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OVINGDEAN ROAD, ROTTINGDEAN, EAST SUSSEX, BN2 7AB



Named by Rightmove as one of the UK's top 5 coastal property hotspots of 2021, Rottingdean is a vibrant seaside village with a peaceful, enchanting beach.

Rottingdean's iconic windmill, bustling high street and picturesque village green enhance its charming seafront, where children can spend hours of fun exploring intriguing rock pools. The seafront is also home to the Rottingdean Terraces Stage, which hosts a programme of music and theatre during the summer months for an additional dose of entertainment.

Within the vicinity of Rottingdean are a wealth of esteemed schools and fine dining options in the nearby resort of Brighton. The village is also conveniently located for commuting and international travel, with Gatwick Airport within a 35-minute reach and regular trains from Brighton connecting you to London in an hour.





LIFE IN ROTTINGDEAN

Rottingdean is located moments up the coast from the vibrant Brighton Marina. The largest marina in the UK, this dynamic one-stop destination for shopping, dining and entertainment, surrounded by picturesque sea views, offers a wealth of fun activities for all the family.



The waterfront is a shopaholic's paradise. With a selection of specialist stores, from stunning fashion boutiques such as family-run Jenny's to designer home retailers like Danish bathroom supplier Dansani, you are guaranteed to find something you love.

For parents, children and grandchildren, ideas for keeping entertained will never run dry. The modern 8-screen cinema showcases a variety of films to suit all tastes, from the latest Blockbuster releases to live theatre screenings, and boasts an in-cinema Starbucks for a tasty refreshment. The 26-lane bowling alley offers all-round entertainment by way of star-studded VIP lanes, an American-themed diner and an amusement area.

Top off your day out by immersing in the ultimate dining experience. Embrace the beautiful surroundings and watch boats sail in and out of the Marina as you dine al fresco at The Waterfront Grill, be it a pasta, seafood or vegan dish. Or, for a more upmarket feel, tuck into traditional Indian cuisine curated by the acclaimed Chef Surender at Malika, ideally situated with cliff-facing views for a boost of tranquillity.





SPORTS & LEISURE



With so many stunning scenes and entertainment venues on the East Sussex coast, there are countless ways to enjoy your free time in Rottingdean.

Voted one of the best by the Telegraph, Rottingdean Beach makes for a perfect family day out. Take a dip in a sea framed by striking chalk cliffs, whilst children and grandchildren explore the fabulous rock pools at low tide. The Undercliff Walk promenade, stretches from Saltdean to Brighton Marina offering a scenic two and a half-mile walk along the coast. And with a small cafe and a seasonal lifeguard service, your little ones can too enjoy a safe splash during the summer holidays before indulging in a sweet treat.

Sports enthusiasts in Rottingdean are spoilt for choice. From venerable golf courses – including legendary designer James Braid's The Dyke Golf Club and East Brighton Golf Club – to the historic Rottingdean Cricket Club, spend time practising your swing surrounded by breathtaking views. Cyclists are equally well-catered for, with glorious rides through the South Downs National Park and along the coast. Brighton and Hove Albion's football stadium is also nearby, so you can experience the spectacle of Premiership football firsthand.

Rottingdean is perfectly positioned to embrace the beauty of both country and coastal living. With the rolling hills, glorious heathland and river valleys of the South Downs, the commanding 360° panoramic views of Ditchling Beacon and the tranquil weather boarded cottage of Monk's House, dedicated hikers and casual strollers alike are endowed by endless stunning scenery.

RESTAURANTS & PUBS



Rottingdean parades a number of popular, family-friendly restaurants to fulfil your appetite, from the esteemed Bistro Gourmand "Chez Franck" to the colourful Sea of Spice. Fine dining is easily accessible just down the coast in Brighton, where you will find a host of Michelin-plated restaurants. Indulge in your favourite traditional British dishes at Etch, a 12-table menu-only restaurant run by Masterchef: The Professionals 2013 winner Steven Edwards. Or, for a taste of your new home county of East Sussex, choose a locally-sourced dish at the high-end Isaac At. Two of Brighton and Hove's eateries have also entered the ranks of Bib Gourmand – modest and quirky Cin Cin and laid-back and friendly The Chilli Pickle – so you can rest assured you will receive a quality dining experience wherever you go.

If you are seeking a 'proper pub' fit for the 21st century, look no further than The Queen Vic. There, you will find a friendly welcome and a wide selection of pies and other dishes to indulge in before taking in stunning views of the adjacent East Sussex coast. Sitting right by the village green and pond, The Plough Inn is a cosy traditional pub with beautiful oak beams and wood panelling. Head Chef Joe Cunliffe offers a modern take on pub food while the Sunday roasts always draw a crowd. And enjoy the natural scenery in Rottingdean's largest pub garden at The Rottingdean Lounge Bar. A private members' club until 2020, the pub has a special menu of sourdough artisan pizzas and serves a hearty BBQ over the summer weekends.

With so many stunning scenes and entertainment venues on the East Sussex coast, there are countless ways to enjoy your free time in Rottingdean.

EDUCATION

- Rottingdean Montessori Nursery School
- Rudyard Kipling Primary School and Nursery
- Our lady of Loudres RC Primary School
- St. Margarets CofE Primary School
- Saltdean Primary School
- Woodingdean Primary School
- Longhill Road School Secondary School
- Peacehaven Community Secondary School
- Roedean Schools for Girls (Private)
- The Brighton Waldorf School (Private)
- Brighton College (Private)

TRANSPORT LINKS

- M25
- M23 / A23
- A27
- A259

- Brighton Train Station
- Falmer Train Station
- Gatwick Airport
- Heathrow Airport
- London

FIND US

Skylarks,
Ovingdean Road,
Rottingdean,
Brighton,
East Sussex,
BN2 7AB





Perfectly positioned
to embrace the beauty
of both country and
coastal living.



Reside in *style* beside the sea.

A stunning collection of luxury new build homes in the beautiful coastal village of Rottingdean, just four miles from cosmopolitan Brighton.

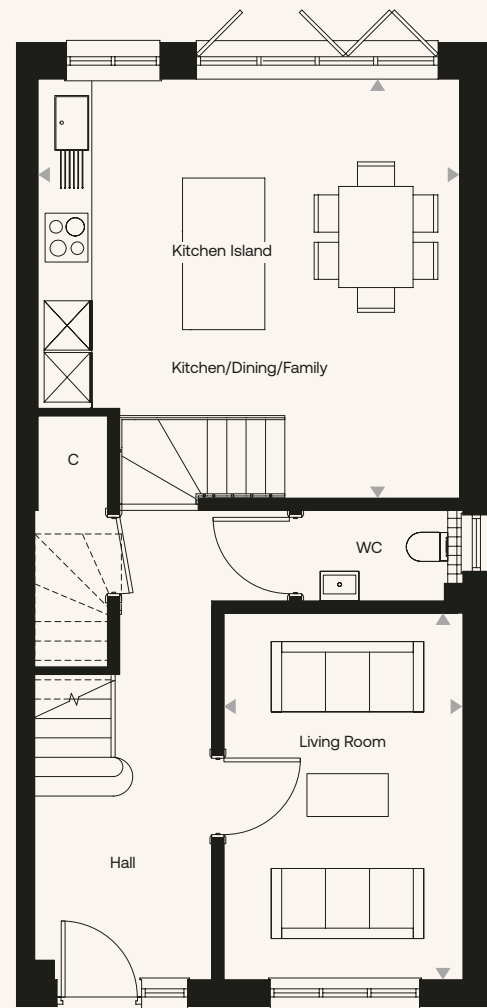
These outstanding-specification 3 and 4 bedroom houses bring luxury living to the East Sussex coast.

Every detail of these remarkable residences has been carefully crafted to elevate your standard of living. Relax in open and spacious family rooms. Savour the comfort and style of underfloor heating and expertly-fitted porcelain tiling. And enjoy all the expectations of a contemporary lifestyle, from integrated branded appliances to world-class Smart Home technology. Each Skylarks house has a unique character and comes complete with a generous garage and allocated parking space.

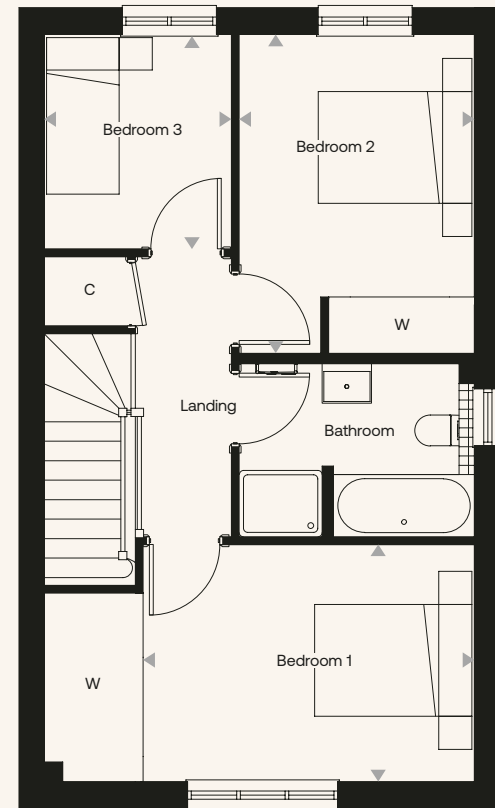
PLOTS

44 & 45	Sussex 3 Bedroom Semi Detached Houses
04 & 42	Arundel 3 Bedroom Semi Detached Houses
03 & 41	Adelaide 3 Bedroom Semi Detached Houses
36, 37 & 38	Marine 3 Bedroom Town Houses
40	Brunswick 3 Bedroom Detached House
01 & 06	Palmeira 3 Bedroom Detached Houses
02 & 39	Montpelier 4 Bedroom Detached Houses
05 & 43	Kemp 4 Bedroom Detached House

GROUND



FIRST



PLOT 44 | 3 BEDROOM SEMI-DETACHED HOUSE

Sussex

Ground Floor

KITCHEN / DINING / FAMILY

5115 mm x 5085 mm
16'9" x 16'8"

LIVING ROOM

2900 mm x 4445 mm
9'6" x 14'7"

First Floor

BEDROOM 1

3995 mm x 2860 mm
13'1" x 9'5"

BEDROOM 2

2840 mm x 3845 mm
9'4" x 12'7"

