

KINGS HOUSE
— H O V E —



CONTENTS

WELCOME TO KINGS HOUSE	3
HISTORY OF KINGS HOUSE	8
BRIGHTON & HOVE	12
BEACHES	14
GREEN SPACES	16
MUSIC & ENTERTAINMENT	18
RESTAURANTS & LIFESTYLE	20
THE RESIDENTS LOUNGE	28
SPECIFICATION	34
LOCATION MAP	52
SITE PLAN	54

FOREWORD

Kings House is a truly remarkable building. Having been built in the late 1800’s it has had an exciting history and is now entering its next chapter as Hove’s premier residential address.

Walking the building and pouring through the Developers plans and finishes, the energy and sense of renewal was palpable. It is an exciting project and once completed, I can’t wait to be invited back.



Piers Taylor

PIERS TAYLOR



CGI OF LIVING ROOM IN APARTMENT 1.05

KINGS HOUSE HOVE

WELCOME TO KINGS HOUSE

A STRIKING NEW DEVELOPMENT OF BEAUTIFULLY DESIGNED,
LIGHT-FILLED APARTMENTS ON HOVE SEAFRONT.

Holding a corner position within the Avenues Conservation Area, the apartments look out over Hove Lawns, promenade and beach with uninterrupted sea views above the concertina roofs of the city's iconic beach huts.

Kings House will be sympathetically designed with its original 19th Century form in mind. Many of its period architectural features have been replicated or reinstated, returning it to its original use as a luxury residential building. Spread over seven substantial floors, it contains 69 prestigious one, two and three-bedroom apartments and penthouses which provide the same sense of grandeur envisioned by the original Victorian architects.

This attention to detail is also displayed within the communal hallways and Residents' Lounge where the luxurious finish, period features and opulent palette can be found from the moment you enter the building. Many apartments will also benefit from gated underground parking.

Hove's cultural, social and commercial centre is just a few minutes away on foot. The boutique shops, vibrant café culture and award-winning restaurants are plentiful on Church Road, with Hove Station, several highly-acclaimed schools and two beautiful parks just a stroll away.

KINGS HOUSE IS A GRADE II LISTED BUILDING DATING BACK TO THE 1870'S NOW BEING FULLY REFURBISHED TO 69 PRESTIGIOUS LUXURY APARTMENTS ON THE SEAFRONT IN HOVE.

Kings House, Hove is prominently positioned facing the seafront on the corner of Grand Avenue and Hove Lawns. The origins of Kings House date back to the 1870's with The Avenues having been designed as the centre of the up and coming town of Hove.

Called 'Belgravia Sur Mer' (Brighton Herald 1874), Kings House and the surrounding Avenues aimed to attract wealthy Londoners looking to bypass Brighton after Hove Station opened in 1865, and acquire luxurious holiday homes in Hove instead.

Standing at seven-storeys, Kings House was designed in the Italianate style. It is only on closer inspection that the beautiful brick detailing can be fully appreciated.



WITH ITS SOFT GOLDEN BRICK, VOLUMINOUS ROOMS AND PROMINENT POSITION LOOKING OUT OVER THE PROMENADE, HOVE LAWNS AND THE CHANNEL, KINGS HOUSE WILL NOW BE FULLY RESTORED AND BROUGHT INTO THE 21ST CENTURY, REASSERTING ITSELF AS ONE OF HOVE'S PREMIER RESIDENTIAL ADDRESSES.

Three magnificent entrance doors will be reinstated to the southern side, re-enlivening the original façade of the building. The journey from the street through the grand front entrance doors will be as beautiful as the individual apartments themselves.

A carefully selected mosaic tile floor will welcome you at each entrance, leading you to one of three stairways; two of which have the original cantilevered stone staircases, beautifully detailed with slender stone steps. The ground floor corridor will provide direct access to the Residents' Lounge.



