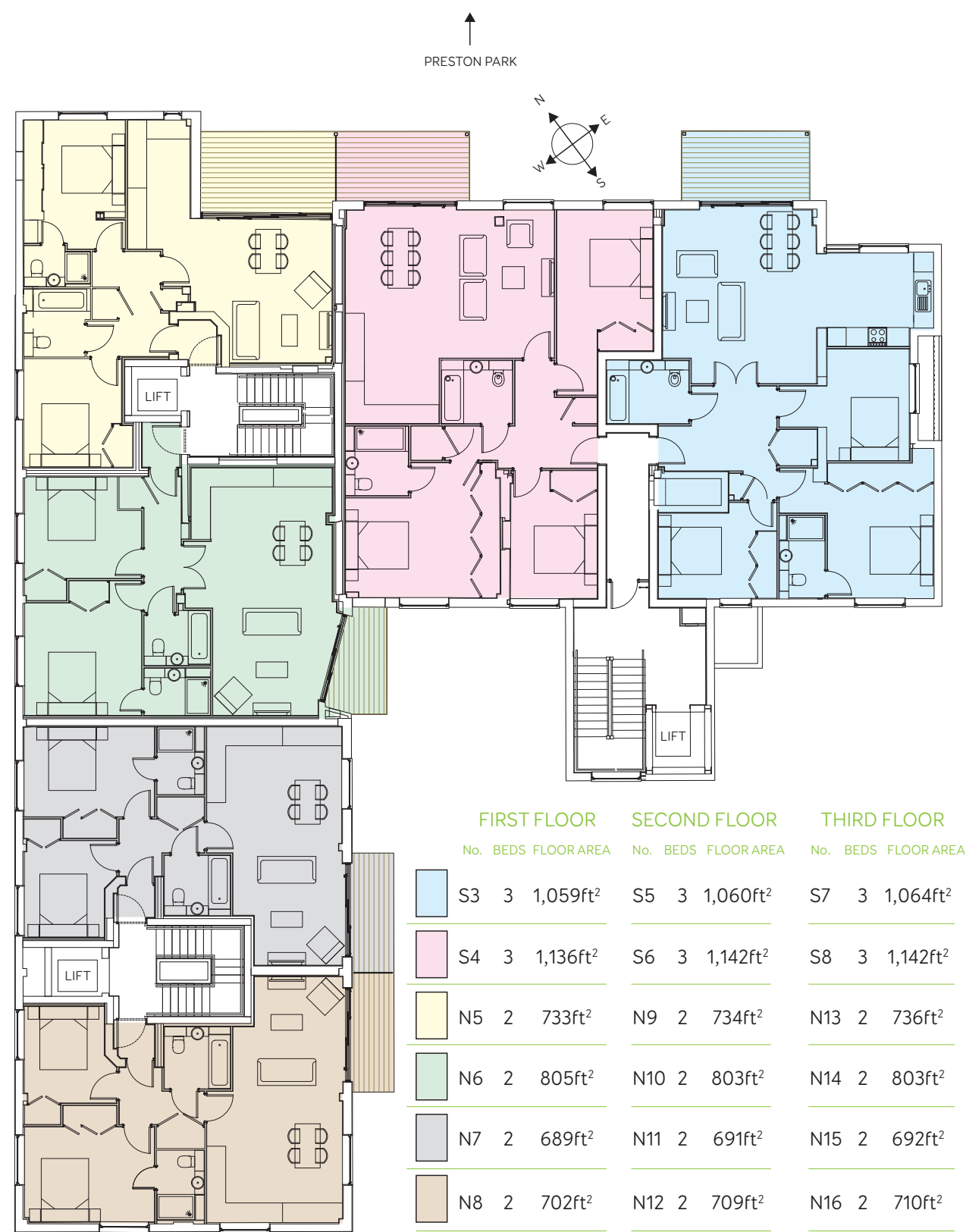
# FLOOR PLANS

## GROUND FLOOR



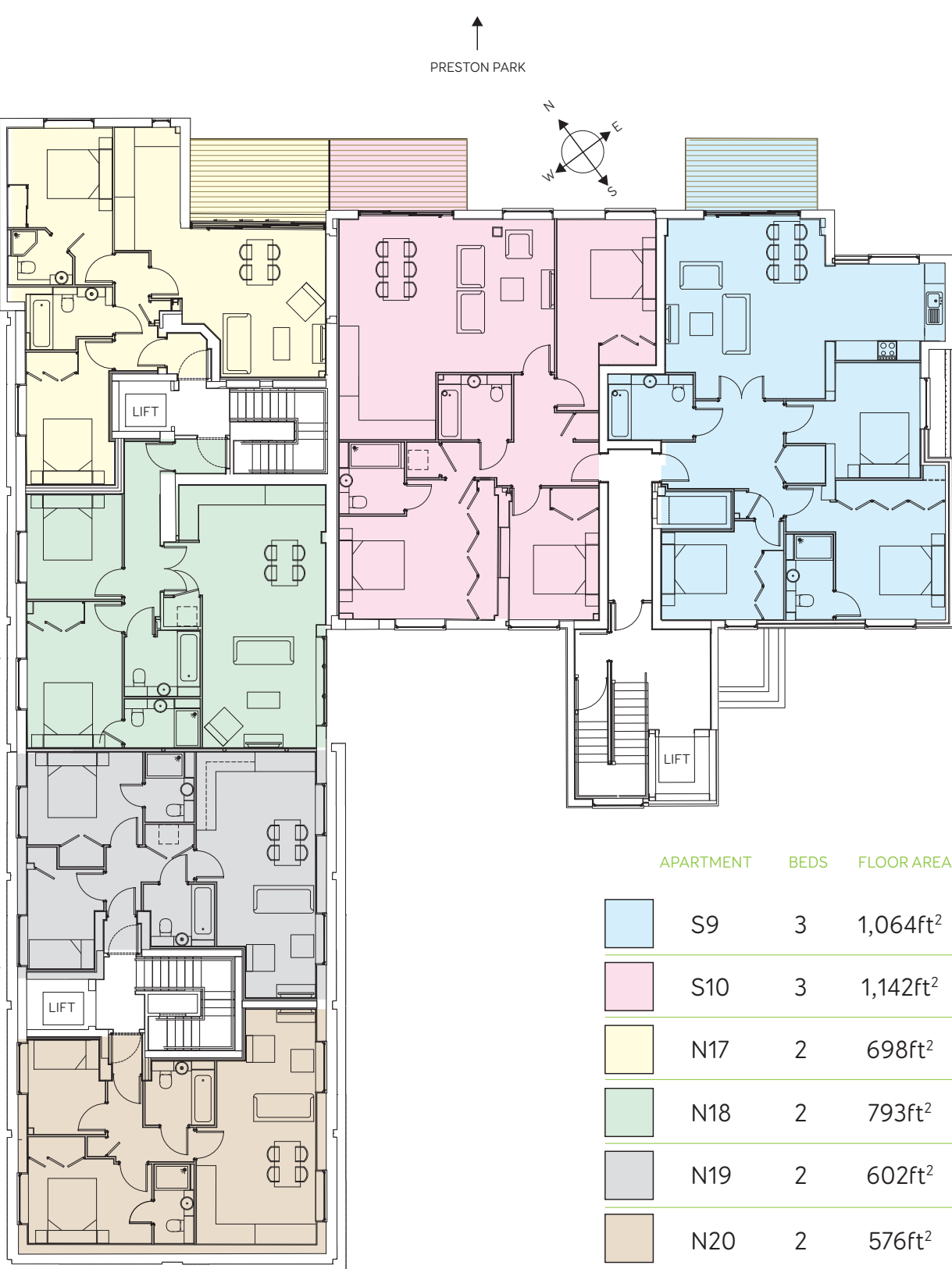


FIRST, SECOND & THIRD FLOORS \*



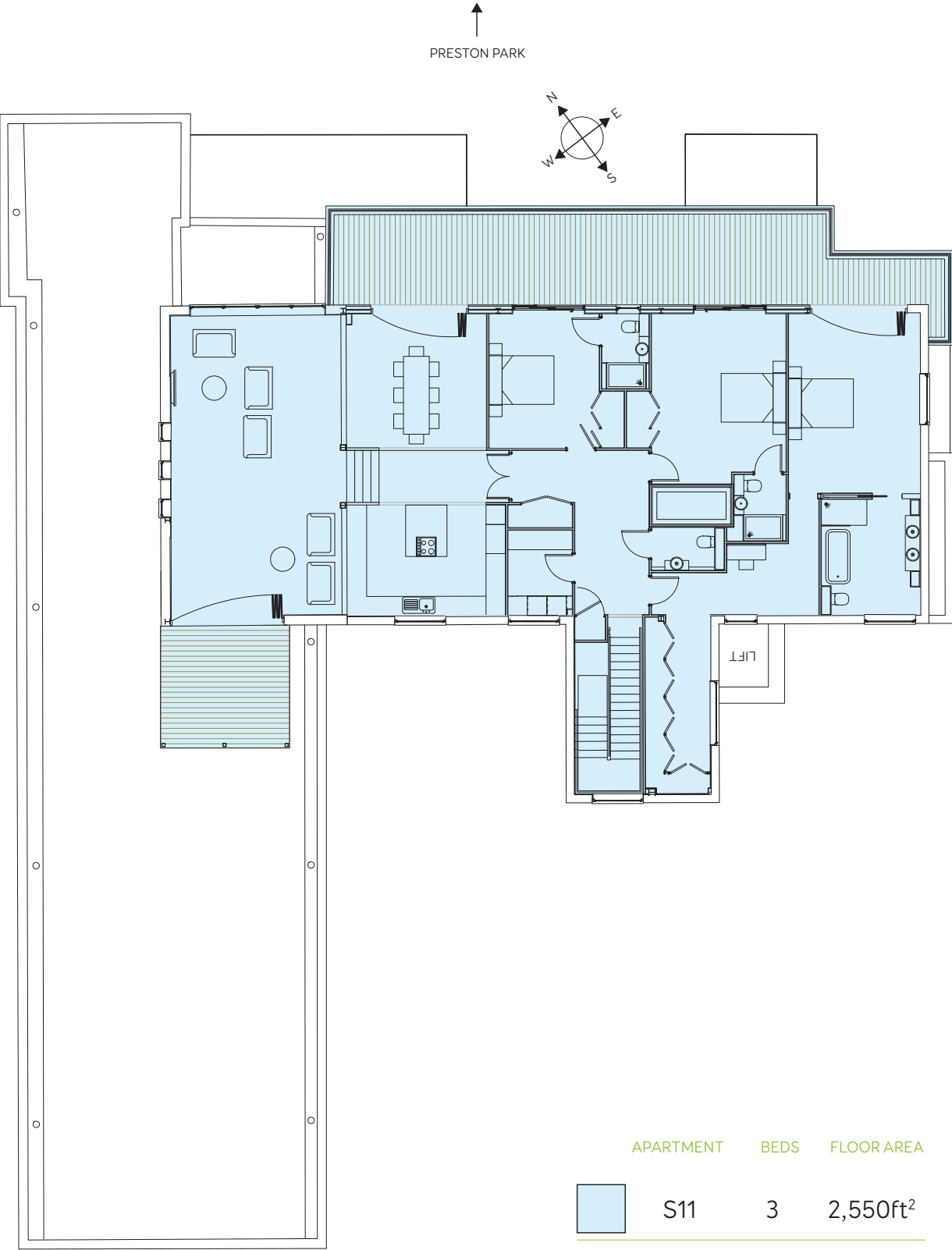
\*Please note there are minor layout variations between these floors.

FOURTH FLOOR





PENTHOUSE FLOOR PLAN



THE LOCATION



**GREAT TRAVEL LINKS**

Travel time from Brighton Mainline Railway Station:

London Victoria	55 mins
London Bridge	67 mins
Gatwick Airport	30 mins

**DISTANCES BY ROAD**

Brighton Mainline Station	1 mile
Hove Mainline Station	2.2 miles
Lewes	10 miles
Gatwick Airport	26 miles
Chichester	37 miles
London	52 miles

**SAT NAV**  
157-159 Preston Road, Brighton BN1 6AR  
(Please note this is the postal address of the development)

**MORE INFORMATION**

For more information call sole selling agents Oakley on **01273 688881**  
Email [brighton@oakleyproperty.com](mailto:brighton@oakleyproperty.com)  
or visit [parqbrighton.co.uk](http://parqbrighton.co.uk)



A DEVELOPMENT BY **cross|stone HOMES** BUILDING WARRANTY BY **CRL**

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

These particulars are for illustration only. All dimensions are approximate. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layout, doors, windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. External finishes and landscaping may vary. Please refer to Sales Advisors for further details.

Design by Proworx :: [proworx.co.uk](http://proworx.co.uk)