BEDROOM 3

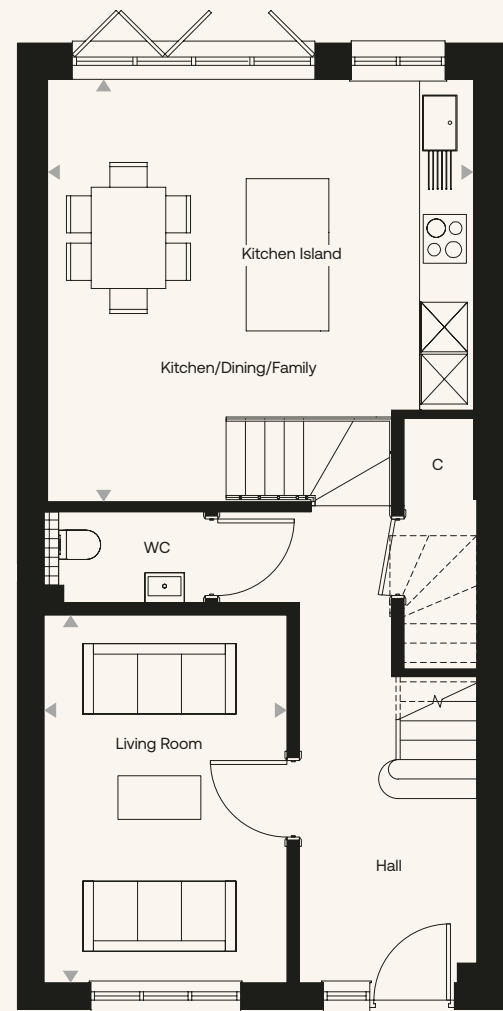
2260 mm x 2585 mm
7'5" x 8'6"

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture

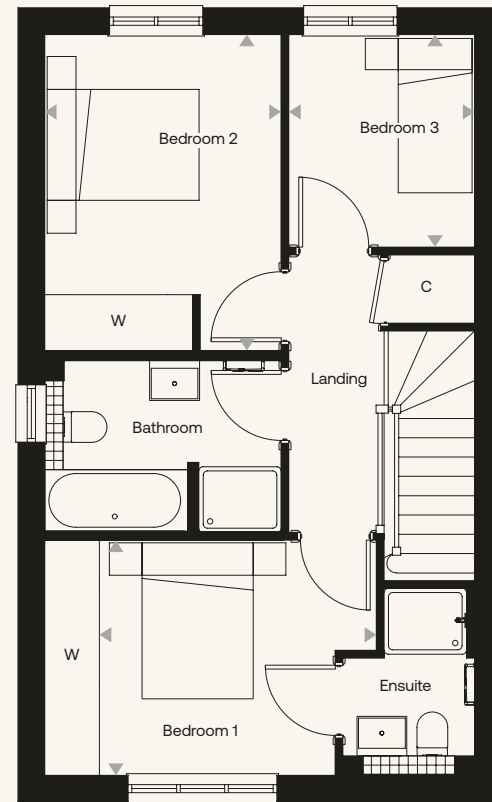


OVINGDEAN ROAD, ROTTINGDEAN, EAST SUSSEX, BN2 7AB

GROUND



FIRST



PLOT 45 | 3 BEDROOM SEMI-DETACHED HOUSE

Sussex

Ground Floor

KITCHEN / DINING / FAMILY

5155 mm x 5110 mm
16'11" x 16'9"

LIVING ROOM

2935 mm x 4445 mm
9'8" x 14'7"

First Floor

BEDROOM 1

3370 mm x 2860 mm
11'1" x 9'5"

BEDROOM 2

2875 mm x 3845 mm
9'5" x 12'7"

BEDROOM 3

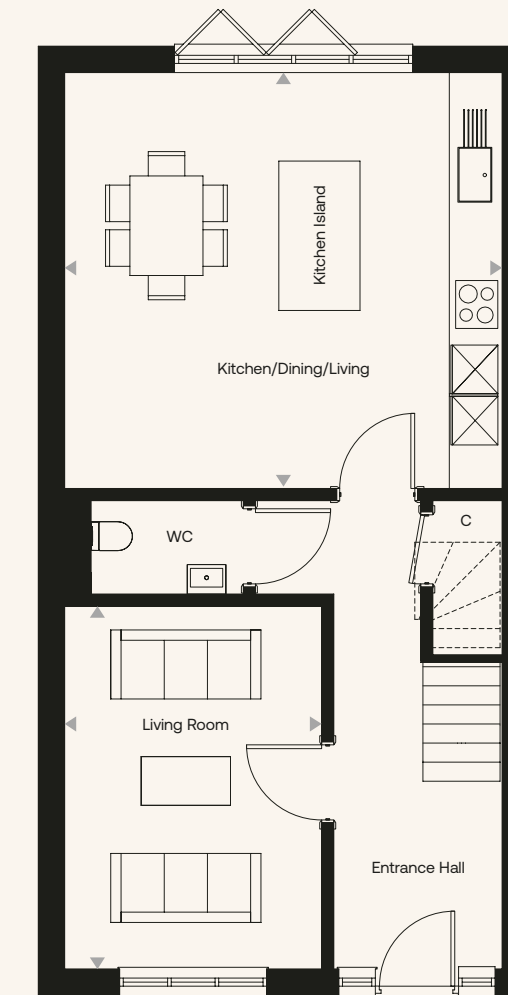
2260 mm x 2585 mm
7'5" x 8'6"

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture

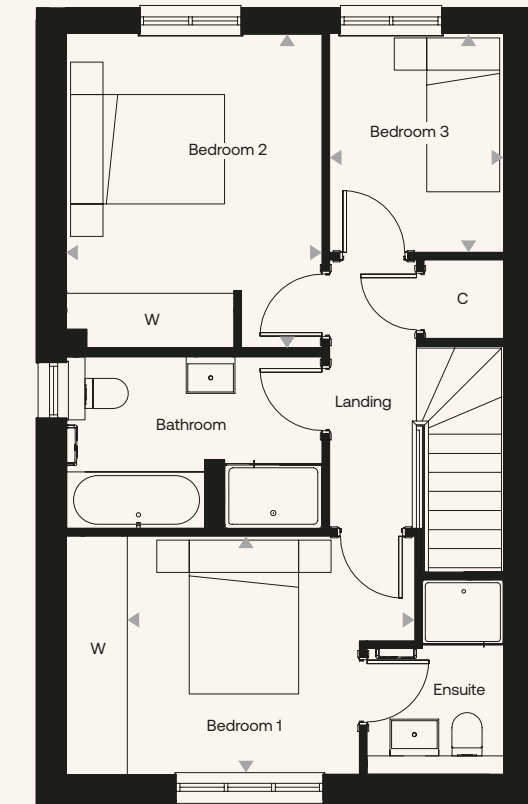
OVINGDEAN ROAD, ROTTINGDEAN, EAST SUSSEX, BN2 7AB



GROUND



FIRST



PLOT 04 | 3 BEDROOM SEMI-DETACHED HOUSE

Arundel

Ground Floor

KITCHEN / DINING / FAMILY

5390 mm x 5125 mm
17'8" x 16'10"

LIVING ROOM

3165 mm x 4470 mm
10'5" x 14'8"

First Floor

BEDROOM 1

3653 mm x 2935 mm
11'12" x 9'8"

BEDROOM 2

3150 mm x 3870 mm
10'4" x 12'8"

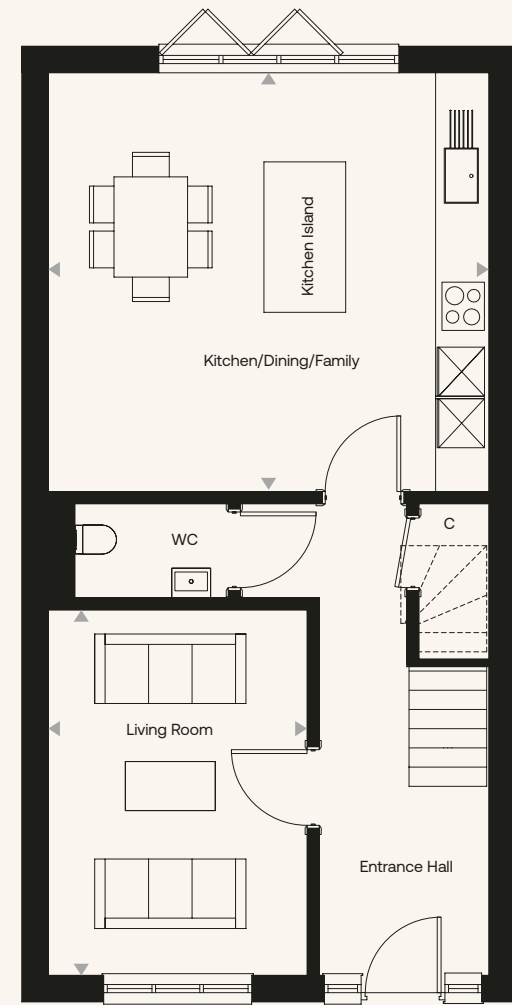
BEDROOM 3

2145 mm x 2690 mm
7'0" x 8'10"

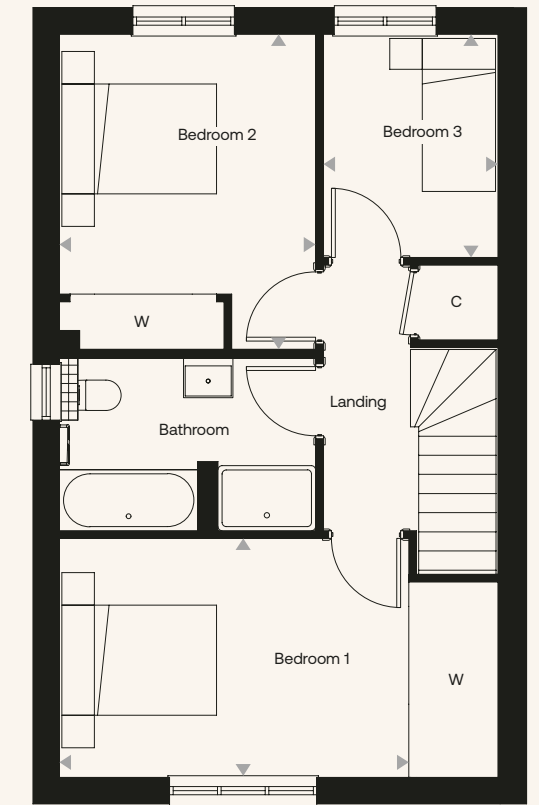
The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture



GROUND



FIRST



PLOT 42 | 3 BEDROOM SEMI-DETACHED HOUSE

Arundel

Ground Floor

KITCHEN / DINING / FAMILY

5390 mm x 5125 mm
17'8" x 16'10"

LIVING ROOM

3165 mm x 4470 mm
10'5" x 14'8"

First Floor

BEDROOM 1

4295 mm x 2935 mm
14'1" x 9'8"

BEDROOM 2

3150 mm x 3870 mm
10'4" x 12'8"

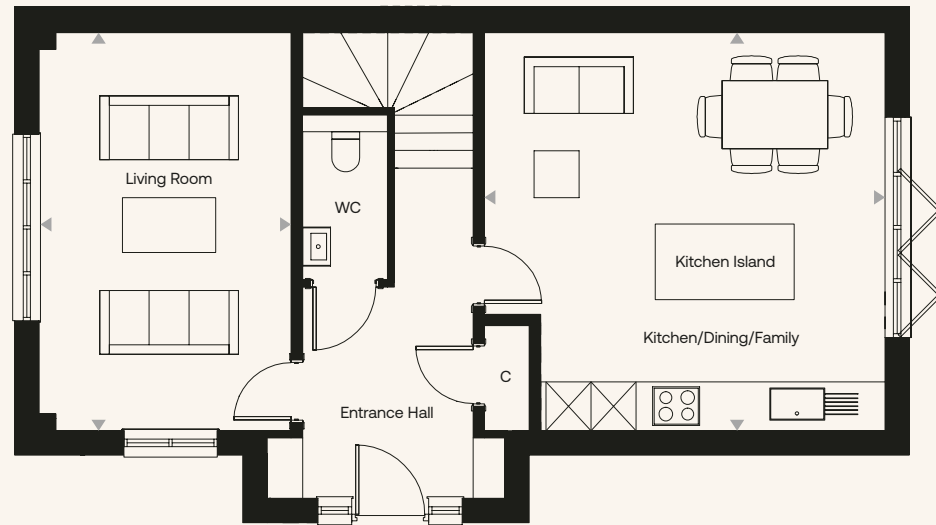
BEDROOM 3

2145 mm x 2740 mm
7'0" x 9'0"

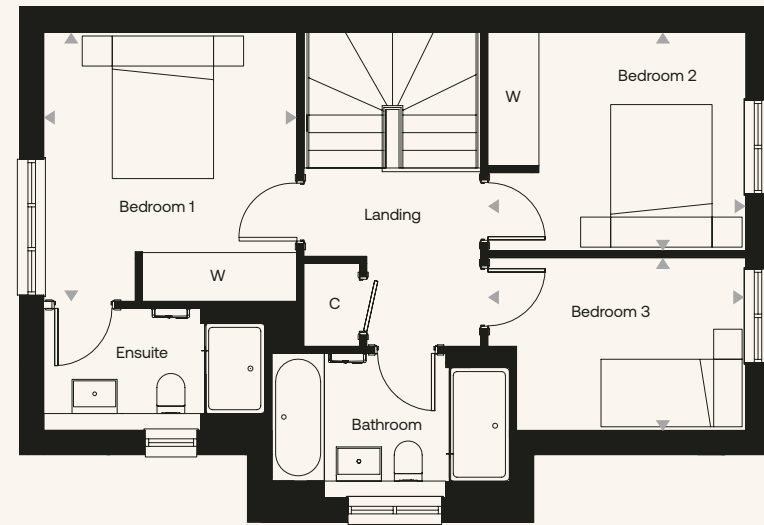
The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture



GROUND



FIRST



PLOT 03 | 3 BEDROOM SEMI-DETACHED HOUSE

Adelaide

Ground Floor

KITCHEN / DINING / FAMILY

5335 mm x 5305 mm
17'6" x 17'5"

LIVING ROOM

3360 mm x 5280 mm
11'0" x 17'4"

First Floor

BEDROOM 1

3370 mm x 3585 mm
11'1" x 11'9"

BEDROOM 2

3435 mm x 2910 mm
11'3" x 9'7"

BEDROOM 3

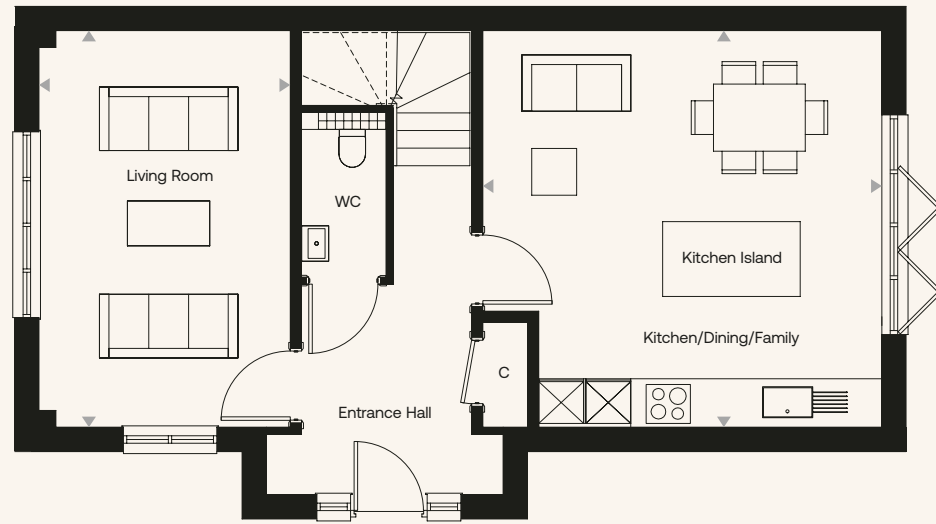
3435 mm x 2300 mm
11'3" x 7'7"

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture

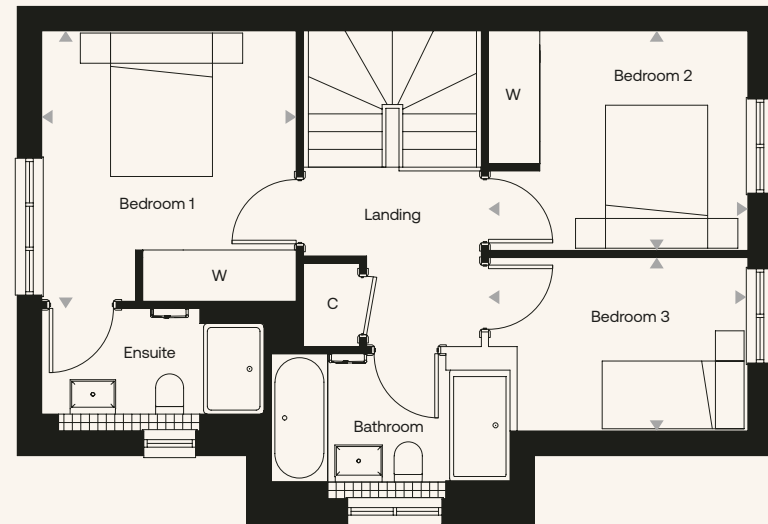
OVINGDEAN ROAD, ROTTINGDEAN, EAST SUSSEX, BN2 7AB



GROUND



FIRST



PLOT 41 | 3 BEDROOM SEMI-DETACHED HOUSE

Adelaide

Ground Floor

KITCHEN / DINING / FAMILY

5335 mm x 5305 mm
17'6" x 17'5"

LIVING ROOM

3360 mm x 5305 mm
11'0" x 17'5"

First Floor

BEDROOM 1

3370 mm x 3585 mm
11'1" x 11'9"

BEDROOM 2

3435 mm x 2910 mm
11'3" x 9'7"

BEDROOM 3

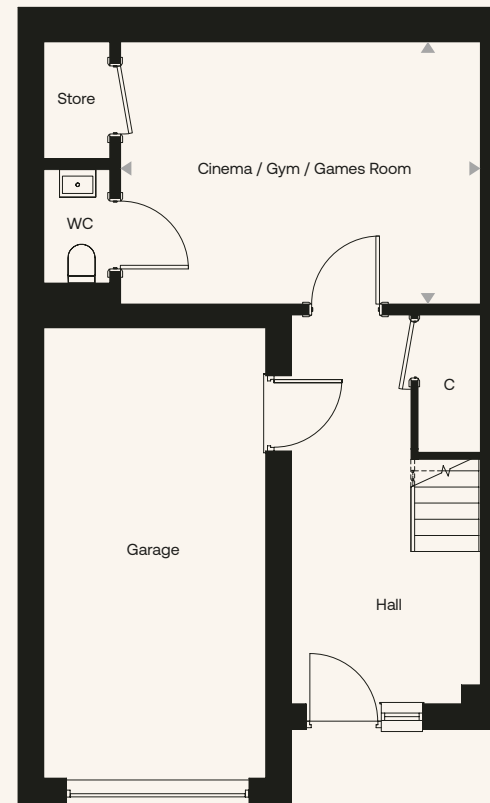
3435 mm x 2300 mm
11'3" x 7'7"

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture

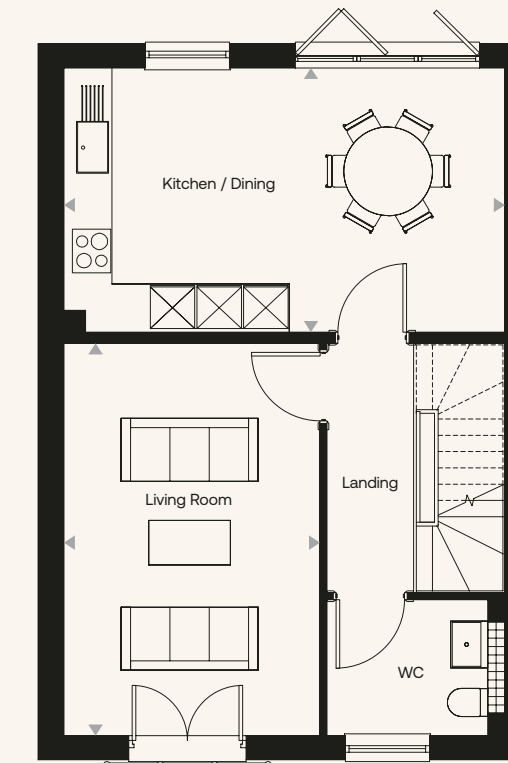
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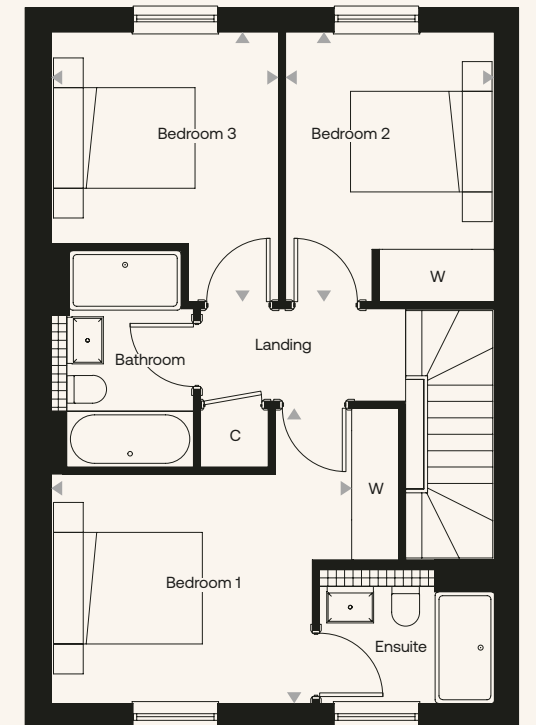
LOWER GROUND