YOU WILL BE MET WITH A CASCADE OF NATURAL LIGHT
THROUGH THE GLAZED SOUTH FACING LIVING ROOM DOOR.

Each apartment has been carefully designed with the owner in mind. In general, the living accommodation has been provided to the front (south) of the building, to enable full enjoyment of the expansive and panoramic sea views, with the bedrooms located to the rear of the building.

Engineered herringbone flooring will flow through to all hallways and living areas; complementing the oversized skirting boards, architraves, picture rails and new sliding sash windows.

Each apartment will be finished to exacting standards to reflect the exclusive quality of the development and will have underfloor heating, which has been zoned to provide maximum comfort.

The gated underground car park will be accessed from Second Avenue and provides easy access to Kings House.

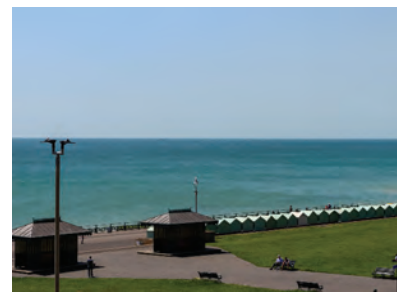
For the more discerning purchaser who would like to have an element of individuality in their apartment, the developers can provide a choice of palettes and materials for flooring and the kitchen and bathroom fittings, however, this will be available for a limited time.



View from Apartment 4.01



View from Apartment 3.02



View from Apartment 2.05



CGI OF LIVING ROOM DOORWAY IN APARTMENT 1.05

THE HISTORY OF KINGS HOUSE

STANDING PROUD ON HOVE LAWNS FOR ALMOST 150 YEARS, KINGS HOUSE HAS HAD A LONG AND VARIED HISTORY DURING THIS PERIOD.

Before 1750 Brighthelmstone and Hove, as they were then known, were small fishing villages. Over the following decades, its proximity to London and the perceived health benefits of sea-bathing brought fashionable society flocking to Brighton.

King George IV, as Prince of Wales, was a regular visitor and he bought the site that became the Royal Pavilion.

This building began as a modest home for the holiday periods but between 1786 and 1820, he extended, enlarged and redeveloped the site to become the ornate building you see today, including Brighton Dome, which in those times served as stables for the Future King's horses.



Pavilion Gates - late 19th Century



Brunswick Square 1905

During that same period, elegant stucco terraces, squares and crescents were built to create the now well known architectural character of Brighton & Hove – areas such as Clifton Hill, Montpelier and Brunswick Town.



In front of Palace Pier 1904



Brighton Station 1883

The railway from London opened in 1841. It brought an influx of Londoners to the town both for day trips and holidays but increasingly over the years, wealthy Londoners started acquiring residential property as holiday homes, which saw development in the town increase at a rapid pace.

By the mid 1800's, Hove was still a small village surrounded by farmland, until some of the local landowners decided that they wanted to benefit from the 'housing boom' taking place in Brighton.

Hove Train Station opened in 1865, with direct rail services to and from London, providing the local landowners with an opportunity to attract the London buyers market, whilst offering a different and more luxurious form of housing.



Hove Station 1906

Avenues Master Plan



The land between Hove Village and Brighton was part of the Stanford Estate, the largest landowner in the area at the time.

From 1870, a planned grand suburb of houses for the upper classes and middle classes, was laid out by local architects, James Knowles and his son, Sir. James T. Knowles. They had a strong track record of this sort of town planning on a grand scale.

During the 1850's and 1860's, they had designed an ambitious route in central London from the Cedars Grand Mansions on Clapham Common, via Battersea Park to the Grosvenor Hotel on the side of Victoria Station.

They brought this design ethos to what is now known as 'The Avenues', including First to Fourth Avenue with Grand Avenue at its centre and comprised large mansion houses and villas.

It is not surprising therefore that 'The Avenues' development became known as 'Belgravia sur mer' or 'Belgravia by the sea'. Designed to appeal to the residents of Belgravia and Mayfair, owners could enjoy the healthy sea air of the south coast in Hove and be in London in an hour or so for society events.

