



The Mews

HOWARD TERRACE • SEVEN DIALS

ONE • TWO • THREE BEDROOM
HOUSES & APARTMENTS
IN A GATED SETTING

**ASTON
VAUGHAN**
Sales and Lettings

Quality living in a convenient location

The Mews presents the opportunity to live in a popular area of Brighton offering a mix of one, two and three bedroom homes. Benefitting from a secure gated setting, these properties feature impressive finishes including individually designed Shaker style kitchens, sleek contemporary bathrooms and ensembles and the comfort of underfloor heating.

Brighton & Hove City

The best of Brighton & Hove City is on your doorstep. Vibrant, fun and colourful with iconic seaside attractions and beachfront cool, the City holds a treasure trove of things to do and places to go. It continues to enchant new residents, as it has done so for more than two centuries.

Its historic promenade and stunning architectural heritage sits alongside bohemian boutiques and quirky shops in the network of the North Laine, alongside galleries, cool bars, fashionable restaurants and tranquil green spaces. Take a trip on the i360 for a 360° bird's eye view across the City and beyond.

The open access Brighton Fringe is the largest annual arts festival in England and takes place each May whilst Brighton Festival attract visitors from far and wide every year and includes music, theatre, dance, circus, art, film, literature, debate, outdoor and family events.

Around & About

The stunning South Downs National Park provides a spectacular backdrop to this South Coast area offering mile upon mile of footpaths and bridleways for walkers, cyclists and horse-riding enthusiasts. Picture postcard villages, historic castles, country houses, gastro pubs and golf courses are dotted around the locality.



There are a number of National Trust houses and gardens around the Sussex area including Standen House, Petworth House, Wakehurst, Bateman's and Bodiam Castle.

The county town of Lewes is packed with small, specialist, independent retailers, contemporary art galleries, antique shops, restaurants and cafés. Its medieval streets, old English churches and tiny twittens allow visitors a glimpse into the true essence of bygone Lewes. The townscape is dominated by the remains of Lewes Castle, nearly 1,000 years old, that offers fantastic views of the medieval streets below.

To the east of Lewes, opera lovers can indulge themselves in the glamorous and internationally renowned Glyndebourne Festival Opera that takes place every year. For horse racing enthusiasts, Plumpton Racecourse is a short drive away.

Education

There is an abundance of well regarded state and independent schools across the area including Downs Junior School, St Bernadette's Catholic Primary School, Lancing College Preparatory School, Dorothy Stringer, Cardinal Newman and Brighton College. Roedean, Lancing College and Hurstpierpoint College are located outside of Brighton & Hove's outer fringes.

Getting Around

Brighton mainline station is a few minutes walk away and offers frequent, fast and direct services to Gatwick, London Victoria, London Bridge and surrounding towns. Numerous bus services and cycle paths take you to all parts of the City and beyond. By road, the A27 runs west towards Portsmouth and the M27, and east to Eastbourne, whilst the A23 runs north to the M23, the M25 and the national motorway network beyond.



The Mews

Units 1 & 2

Kitchen / Dining / Family Area
6.40m x 4.44m 21'0" x 14'7"

Living Room
4.90m x 3.00m 16'1" x 9'11"

Utility / Clks

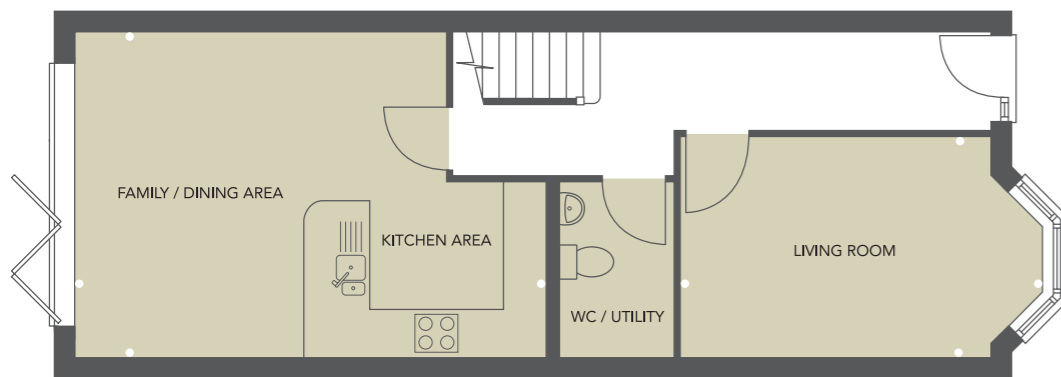
Master Bedroom
4.44m x 4.03m 14'7" x 13'2"