GROUND



FIRST



PLOT 36 | 3 BEDROOM TOWN HOUSE

Marine

Lower Ground Floor

CINEMA / GYM / GAMES ROOM
4905 mm x 3570 mm
16'1" x 11'9"

Ground Floor

KITCHEN / DINING
5950 mm x 3570 mm
19'6" x 11'8"

LIVING ROOM

3460 mm x 5300 mm
11'4" x 17'5"

First Floor

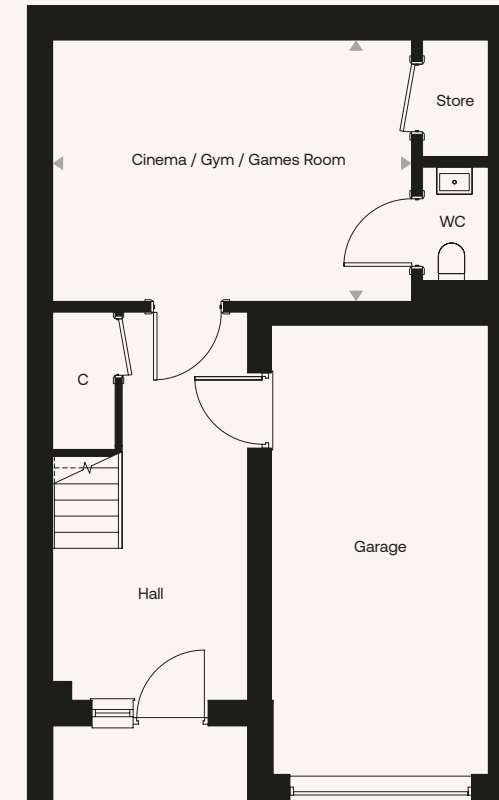
BEDROOM 1
4035 mm x 3965 mm
13'3" x 13'0"

BEDROOM 2
2805 mm x 3620 mm
9'2" x 11'11"

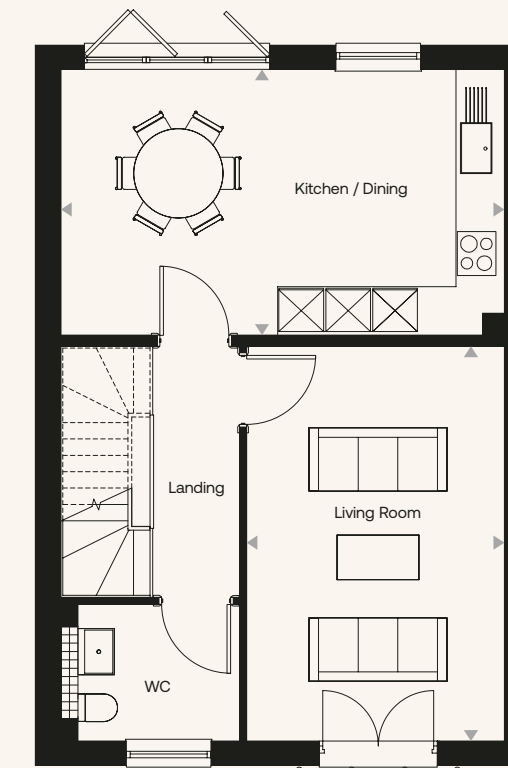
BEDROOM 3
3055 mm x 3620 mm
10'0" x 11'11"



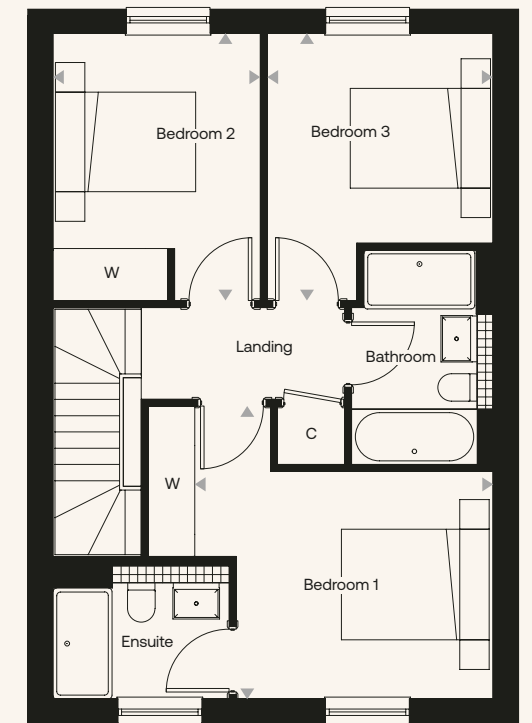
LOWER GROUND



GROUND



FIRST



PLOT 37 | 3 BEDROOM TOWN HOUSE

Marine

Lower Ground Floor

CINEMA / GYM / GAMES ROOM
4905 mm x 3570 mm
16'1" x 11'9"

Ground Floor

KITCHEN / DINING
5955 mm x 3570 mm
19'6" x 11'8"

LIVING ROOM

3460 mm x 5300 mm
11'4" x 17'5"

First Floor

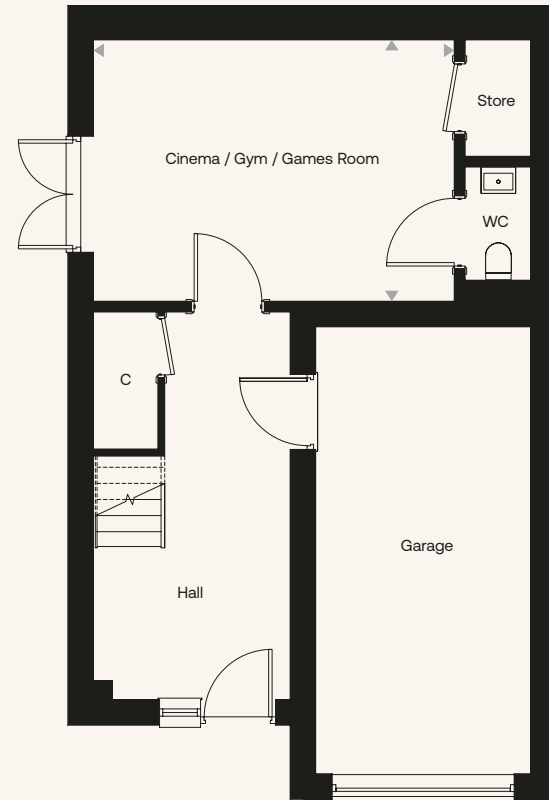
BEDROOM 1
4035 mm x 3965 mm
13'3" x 13'0"

BEDROOM 2
2805 mm x 3620 mm
9'2" x 11'11"

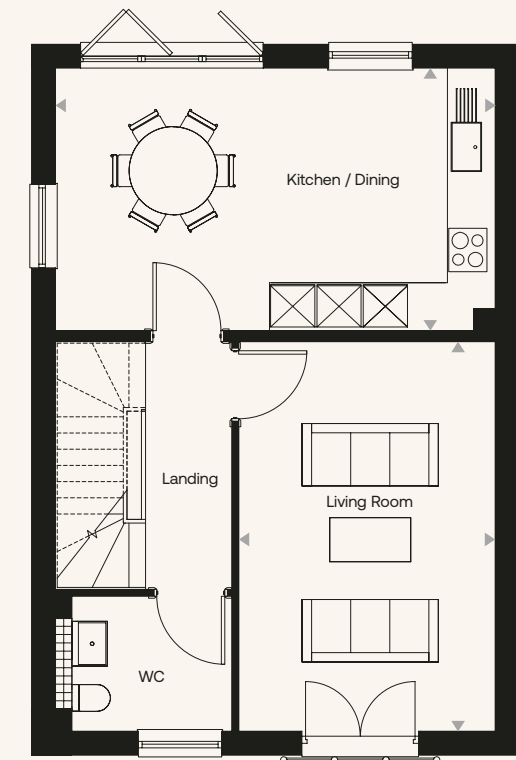
BEDROOM 3
3055 mm x 3620 mm
10'0" x 11'11"



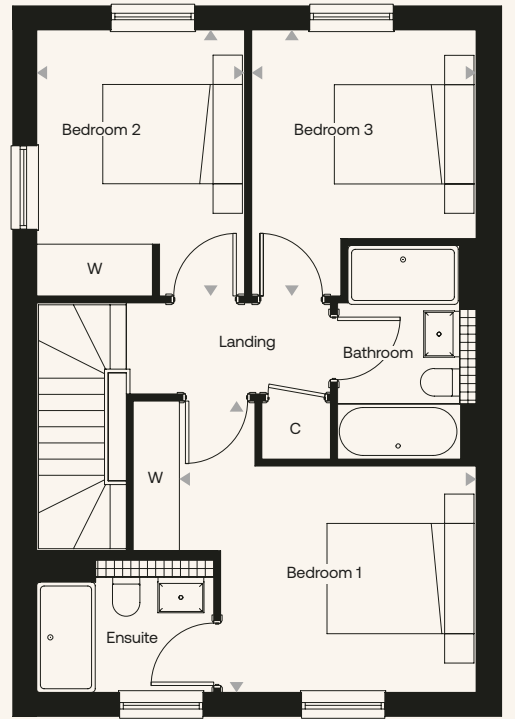
LOWER GROUND



GROUND



FIRST



PLOT 38 | 3 BEDROOM TOWN HOUSE

Marine

Lower Ground Floor

CINEMA / GYM / GAMES ROOM
4930 mm x 3570 mm
16'2" x 11'9"