KINGS HOUSE IS ONE OF THE MAJOR SURVIVING ELEMENTS OF THIS PERIOD. IT FACES HOVE LAWNS AND THE SEAFRONT TO THE EAST OF GRAND AVENUE.

Kings House was one of a pair of Grand Mansion Houses developed as part of 'The Avenues' masterplan. To the east, between First and Second Avenues, used to be another matching terrace (where Kingsway Court now sits). Together they formed 14 mansion houses numbered 1 to 14 Queens Gardens.



Grand Avenue & Queens Gardens 1930's

King Edward VII was a regular visitor to the area, and particularly loved this part of Hove. His favourite seat was the shelter at the foot of Grand Avenue in close proximity to the statue of his mother, Queen Victoria.



Kings House - Princes Hotel. View from West

When built, two of the houses on the west or Grand Avenue side of the building opened as a hotel, called Princes Hotel. Over the following years the hotel expanded until by 1920, it encompassed all seven houses.



Hove Lawns - Promenade

THE PROPOSALS NOW UNDERWAY, ARE TO REINSTATE THE BUILDING MUCH TO ITS ORIGINAL EXTERNAL FORM AND TO ITS ORIGINAL RESIDENTIAL USE, CREATING 69 PRESTIGIOUS APARTMENTS.

In the 1920's & '30's, Princes Hotel was the finest hotel in Hove. It was also the social gathering point for many people. Promenading along Hove Lawns was a popular activity where people met and would then retire to the cocktail bars and restaurants at the Princes Hotel.



Kings House in 1940

The hotel was requisitioned in World War II, as HMS Lizard, a Naval training and accommodation centre.

In 1948, Kings House was controversially sold by the government to the South Eastern Electricity Board (SEEB). In the early 1980's they undertook a complete refurbishment of the building, including a large addition designed by Fitzroy Robinson Miller Bourne & Partners, built onto the Grand Avenue elevation.

Unfortunately, during this refurbishment, most of the original features of the hotel were lost through the modernisation of the building.

Kings House was acquired by Brighton & Hove City Council in the mid 1990's following the designation of Brighton and Hove as a new unitary local authority.

Kings House use as offices over the past 70 years has taken its toll on the building. Whilst Kings House looks like the grand Italianate building it originally was, it has suffered. It has lost the majority of its front doors and entrance steps. Its first and second floor balconies are an 1980 reinterpretation of what was previously there. There are many features lost and stripped down. Its windows, originally a mixture of timber sashes and casements, are now all white coated aluminium sashes. Its chimney stacks have either been reduced below the roof line or had their chimney pots removed. And on the Grand Avenue elevation, the hotel entrance and the balcony were removed and the north end wall hidden by the 1980 extension.

The proposals now underway, are to reinstate the building much to its original external form and to its original residential use, creating 69 prestigious apartments.



How the new Kings House will look

BRIGHTON & HOVE

BRIGHTON & HOVE HAS A RICH NATURAL LANDSCAPE BEING PERFECTLY POSITIONED BETWEEN THE COUNTRYSIDE AND THE COAST, WITH UNDOUBTEDLY SOME OF THE MOST STRIKING ARCHITECTURE IN THE COUNTRY.

Underlying the city's obvious aesthetic appeal, is the sense of fun and creativity, which seems to draw so many people to live here. There is a diverse, open-minded community which is uniquely welcoming to all. The city offers something for all ages and interests with festivals, theatres, parks, museums and more restaurants per head than any other city.

Hove has an identity of its own and is often considered quieter and more refined than its busier Brighton half which entertains more seaside revellers and weekenders. Kings House sits peacefully on Hove's side, yet has easy access to everything the city has to offer.