Ensuite

Bedroom Two
5.84m x 2.38m 19'2" x 7'10"

Bedroom Three
4.04m x 1.94m 13'3" x 6'4"

Bathroom



Units 1 & 2 Ground Floor



Units 1 & 2 First Floor

The Mews



Unit 3

Kitchen / Living / Dining Area
5.97m x 4.72m 19'6" x 15'6"

Utility / Clks

Master Bedroom
3.77m x 3.55m 12'4" x 11'8"

Bedroom Two
4.37m x 2.31m 14'4" x 7'7"

Bedroom Three
3.03m x 2.94m 9'10" x 9'7"

Bathroom

Unit 4

Kitchen / Living / Dining Area
8.22m x 6.0m 27'0" x 19'7"

Utility / Clks

Master Bedroom
5.21m x 4.04m 17'1" x 13'3"

Ensuite

Bedroom Two
5.04m x 2.92m 16'5" x 9'6"

Bedroom Three
3.61m x 2.94m 11'8" x 9'6"

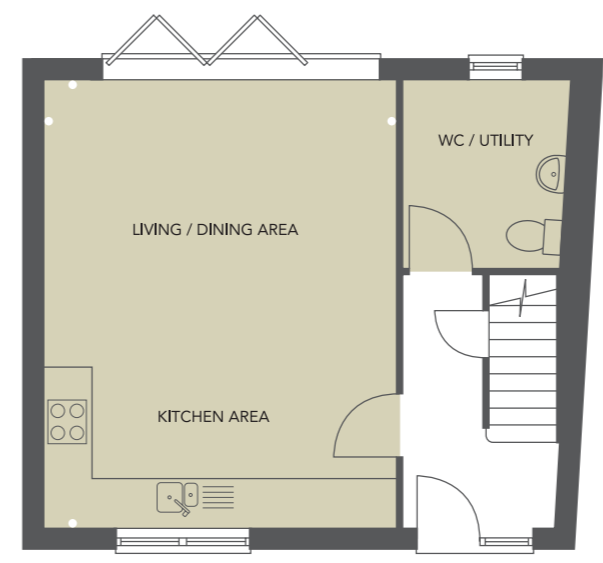
Bathroom



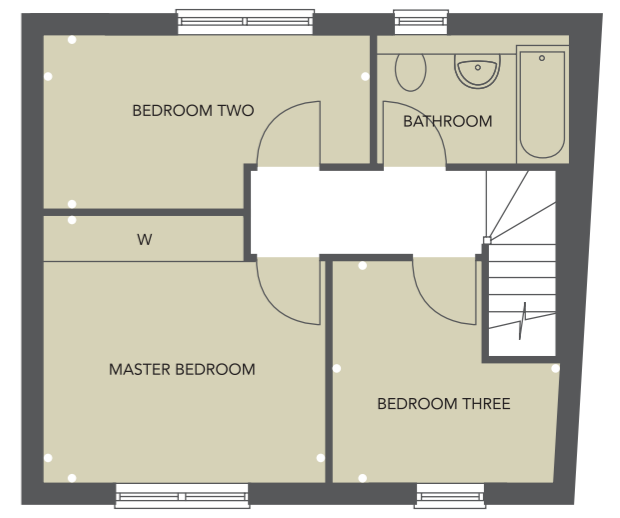
4 Ground Floor



4 First Floor



3 Ground Floor



3 First Floor

Computer generated image is for illustrative purposes only. Exact finishes must be verified.

Floor layouts are not to scale and measurements given must be verified. The developer reserves the right to alter room and floor layouts at any time.