Ground Floor

KITCHEN / DINING
5980 mm x 3570 mm
19'7" x 11'8"

LIVING ROOM

3490 mm x 5300 mm
11'5" x 17'5"

First Floor

BEDROOM 1
4035 mm x 3965 mm
13'3" x 13'0"

BEDROOM 2

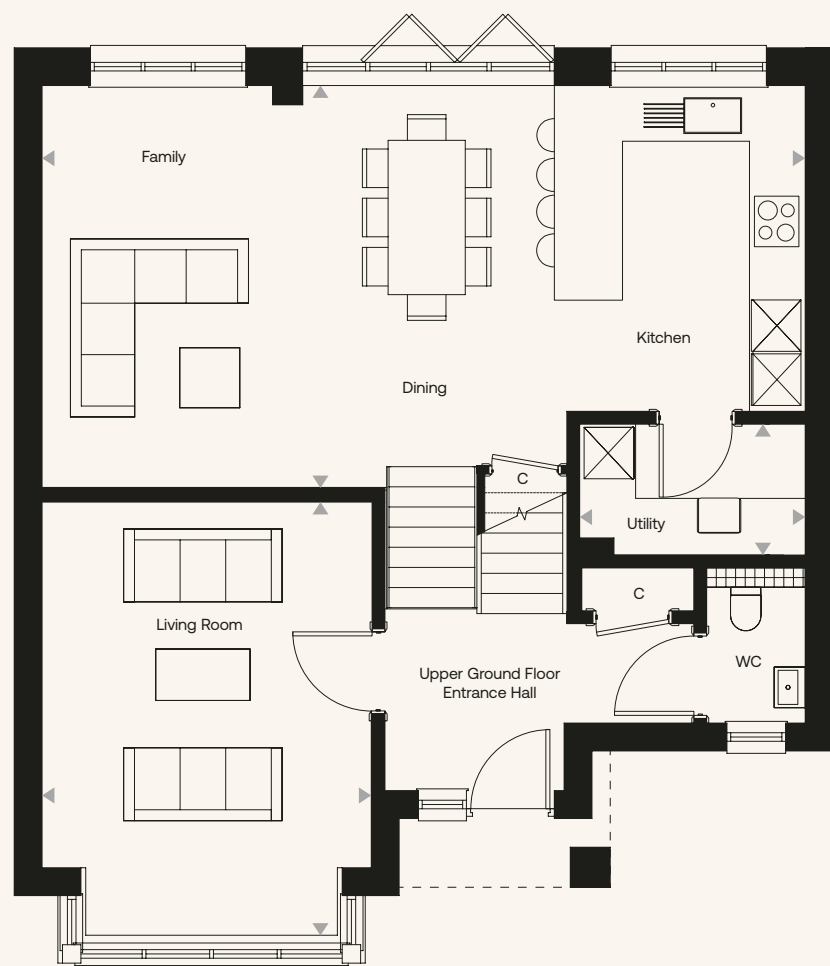
2830 mm x 3620 mm
9'3" x 11'11"

BEDROOM 3

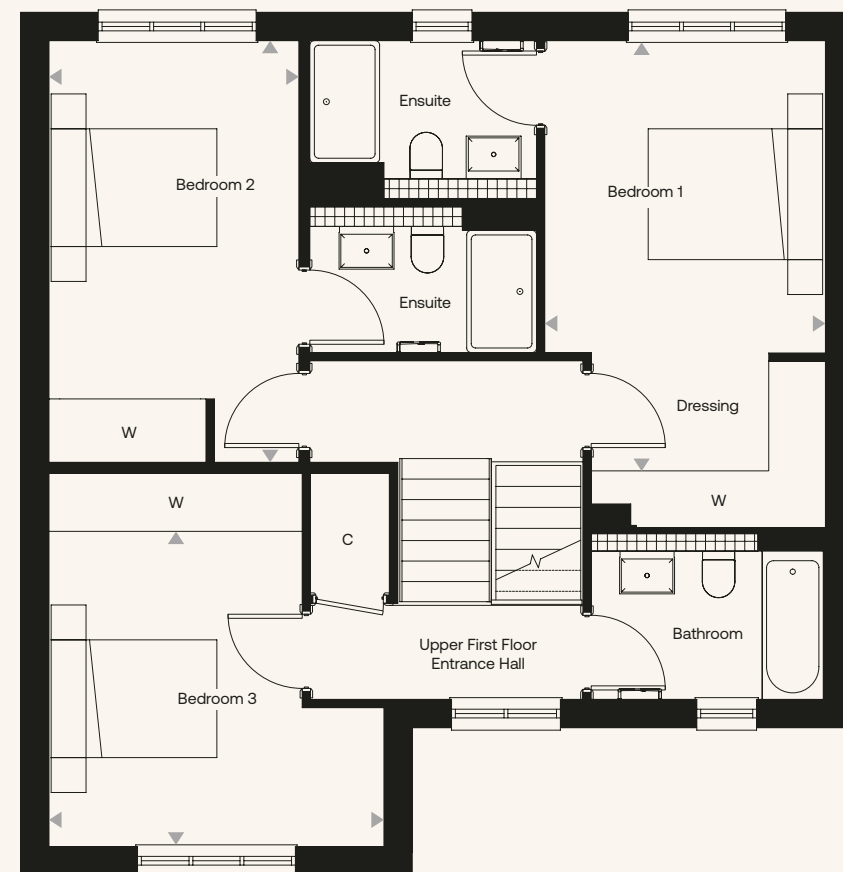
3055 mm x 3620 mm
10'0" x 11'11"

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture

GROUND



FIRST



PLOT 40 | 3 BEDROOM DETACHED HOUSE

Brunswick

Ground Floor

KITCHEN / DINING / FAMILY

8905 mm x 4690 mm
29'2" x 15'5"

LIVING ROOM

3840 mm x 5055 mm
12'7" x 16'7"

UTILITY

2630 mm x 1525 mm
8'8" x 5'0"

First Floor

BEDROOM 1

3215 mm x 4935 mm
10'7" x 16'2"

BEDROOM 2

2865 mm x 4835 mm
9'5" x 15'10"

BEDROOM 3

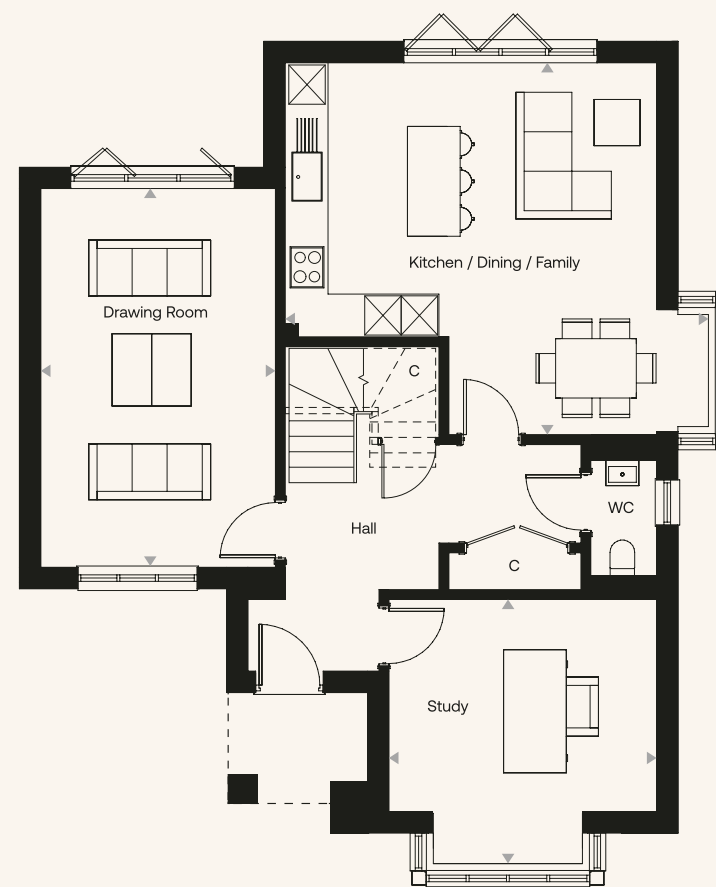
3840 mm x 3640 mm
12'7" x 11'11"

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture

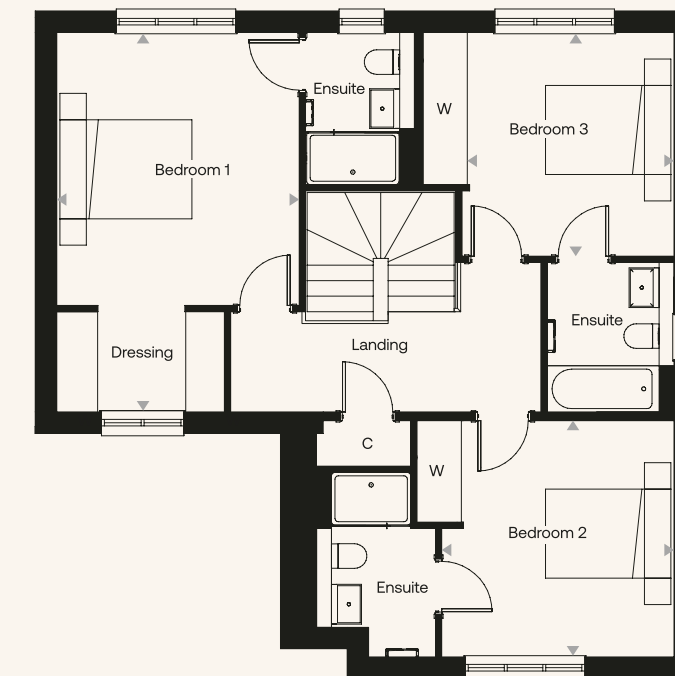
OVINGDEAN ROAD, ROTTINGDEAN, EAST SUSSEX, BN2 7AB



GROUND



FIRST



PLOT 01 | 3 BEDROOM DETACHED HOUSE

Palmeira

Ground Floor

KITCHEN / DINING / FAMILY

6430 mm x 5650 mm
21'4" x 18'6"