BEACHES

BRIGHTON & HOVE ENJOYS A 5.4 MILE EXPANSE OF BLUE FLAG SHINGLE BEACH WITH THE ABILITY TO WALK, RUN OR CYCLE THE FULL LENGTH OF THE BEACH FROM HOVE LAGOON TO BLACKROCK NEAR BRIGHTON MARINA.

Heading west, Hove Lagoon offers year round sailing courses and water sport clubs, alongside a play area, and Brighton's very own Fat Boy Slim's Big Beach Café, where locals go to eat, drink, party and meet.

Following the 'Brighton Blue' balustrades and multicoloured beach huts east along the promenade, you come first to Brighton & Hove's peace statue, commemorating Edward VII, and the open air, The Meeting Place Café. Shortly after, you reach the Victorian bandstand which was restored back to its original grandeur in 2009. It hosts a variety of bands during the Summer months in addition to a delightful café on the ground floor.

Continuing in this direction leads you to the iconic West Pier; the sculptural remains of its renowned architectural style casting an eerie beauty over the seafront. At the head of the former pier now resides the British Airways i360, enjoying breath-taking views across the city and along the coast for miles. A further stroll towards Brighton's Palace Pier takes you past the former fishermen's arches, a number of which have been fully refurbished and restored housing a mix of restaurants, bars and an eclectic mix of retail stores.





GREEN SPACES

WITH THE STATUE OF QUEEN VICTORIA AT ITS HEAD, HOVE LAWNS IS HOST TO OUTDOOR EXERCISE CLASSES, BRIGHTON'S FOODIE FESTIVAL, AND THE RENOWNED, ANNUAL PADDLE ROUND THE PIER.

Echoing the green of Hove Lawns, the regency homes of Brunswick Town were built encircling beautiful gardens which were intended for private use of the residents only.

Thankfully the gardens within Adelaide Crescent, Palmeira Square and Brunswick Square are now open to the public. Their lawns are immaculate with well-tended borders and a wealth of mature trees. Picnics can be enjoyed during the spring and summer months when they are often more peaceful than the beach.

A hidden gem, just a few minutes north from Hove Station is Hove Park covering 040 acres with expansive lawns, mature trees and a 2km running path on its perimeter.

Popular with families, dog walkers and fitness fans alike, there are tennis courts, a well-equipped children's play area, a community café offering delicious bites, and there are several outdoor fitness classes running every day of the week.

On the city's northern border sits The South Downs National Park. Its rolling hills are dotted with quaint Sussex villages, offering country pub walks and locally brewed ales.



MUSIC & ENTERTAINMENT

BRIGHTON & HOVE HAS LONG BEEN HERALDED AS THE CITY OF ARTS AND CULTURE, WITH ITS SHOWCASE IN THE BRIGHTON FESTIVAL AND BRIGHTON FRINGE WHICH HAVE BEEN RUNNING THROUGHOUT MAY SINCE 1967

It is the largest and most established multi-arts festival in England, and is a celebration of music, theatre, dance, circus, art, film, literature, debate, outdoor and family events, which takes place in both familiar and unusual venues throughout the city including The Old Market Theatre nearby in Brunswick Town.

In its wake, many more festivals were born to celebrate Brighton & Hove's unique culture and character, including Brighton Digital Festival and The Great Escape for music, and Brighton Pride - whose colourful parade starts on the lawns in front of Kings House, to celebrate diversity and equality.

For big name music events look no further than Hove Country Cricket Ground which has been host to Lionel Ritchie and Elton John in recent years.



RESTAURANTS

If you are looking to dine close to home, there sits a plethora of eateries just moments away on Church Road; running parallel to the beach through Central Hove. Brighton & Hove is a foodie's haven with a rich selection to whet all appetites. From Michelin starred gastronomy to rustic street food, stylish interiors, friendly and efficient waiting staff, imaginative chefs and a relaxed atmosphere can be guaranteed when dining out in Hove, putting it firmly on the food lover's map.

etch.
by Steven Edwards

Celebrating local & British produce using monthly tasting menus.