The Mews

Unit 5

Kitchen / Living / Dining Area
9.17m x 2.40m 30'1" x 7'10"

Bedroom
3.71m x 2.72m 12'2" x 8'10"

Bathroom

Unit 6

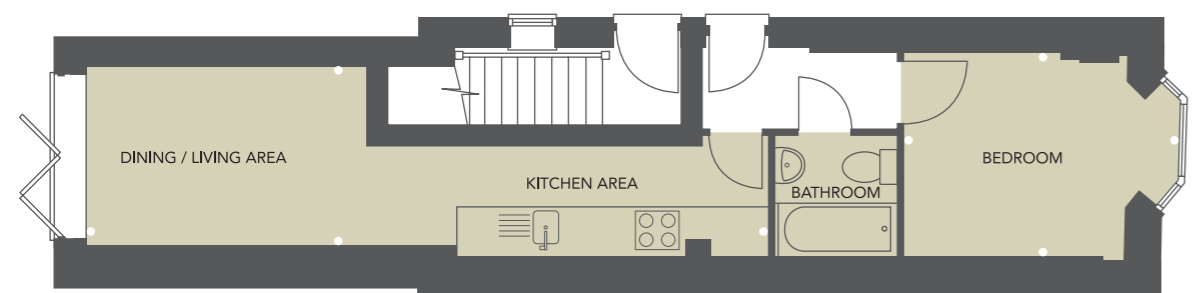
Kitchen / Living / Dining Area
5.50m x 5.44m 18'0" x 17'8"

Master Bedroom
3.45m x 2.65m 11'3" x 8'7"

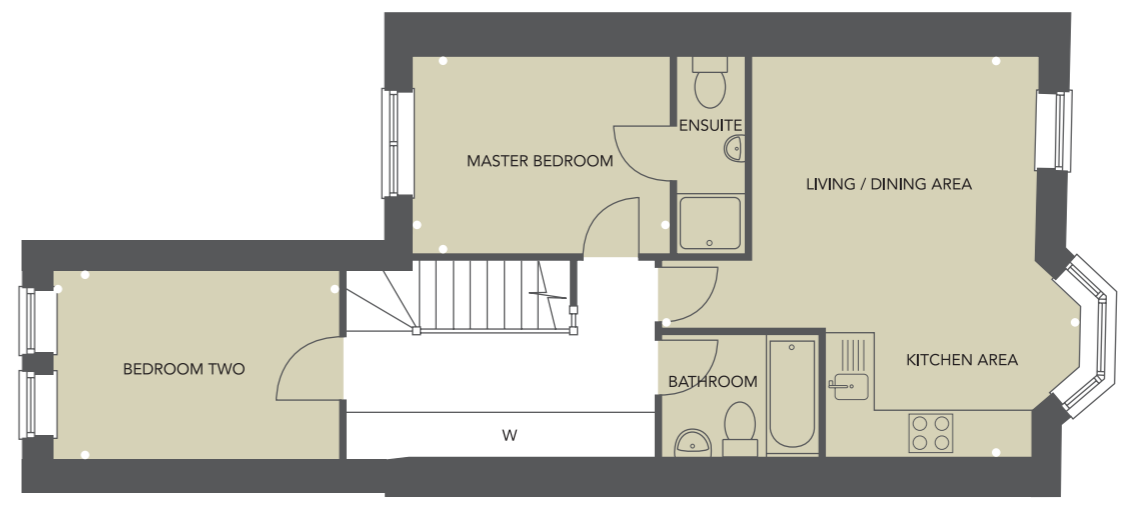
Ensuite

Bedroom Two
3.83m x 2.53m 12'6" x 8'3"

Bathroom



5 Ground Floor



6 First Floor

Photograph shows previous development.

Floor layouts are not to scale and measurements given must be verified. The developer reserves the right to alter room and floor layouts at any time.