DRAWING ROOM

3565 mm x 5755 mm
11'8" x 18'10"

STUDY

4065 mm x 4015 mm
13'4" x 13'2"

First Floor

BEDROOM 1

3675 mm x 5755 mm
12'1" x 18'10"

BEDROOM 2

3520 mm x 3580 mm
11'7" x 11'9"

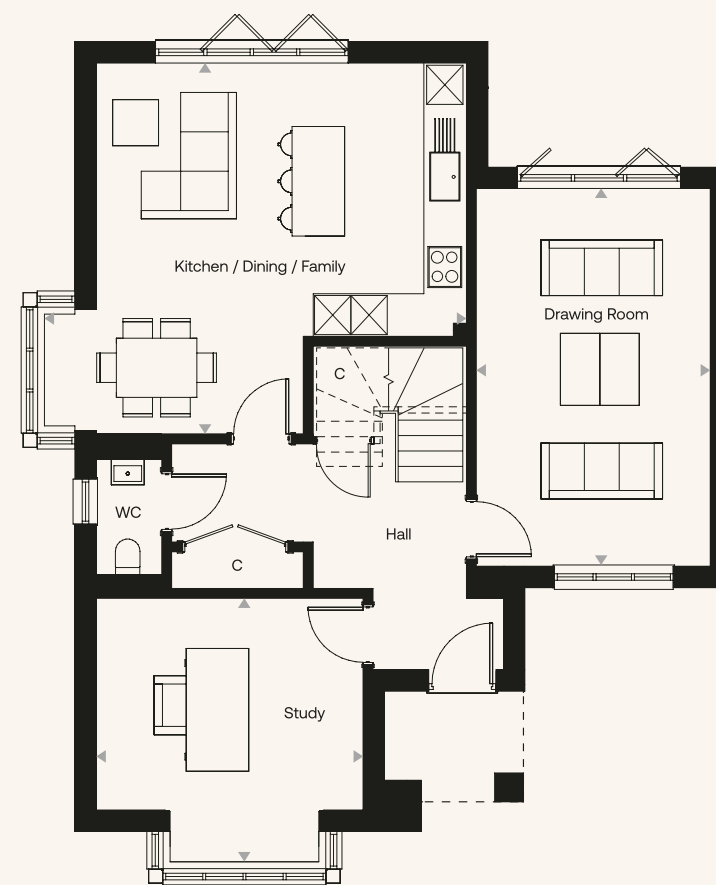
BEDROOM 3

3210 mm x 3390 mm
10'6" x 11'2"

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture



GROUND



FIRST



PLOT 06 | 3 BEDROOM DETACHED HOUSE

Palmeira

Ground Floor

KITCHEN / DINING / FAMILY

6430 mm x 5650 mm
21'4" x 18'6"

DRAWING ROOM

3560 mm x 5750 mm
11'8" x 18'10"

STUDY

4065 mm x 4015 mm
13'4" x 13'2"

First Floor

BEDROOM 1

3675 mm x 5750 mm
12'1" x 18'10"

BEDROOM 2

3520 mm x 3580 mm
11'7" x 11'9"

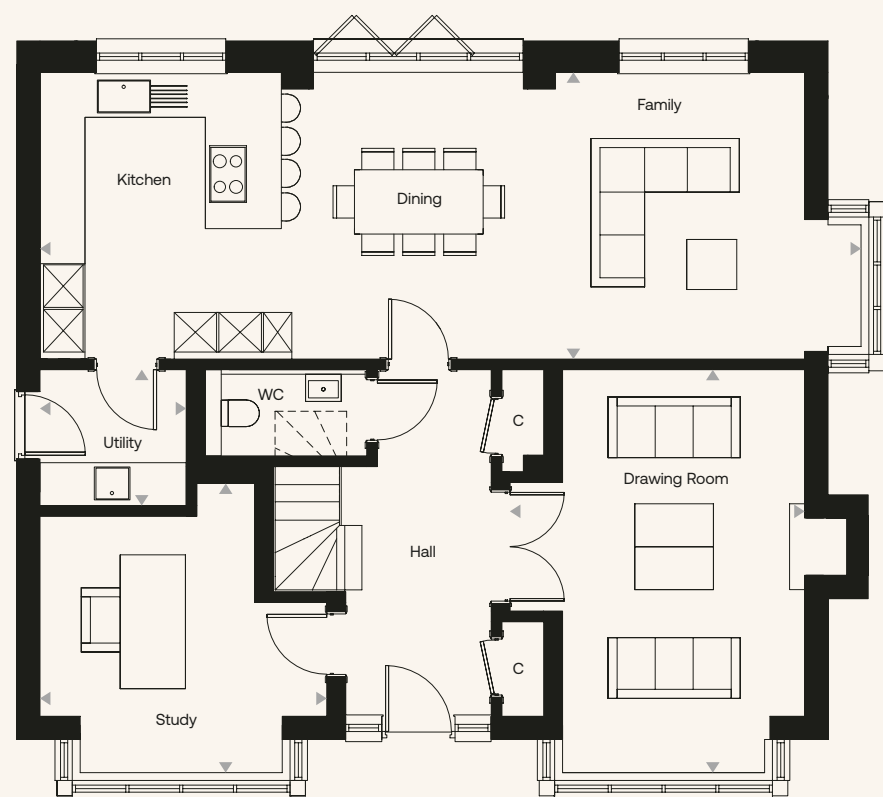
BEDROOM 3

3210 mm x 3390 mm
10'6" x 11'2"

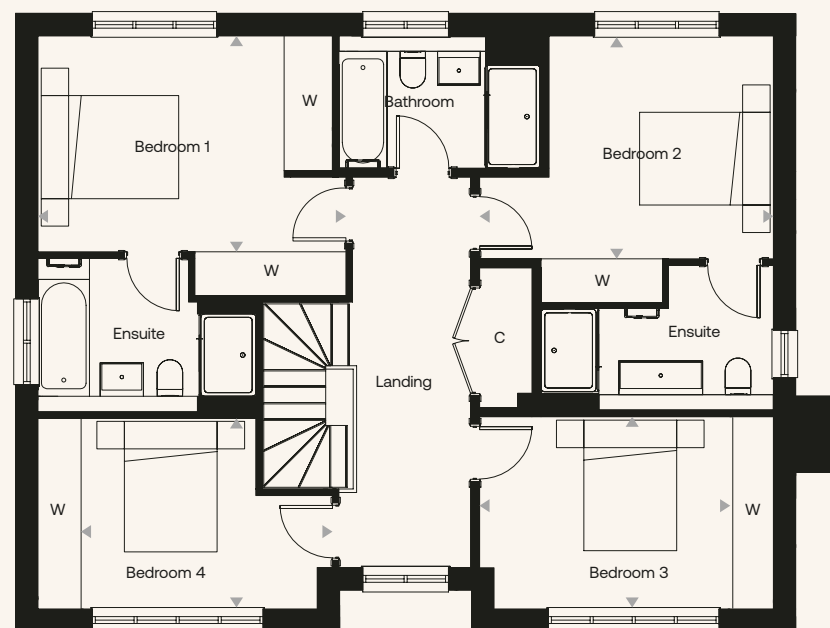
The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture



GROUND



FIRST



PLOT 02 | 4 BEDROOM DETACHED HOUSE

Montpelier

Ground Floor

KITCHEN / DINING / FAMILY

11490 mm x 4015 mm
37'8" x 13'2"

DRAWING ROOM

4150 mm x 5640 mm
13'7" x 18'6"

STUDY

4015 mm x 4035 mm
13'2" x 13'3"

UTILITY

2045 mm x 1905 mm
6'9" x 6'3"

First Floor

BEDROOM 1

4480 mm x 3145 mm
14'8" x 10'4"

BEDROOM 2

4275 mm x 3245 mm
14'0" x 10'8"

BEDROOM 3

3615 mm x 2800 mm
11'10" x 9'2"

BEDROOM 4

3625 mm x 2775 mm
11'11" x 9'1"

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture

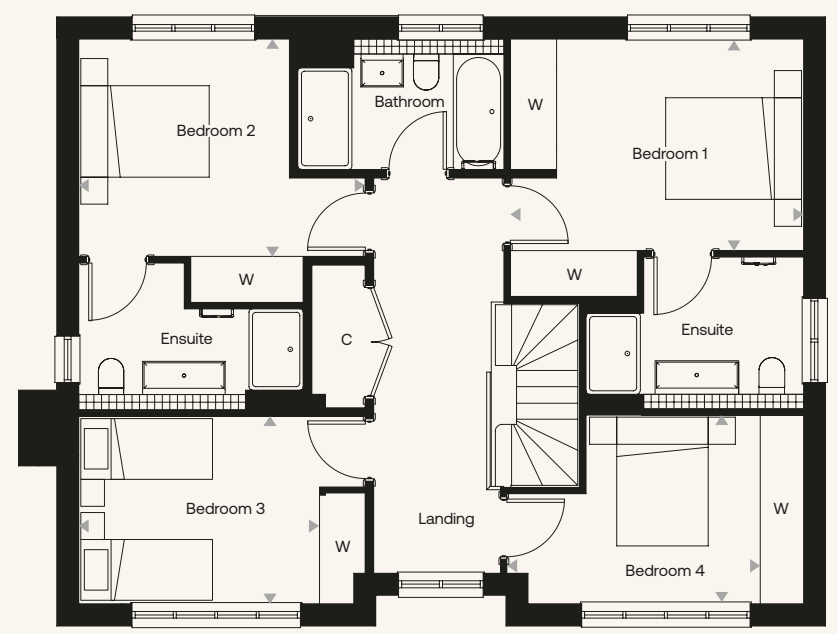
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GROUND



FIRST



PLOT 39 | 4 BEDROOM DETACHED HOUSE

Montpelier

Ground Floor

KITCHEN / DINING / FAMILY
10705 mm x 4015 mm
35'1" x 13'2"

DRAWING ROOM
3440 mm x 5650 mm
11'3" x 18'6"

STUDY
4015 mm x 4055 mm
13'2" x 13'4"

UTILITY
2145 mm x 1900 mm
7'0" x 6'3"

First Floor

BEDROOM 1
4325 mm x 3125 mm
14'2" x 10'3"

BEDROOM 2
4235 mm x 3192 mm
13'11" x 10'6"