216 Church Road
Hove, BN3 2DJ

01273 227485



The Ginger Pig
Restaurant & rooms

Listed as one of the top 10 pubs in the UK by GQ.

3 Hove Street
Hove, BN3 2TR

01273 736123

The Salt Room

A modern British seafood restaurant that celebrates the flavours of cooking over coal.

106 King's Road
Brighton, BN1 2FU

01273 929488



The Urchin

Fresh shellfish & craft beer brewed on site.

15-17 Belfast Street
Hove, BN3 3YS

01273 241 881



64 Degrees

Innovative, eclectic small-plate dining in a sleek, industrial-style space with an open kitchen.

53 Meeting House Lane
Brighton, BN1 1HB

01273 770115

Isaac@

A modern British restaurant in the centre of Brighton serving Sussex on a plate.

2 Gloucester Street
Brighton, BN1 4EW

www.isaac-at.com



The Little Fish Market

Stunning sustainable seafood cooked with an intelligent creative edge.

10 Upper Market Street
Hove, BN3 1AS

01273 722 213



The Set

Award winning restaurant with a laid-back atmosphere & locally sourced dishes.

33 Regency Square
Brighton, BN1 2GG

01273 324302



Nostos

Fresh seasonal ingredients, delivering remarkable Greek gastronomy.

63a Holland Road
Hove, BN3 1BA

01273 713059



Murmur

A casual, all day dining restaurant by Great British Menu 2017 winner Michael Bremner.

91-96 King's Road Arches
Brighton, BN1 2FN

01273 711900

Riddle & Finns
The Beach

Fresh seafood dishes & a sought after selection of crustacea, champagnes & daily specials.

139 Kings Road Arches
Brighton, BN1 2FN

01273 821218



Libation

Relaxed and friendly bar and eatery with alfresco terrace.

10 Victoria Grove
Second Avenue, Hove, BN3 2LJ

01273 722846



Zama Punjabi Kitchen

Tandoori feasts and a buzzing atmosphere.

60 Church Road
Hove, BN3 2FP

01273 204607



BEST KEPT SECRETS

WHEN YOU VISIT ANY GREAT CITY, IT IS ALWAYS BEST TO GET A HEADS UP FROM A LOCAL ON WHAT CAN BE FOUND OFF THE BEATEN TRACK.

A city like Brighton & Hove has plenty to reveal in its historic buildings and winding streets – here are a few of our Hove favourites which can be found just ten-minutes away on foot from Kings House.

Market

Modern tapas and wine bar.

42 Western Road
Hove, BN3 1JD

01273 823707



Unithai Thai Kitchen

Authentic noodle bar to the rear of Unithai Oriental Market.

10 Church Road
Hove, BN3 2FL

01273 733246



The Farm Tavern

Real fires, local ales and Sunday roasts.

13 Farm Road
Hove, BN3 1FB

01273 779886



Wild Flor

A relaxed neighbourhood restaurant serving classic cooking alongside world class wines.

42 Church Road
Hove, BN3 2FN

01273 329111



The Connaught Pub & Kitchen

Traditional pub with a south-facing beer garden, serving gastropub cuisine.

48 Hove Street
Hove, BN3 2DH

01273 206578



Chard Café & Restaurant

Nestled above i gigi store, with regularly changing menus.

31a Western Road
Hove, BN3 1AF

01273 027147



CAFÉS & BAKERIES

AS IS FOUND ACROSS THE CITY, HOVE HAS A COOL CAFÉ CULTURE OF ITS OWN, AND YOU ARE NEVER FAR FROM A FRESHLY BAKED PASTRY TO BE ENJOYED WITH A SMALL BATCH COFFEE.

Business meetings and weekend breakfasters alike are spoilt for choice with the fantastic cafés and bakeries on Church Road.

Treacle & Ginger

Arts café serving hot drinks and smoothies alongside Sussex sparkling wine and Brighton gin.