Clean lines alongside luxury, contemporary finishes



Kitchen | Utility

- Individually designed 'Shaker' style kitchens by Nolte
- Quartz Nile marble worktops
- Ceramic undermounted sink
- Satin brass finish tap
- Siemens integrated dishwasher
- Siemens single oven and microwave
- Siemens four zone induction hob
- Siemens integrated 70/30 fridge/freezer
- Siemens canopy hood
- Utility Room with WC and wash hand basin
- Siemens integrated washer/dryer to Utility Room in units 5 & 6

Bathroom | Ensuities | Cloakroom

- Contemporary styled Bathrooms and Ensuities incorporating Roca sanitaryware with LED underlit baths and low profile shower trays
- 'Calacatta' solid marble floor tiling and full height wall tiling to wet areas
- Satin brass finish taps and concealed shower fittings
- WC with satin brass finish dual flush plate, concealed cistern and soft close seat
- Heated satin brass finish towel rail
- Bathroom cabinet with illuminated mirror and built-in shaver socket

Heating | Ventilation

- Ultra low running cost Mitsubishi 8.5kW air source heat pump with remote control in units 1, 2, 3 & 4

- Fully electric heating and hot water systems to units 5 & 6
- HIVE thermostatic smart hub with app control
- Underfloor heating system to ground floors with individual room thermostats
- Thermostatically controlled radiators to the first floor
- Nuaire ultra quiet and efficient centralised extract ventilation system removes moisture from all wet areas feeding clean air in whilst removing waste air

Interior

- Cormar Gemini carpets to Bedrooms, stairways and landings
- Engineered square edged oak flooring to remaining areas in units 1, 2, 3 & 4
- Luxury 'Amtico' style flooring to units 5 & 6

- Contemporary styled white doors and white painted staircase with oak handrails
- Double wardrobes provided to Master Bedroom in units 1, 2, 3 & 4
- White Mist finish to walls and white matt skirtings
- Orlight anti glare architectural LED downlights featuring anti-glare baffle and magnetic lamp change mechanism
- Satin brass finish ironmongery
- Pre-wired for WiFi router and boosters in units 1, 2, 3 & 4
- TV digital aerial supplied, pre-wired for satellite dish and Sky Q
- All units pre-wired for CAT5 data in selected locations
- Pre-wired for ample TV, telephone, light and power points

- USB plugs to selected locations
- Satin brass finish plates to electrical points at high level throughout the ground floor and landing spaces
- Ring smart video doorbell system with app for remote control to units 1 & 2

Exterior

- Slate tiles to roof
- Painted render finish to exterior walls
- Powder coated aluminium windows in Anthracite to units 3 & 4
- Painted timber double glazed sliding sash windows to units 1, 2, 5 & 6
- Contemporary hardwood front doors to units 3 & 4
- Composite front doors to units 1, 2, 5 & 6
- Powder coated aluminium patio doors in Anthracite to units 1, 2, 3, 4 & 5

- Exterior up and down powder coated lights to selected locations
- Outside tap and power socket
- Landscaped communal garden to rear
- Rear gardens finished in textured paving with raised beds