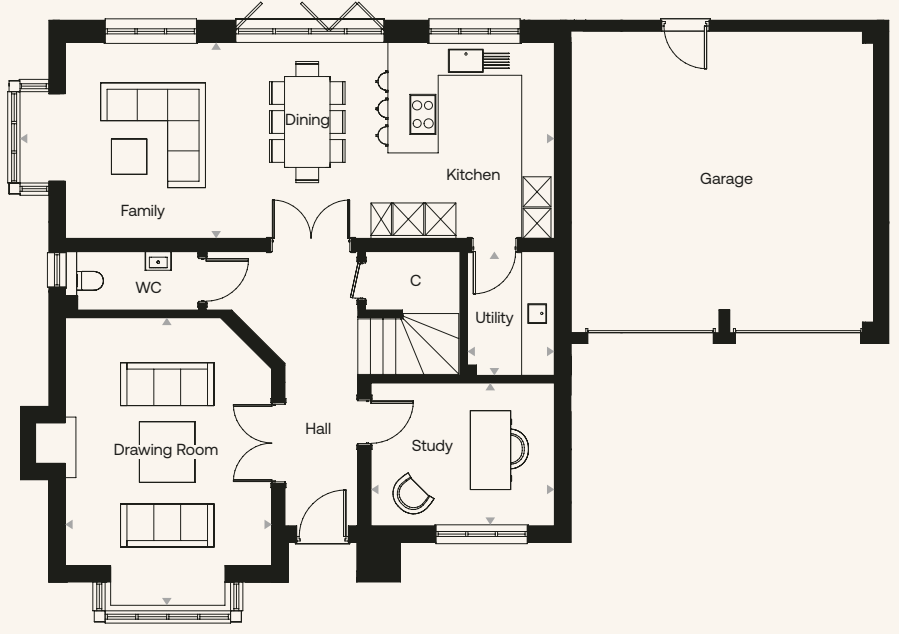
BEDROOM 3
3545 mm x 2770 mm
11'8" x 9'1"

BEDROOM 4
3740 mm x 2785 mm
12'3" x 9'2"

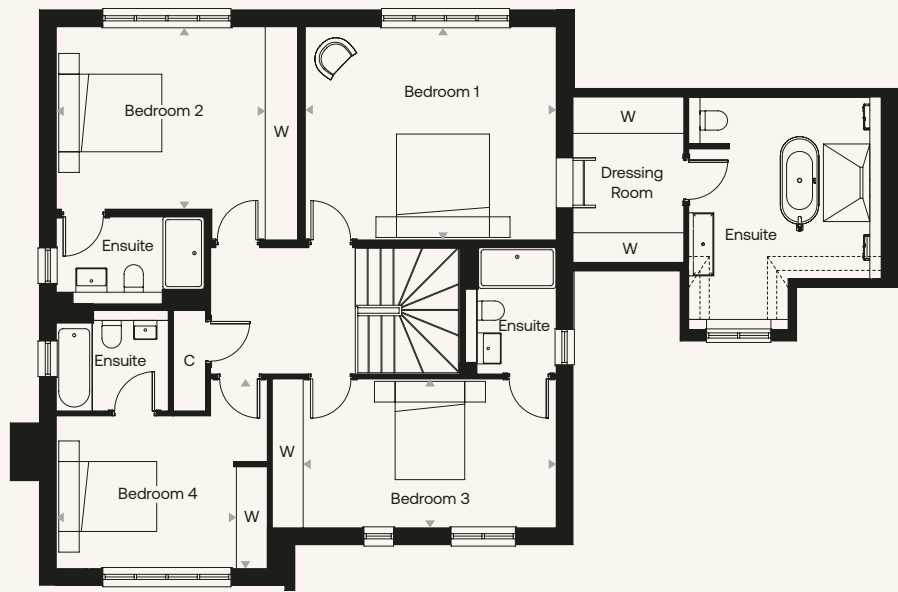
The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture



GROUND



FIRST



PLOT 05 | 4 BEDROOM DETACHED HOUSE

Kemp

Ground Floor

KITCHEN / DINING / FAMILY
10505 mm x 3880 mm
34'6" x 12'9"

DRAWING ROOM
4115 mm x 5700 mm
13'6" x 18'8"

STUDY
3655 mm x 2830 mm
12'0" x 9'3"

UTILITY
1750 mm x 2450 mm
5'9" x 8'0"

First Floor

BEDROOM 1
4860 mm x 4125 mm
15'11" x 13'6"

BEDROOM 2
4075 mm x 4120 mm
13'4" x 13'6"

BEDROOM 3
4875 mm x 2880 mm
16'0" x 9'5"

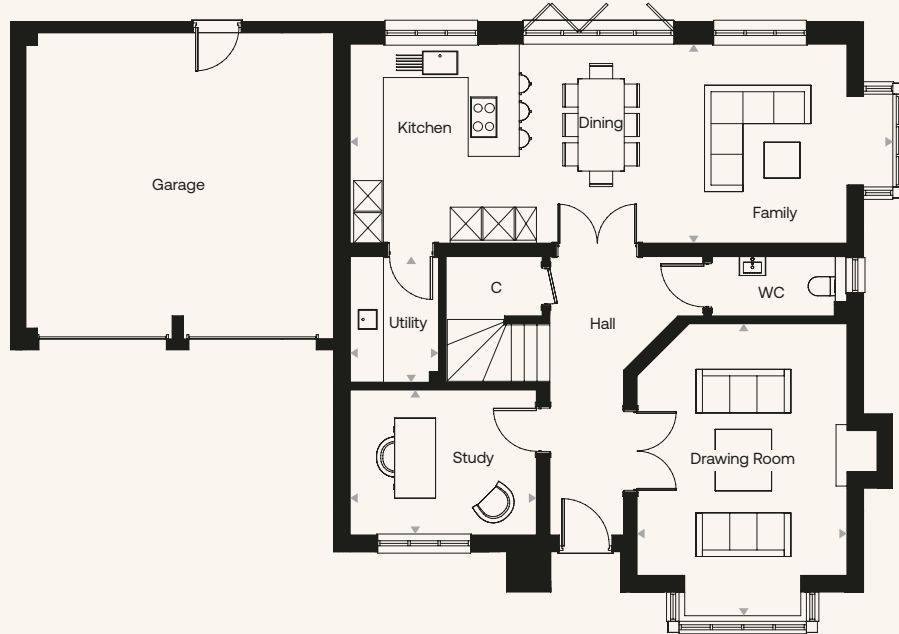
BEDROOM 4
3485 mm x 3670 mm
11'5" x 12'0"

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture

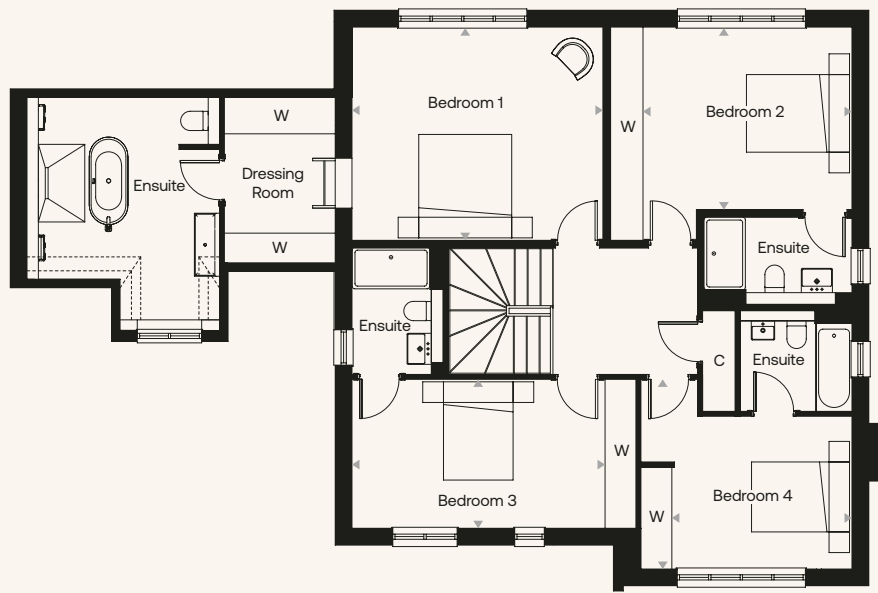
OVINGDEAN ROAD, ROTTINGDEAN, EAST SUSSEX, BN2 7AB



GROUND



FIRST



PLOT 43 | 4 BEDROOM DETACHED HOUSE

Kemp

Ground Floor

KITCHEN / DINING / FAMILY

10505 mm x 3880 mm
34'6" x 12'9"

DRAWING ROOM

4115 mm x 5700 mm
13'6" x 18'8"

STUDY

3655 mm x 2830 mm
12'0" x 9'3"

UTILITY

1750 mm x 2450 mm
5'9" x 8'0"

First Floor

BEDROOM 1

4860 mm x 4125 mm
15'11" x 13'6"

BEDROOM 2

4075 mm x 4120 mm
13'4" x 13'6"

BEDROOM 3

4875 mm x 2880 mm
16'0" x 9'5"

BEDROOM 4

3485 mm x 3670 mm
11'5" x 12'0"

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture

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Specification



SPECIFICATION

Bright & spacious, comfortable yet entertaining.

Each Skylarks property is adorned with an array of finishing touches to complete the luxury living experience and add a unique character to your home.

Kitchen's are bright and spacious, providing a comfortable yet entertaining environment for cooking family meals during the week and hosting special guests on the weekends.

With feature tiling throughout, every bathroom offers a cosy ambience as you relax in carefully constructed baths and showers, creating an at-home retreat.

From composite stone marble effect worktops and porcelain floor tiles laid in a classic Herringbone pattern to pendant lighting over feature areas, every aspect of these new build houses has been created to complement the contemporary and coastal lifestyle. The exterior of every property has been carefully constructed with the same attention to detail as the interior.

The concrete ground floors throughout, and first floors in 4 bedroom houses, mean less movement, and maintenance over time, and less noise transference from room to room. Underfloor heating provides comfortable ambient heat, controlled by the touch of a button, and there are no radiators to interfere with the design of your interiors.

From the impressive front entrances, distinctive aluminium windows, bi-fold doors and characterful facades, to the automatic sectional doors and integrated EV chargers of the garage spaces, each home is innovatively designed to ensure durability and longevity whilst preserving a stylish facade.