164 Church Road
Hove, BN3 2DL

01273 933695



Baked

Locally sourced breakfast, lunch and sweet treats.

69 Church Road
Hove, BN3 2BB

01273 773877

The Flour Pot Bakery

A modern, artisanal, Brighton bakery.

41 First Avenue
Hove, BN3 2FH

01273 958410



Real Patisserie

Parisienne bohemian style cake and coffee.

147 Church Road
Hove, BN3 2AE

01273 727 849



Gail's Bakery

Artisan bakery and café.

157 Church Road
Hove, BN3 2AD

01273 323962



Sugardough

Bakery and coffee shop with colourful cupcakes & chunky pies.

5 Victoria Terrace
Hove, BN3 2WB

01273 771218



LIFESTYLE

BRIGHTON & HOVE IS ABUNDANT WITH BOUTIQUE AND INDEPENDENT RETAILERS
LOOKING TO PUT SOME CREATIVE FLAIR INTO YOUR SHOPPING EXPERIENCE.

Within a few minutes of Kings House, you'll find gorgeous fashions, bespoke interiors
and designers, tempting you inside with evocative window displays.

CONVENIENCE

KEEN COOKS AND FOOD LOVERS WILL APPRECIATE THE CLOSE PROXIMITY AND WIDE RANGE
OF FOOD EMPORIUMS SELLING PREMIUM FOOD AND DRINKS, WHILE FLOWER STANDS AND
GIFT SHOPS GALORE ENSURE YOU ARE NEVER SHORT OF AN OFFERING AT A DINNER PARTY.

Brass Monkeys

Beautiful and unusual
handmade jewellery and
metalwork.

109 Portland Road
Hove, BN3 5DP

01273 725170



iGigi

Ethical and stylish
women's fashion
and accessories.

37 Western Road
Hove, BN3 1AF

01273 734160

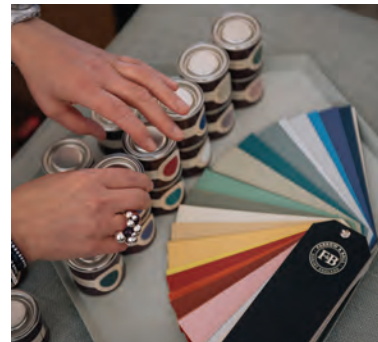


Rume

Original, bespoke furniture
& complementing
accessories.

54 Western Road
Hove, BN3 1JD

01273 777810



Farrow & Ball

Browse the versatile palette
of colours & flick through
handcrafted wallpapers.

31B Western Road
Hove, BN3 1AF

01273 774640

Kathrine Richards Design

Sussex based interior design
consultancy creating unique
and inspirational spaces.

111 Portland Road
Hove, BN3 5DP

01273 386560



E.S. Riley Upholstery

Antique and modern
items, upholstery
and re-upholstery.

6 Victoria Terrace
Kingsway, Hove, BN3 2WB

01273 777870



Florian

Bouquets, plants and gifts.

30 Western Road
Hove, BN3 1AF

01273 328841



Canham & Sons Butchers

Traditional family butchers
and deli.

48 Church Road
Hove, BN3 2FN

01273 731021

Kernel of Hove

Vegetarian, vegan and organic
produce wholefood shop.

2 Victoria Terrace
Hove, BN3 2WB

01273 721389



Asiana

Family run, Chinese grocery
shop with Dim Sum to go.

117 Portland Road
Hove, BN3 5DP

07789 771838



The Flower Stand

Creative & inspirational flowers.

St John's Church, Palmeira
Square, Hove, BN3 2JP

01273 711 711



Audreys Chocolates

Gourmet and luxury
handmade chocolates.

28 Holland Road
Hove, BN3 1JJ

01273 735561



LEISURE

WHILE FINE DINING, FINE WINE AND PATISSERIES ARE FIRM FAVOURITES TO BRIGHTONIANS AND HOVITES ALIKE, SO IS HEALTH AND WELLBEING, AND TAKING A LOOK ALONG THE PROMENADE AND LAWNS SHOWS JUST HOW TRUE THIS IS.