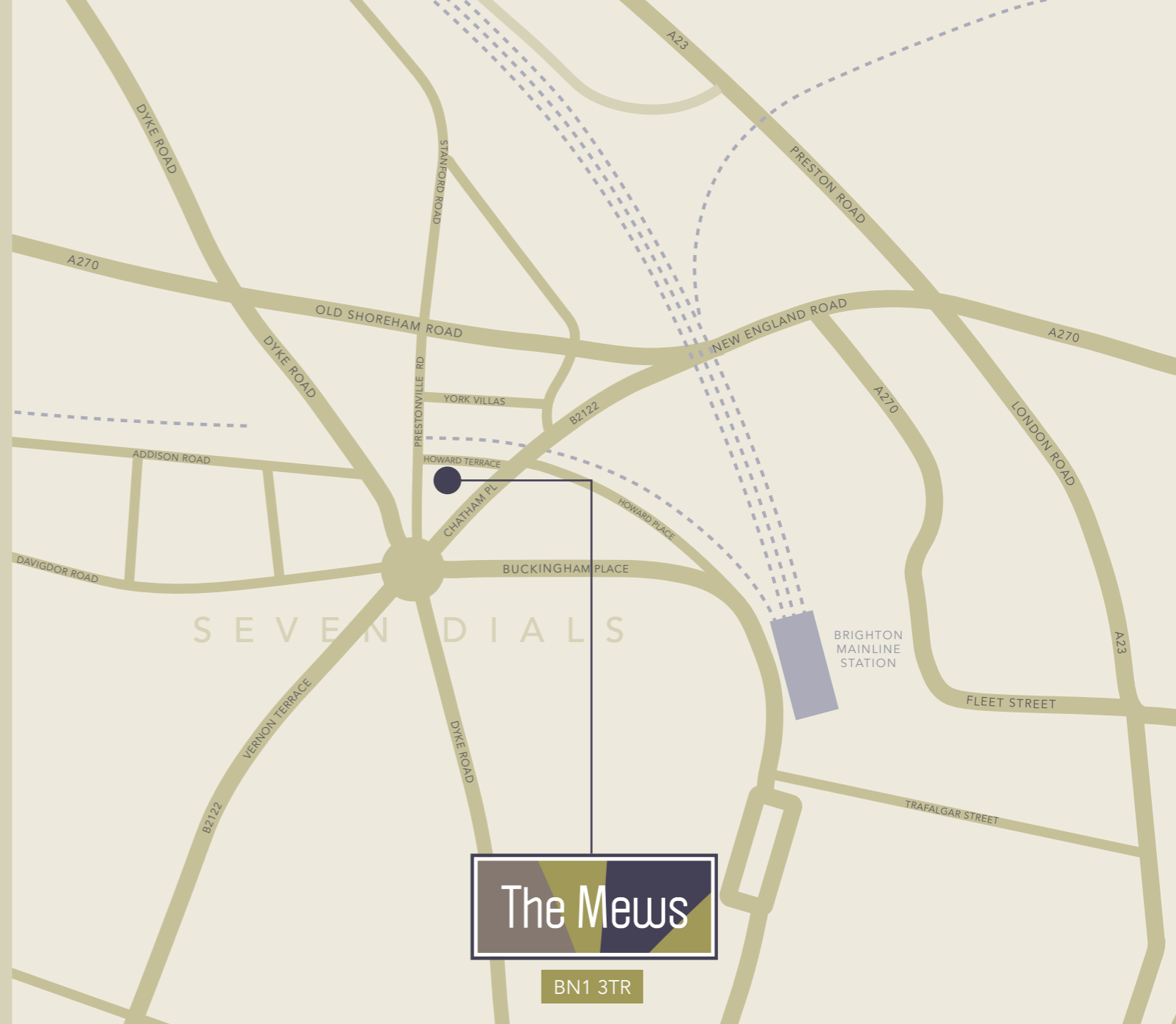
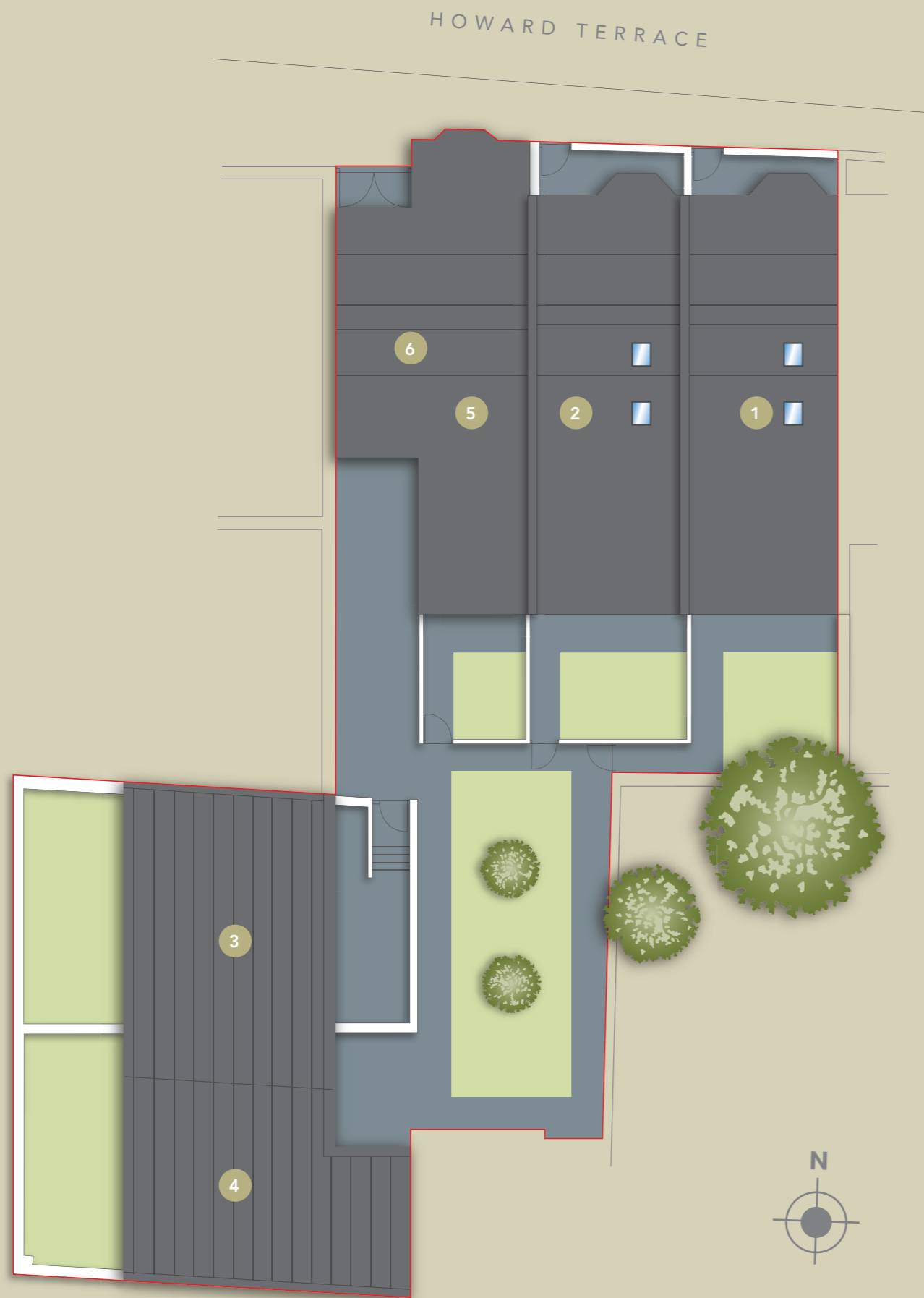
Security