Kitchens

- Handleless, slab doors in a combination of oak veneer and lacquer finishes, with integrated handle to cabinetry
- Enhanced internals to one tall storage unit (where fitted)
- LeMans Corner unit (where design allows)
- Composite stone worktops and end panels to islands and peninsulas
- Composite stone splashbacks and upstands
- Blanco Silgranit undermount sink
- Quooker tap to kitchen with boiling, hot, cold and chilled water
- Miele appliances, in black finish where on display:
 - Artline oven
 - Artline Combi Microwave oven
 - Induction hob
 - Recirculating extractor
 - Integrated dishwasher
 - Integrated fridge freezer
 - Washer / Dryer (integrated or freestanding – dependant on location) to 3-bedroom houses
- mQuvee wine cooler to 4-bedroom houses

Utility

- Butler sink
- Black tap
- Freestanding Miele Washing and Tumble Dryer to 4-bedroom houses & Plot 40

WC, Bathrooms and Ensuites

- Fitted mirror (Demista pad fitted above basin to bathroom and ensuites)
- Duravit wall hung basin with unit below
- Duravit wall hung WC
- Crosswater:
 - Matt black monobloc mixer tap
 - Matt black wall mounted taps to master ensuites
 - Matt black flush plate
- Kaldewei enamelled steel bath with Crosswater:
 - Integrated bath filler, overflow, and waste
 - Matt black deck mounted hand shower
 - Matt black thermostatic bath / shower control
- Kaldewei enamelled steel, low profile shower tray (Plots 5 & 43 features a level access tiled shower tray to master ensuite) with Crosswater:
 - Matt black overhead shower
 - Matt black hand shower with integrated outlet
 - Thermostatic shower controls
 - Matt black framed glass shower screen
- Vogue matt black towel rail

Flooring & Tiling

- Front entrance matwell with black trim
- Minoli Porcelain wood effect floor tiles laid in Herringbone pattern to hall, kitchen / utility (where applicable) / dining / family area and study (where applicable), with tile border to hallway
- Part tiled walls to ground floor WC
- Fully tiled bathrooms and ensuites with feature tile to rear wall of bath or shower to master and bedroom 2 ensuites
- Carpet to drawing room, landings, and bedrooms with carpet runner to stairs

Finishing Touches

- Gas boiler heating and hot water
- Underfloor heating controlled by Heatmiser touchscreens
- Deuren solid doors, frames and architraves with factory applied French Grey Dark paint finish, by Little Greene
- Mandelli 1953 matt black ironmongery throughout
- Feature cornice to hall to all plots and drawing room and first floor landing to 4-bedroom houses
- Coffered ceiling to dining area with LED striplighting to 4-bedroom houses
- LED striplighting in shower
- Oak and painted staircases with matt black spindles
- Fireplace with stone surround and granite hearth to to 4-bedroom houses

External

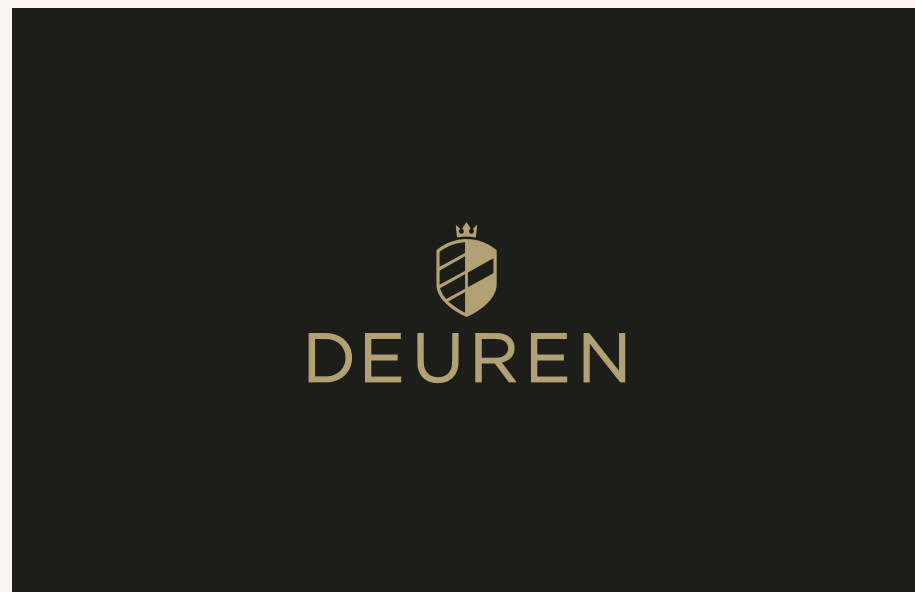
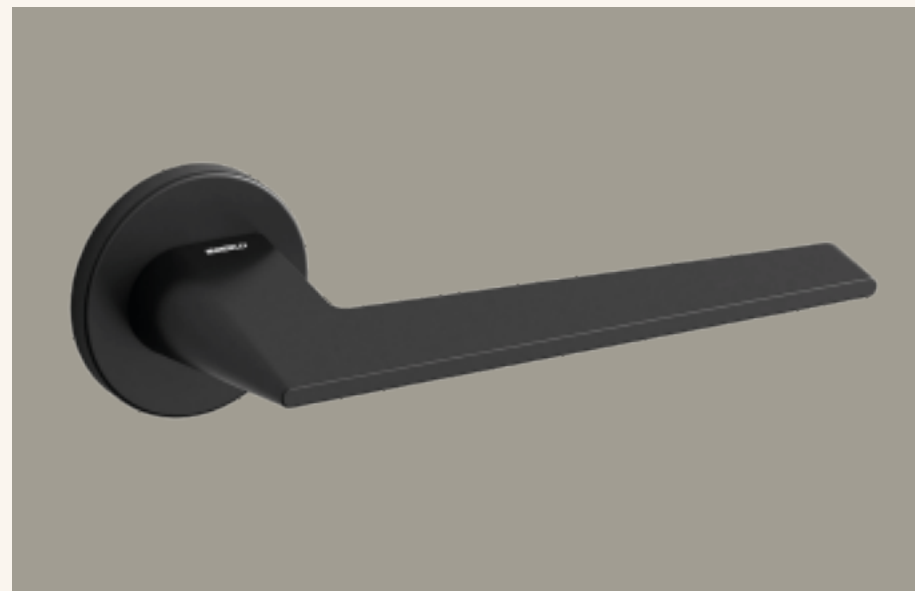
- Deuren solid-engineered hardwood front doors
- Aluminium windows
- Aluminium bi-fold doors to rear flush with patio
- Indian sandstone patio
- Remaining area laid to lawn
- External hot and cold mixer tap

Wardrobes

- Fully carcassed wardrobes with high level and half height hanging rails, shelves, and drawers (dependent on room)

Garages

- Automated steel sectional garage doors
- Quarry tiled floor
- Switched double sockets – 2x to single garage, 4x to double garage
- Electric car charging point to front of garage



Deuren doors

Deuren doors are handmade in the UK and embody premium quality, with precision-engineered timber, they only use the best ironmongery, and innovative technology. Their finest-quality materials and craftsmanship result in unrivalled appearance and function.


A Deuren door is much more than an entrance; they are pieces of art.

· A Deuren door's core is made up of multiple layers of soft and hardwood. This greatly improves the stability and performance of the door and ensures it remains resistant to warping.

· Doors and frames are machine routed to house Simonswerk Tectus hinges, arguably the best in the world. They are heavy duty, fully adjustable, and completely concealed.

· The doors use a latch system that is magnetised from the keep system in the frame, which allows them to be completely flush to the door panel.

· Deuren edge their door frames, with an acoustic seal. This provides cushioning for the door, resulting in a soft closure and preventing the door from rattling, increasing the acoustic quality.



Every aspect of these new
build houses has been
created to complement
the contemporary and
coastal lifestyle.





SPECIFICATION

Contemporary design combined with leading-edge technology

Each luxury new build house is equipped with the latest in Smart Home technology to facilitate everyday living.

Revel in enhanced convenience and security with the Control4 Smart Home System, which allows control of lighting, audio, heating, blinds, a video doorbell and much more, making winding down in the evenings a breeze. Make the transition from day-time work to night-time relaxation even more effortless with the Lutron lighting system, with its

personalised lighting and blind control – complete with luxurious black keypads – creating the ideal ambience whilst offering pioneering energy-saving solutions. And with lightning-speed Fibre to the Premises (FTTP) broadband, work from home and leisure time have never been smoother.

Electrical

- Black nickel sockets & multi-media outlets
- Pre-installed Sky mini dish
- TV points hardwired for Sky Q / Sky+ Legacy
- 5amp sockets to drawing room, controllable from room keypad
- Shaver sockets in family bathrooms and ensembles
- LED downlights
- LED wall lights
- Pendant lighting above dining table / kitchen islands / peninsulas
- External wall lights in black finish
- Smoke detectors in hallway and landing
- Heat detectors in kitchen
- CO2 detectors in boiler locations

Smart Homes & Security

- Control4 Smart Home system controlling lighting, audio, heating, blinds, video doorbell and security
- Lutron lighting and blind system controlled via room keypad
- Ceiling speakers installed in kitchen and family area
- Cabling for further speakers installed in additional rooms
- FTTP (Fibre to the Property)
- Hard-wired data points throughout
- Chime video doorbell
- Intruder alarm with motion sensors (including garage), door contacts, and shock sensors to ground floor windows, integrated into the Control4 system
- CCTV system with external cameras

S The Brookworth Experience.

All Brookworth homes are sited in desirable locations and are carefully crafted to deliver an exceptional living experience.

We take great care to understand the lifestyle aspirations of our community and create exceptional residences in prime areas. Our attention to every detail ensures we deliver beautiful homes that enrich your quality of life at home, work, school, and play.

Brookworth Homes chooses development sites carefully to maximise transport links; proximity to vital local amenities; and a rich variety of sports, leisure, and recreational facilities.

Each home comes with a Brookworth Homes two-year warranty in addition to the standard NHBC Build Warranty. We require all our contractors and subcontractors to adhere to the Consumer Code for Homebuilders to ensure quality at every stage of the build process. Our Customer Care Team is on hand to quickly resolve any minor issues that may arise, so you can have complete confidence in our homes and customer service.

Discover a new way of life that creates fresh expectations in every way.

Discover Brookworth Homes.



*A copy of the 'Consumer Code for Homebuilders' is available from our Head Office. For more information on the code which protects the rights of new homebuyers visit www.consumercode.co.uk. The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The interior photographs shown are from a typical Brookworth Homes show home and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty.

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