Joggers, yoga lovers and Tai Chi enthusiasts can be seen enjoying the fresh sea air and meditative sounds of the waves, or for those looking for a harder work out, there are boot camps and PT sessions for all abilities.

Hove Promenade Parkrun

Free weekly 5k timed run, every Saturday at 9am.

Hove Lawns, Kingsway
Hove, BN3 2FR



Lagoon Watersports

Windsurfing, standup paddleboarding, wakeboarding and sailing.

Hove Lagoon, Kingsway
Hove, BN3 4LX

01273 424842

OTT Training

Bootcamp classes on Hove Lawns.

Hove Lawns, Kingsway
Hove, BN3 2FR

07810 448920



Uniquely Organic EcoSpa

Individually tailored treatments addressing the body holistically.

40 Church Road
Hove, BN3 2FN

01273 726 973



Body Happy

Personal trainers with positive vibes.

The Studio, Kingsway Court,
First Avenue, Hove, BN3 2LR

01273 916900



Dynamic Hot Yoga

Sweat, stretch and bend to revive the body and mind near Hove Station

Unit 9 Hove Business Centre
Hove, BN3 6HA

01273 707777



THE
RESIDENTS
LOUNGE
AT KINGS HOUSE

THE RESIDENTS
LOUNGE OFFERS
ITS RESIDENTS A
BEAUTIFULLY LAID
OUT ROOM AS
AN ALTERNATIVE
SPACE TO WORK
AND RELAX.



THE RESIDENTS LOUNGE AT KINGS HOUSE

KINGS HOUSE HAS ALWAYS SOUGHT TO HONOUR ITS HERITAGE,
TAKING IMMENSE PRIDE IN ITS SENSE OF PLACE.

From 'Book Room Red' to the opulent 'Radicchio', upon your arrival to King's House, you are met with tones and palettes that give the sense you have entered a truly remarkable residential building.

This luxurious palette is continued on bespoke entrance tiling and complementing carpet runners throughout the stairways and communal areas.



CGI OF KING'S HOUSE ENTRANCE

RESIDENTS ARE INVITED INTO THE BUILDING BY A LAID-BACK, ELEGANT
AND BEAUTIFULLY APPOINTED LOUNGE ON THE GROUND FLOOR.

This carefully and creatively designed area gives residents an extension to their living space, the perfect place to relax with a coffee and get to know your neighbours! The layout has been carefully considered to be both functional, whilst also providing a relaxing environment for all residents to enjoy.

Residents can find corners for quiet contemplation, meet with friends, or simply take a moment for themselves. The lounge is as adaptable as it is impressive, whether relaxing in the inviting chairs, working around the central table, or availing of the ability to create some private space.



CGI FLOOR PLAN OF THE RESIDENTS LOUNGE

THE LAYOUT HAS BEEN DESIGNED SO THAT THERE ARE MULTIPLE AREAS TO RELAX, MEET WITH FRIENDS OR WORK FROM HOME.

Ideal as a focused space for those working from home, the IT provisions will ensure that all aspects of business communication will be catered for. There will be access to printers and scanners and you can catch up with the office via conference facilities.



CGI'S OF RESIDENTS LOUNGE

THE ELEGANT USE OF RICH COLOUR AGAINST NEUTRAL FURNITURE TONES RETAINS WARMTH AND TRANQUILLITY, CREATING AN ALTOGETHER COMFORTABLE SPACE.



CGI'S OF RESIDENTS LOUNGE

THE SPECIFICATION AT KINGS HOUSE

WITH STATEMENT
COLOURS USED
UNSPARINGLY
THE EFFECT IS
A DRAMATIC
CENTRE PIECE
FOR THE HOME.