- Gated video entry systems to units 3, 4, 5 & 6
- Facility for future wireless alarm system
- High security three point locking system to all external doors
- Security locks to all windows
- Individual mains powered fire alarm system with battery back up

Warranty

- Buildzone 10 year warranty





Out and about

Getting around couldn't be easier. Seven Dials is located just north of the city centre, which is easily reached on foot or by bus. Brighton Mainline station, with fast and regular services to London and major nearby towns, is just a few minutes walk away. The A23 is close by for easy road access to the M23 and the national motorway network beyond.

From Seven Dials to		From Brighton Station to	
Lewes	8.8 miles	Hove	4 minutes
Haywards Heath	17.5 miles	Lewes	16 minutes
Arundel	21.1 miles	Gatwick International Airport	34 minutes
Gatwick International Airport	29.0 miles	London Victoria	65 minutes
M25 Junction 7	33.6 miles	London Bridge	68 minutes



Site layout is for illustrative purposes only. Exact finishes must be verified.

Sources: www.theaa.com www.nationalrail.co.uk



Distinctive homes in prime locations

Southbank Homes Limited is purely family owned. This gives our property developments the edge, with hands-on attention to detail and quality craftsmanship throughout.

Established in 1962 and based in the UK, the company's first commercial office developments came about in the early 1960's, located on the South Bank of the River Thames in London. Since the mid 1970's, Southbank Homes has concentrated on luxury residential developments across the South East and its Coast, from contemporary high specification penthouses, apartments and mews houses to traditionally built family homes.