SPECIFICATION

OUR VISION FOR THE KITCHENS

YOUR KITCHENS AT KINGS HOUSE HAVE BEEN DESIGNED IN CONJUNCTION WITH BESPOKE SUSSEX KITCHEN DESIGNERS.

Careful consideration has been given to the choice of colour and tone to work with the overall vision for the development. The combination of natural materials, high end appliances and thoughtfully designed layouts will give the owners at Kings House everything they should expect from modern living.

DESIGNER KITCHENS

- Composite stone worktops
- Feature antique-style mirror splash back
- Choice of palette for kitchen furniture
- Soft close integrated, handleless kitchen furniture
- Breakfast bar (see individual layouts)
- Under-mounted sink with stainless steel mixer tap
- Integrated strip LED feature lighting to kitchen units
- Bosch inset induction hob
- Bosch single oven with sensory key controls
- Bosch combination microwave oven
- Bosch integrated fridge/freezer
- Bosch multi-functional integrated dishwasher





CGI OF APARTMENT 1.06 BEDROOM

THE SPECIFICATION AT KINGS HOUSE

EVERY DETAIL IS
CONSIDERED IN
THESE BEAUTIFULLY
DESIGNED SPACES,
BOTH LIGHT AND
AIRY BY DAY AND
RELAXING BY NIGHT.

COMBINING
DECADENT
FLOURISHES WITH
FINE DESIGN ADDS
TO A SENSE OF
INDULGENCE AND
CHARM

SPECIFICATION

QUALITY MATERIALS

KINGS HOUSE HAS BEEN DESIGNED USING HIGH QUALITY MATERIALS TO SUBTLY DEFINE THE LIVING SPACES. THE DESIGN OF EACH PROPERTY CELEBRATES NATURAL MATERIALS DIFFERENTIATING SPACES AND HOW THEY ARE OBSERVED.

INTERIOR FEATURES & FINISHES

Ahmarra heritage painted 3 panelled apartment entrance doors with heritage brass ironmongery

Engineered wood herringbone floor from hall into living/dining room and open plan kitchen

Carpet to bedrooms

Wardrobe to master bedroom

Painted panelled Ahmarra internal doors with brass ironmongery

Double height profiled skirting to main living spaces

Feature coving to main living areas and bedrooms

Recessed LED lighting to halls, bathrooms and kitchen areas

Pendant lighting to living & dining areas and bedrooms

BT Telephone & Broadband

Sky Q Digital TV connection



CGI OF APARTMENT 1.06 BEDROOM



SPECIFICATION

BATHROOM & EN-SUITE

EVERY DETAIL HAS BEEN CONSIDERED IN THESE BEAUTIFULLY DESIGNED BATHROOMS. COMBINING DECADENT BRASSWARE WITH FEATURE TILING HAS CREATED A TRULY LUXURIOUS SPACE.

BATHROOM & EN-SUITE FEATURES

Terrazzo floor tiles

Feature hex mosaic wall tiling to sink & WC area

Large format wall tiling to shower & bath enclosures

Vado premium brassware and shower accessories

Fully tiled showers to include walk in shower, with fixed shower screen

Showers to include both fixed shower head & additional retractable handset

Heavy gauge steel enamelled baths to include three-way control systems to control fixed shower head, bath filler & additional retractable handset

Geberit sanitaryware including basin, WC with concealed dual flush cistern & soft close seat

Mirrored vanity unit

Underfloor heating



CGI OF TYPICAL EN-SUITE





SPECIFICATION

THE REFINEMENT IS FOUND IN THE DETAIL

THE DETAILING IS ALL YOU WOULD EXPECT FROM A DEVELOPMENT OF THIS STATURE. FROM UNDERFLOOR HEATING TO HIGH CEILINGS AND WINDOWS THAT ALLOW THE LIVING AREAS TO BE IMBUED WITH NATURAL LIGHT THAT MAGNIFIES THE FEELING OF SPACE AND OPENS UP THE SPECTACULAR SEA VIEWS.

HEATING, SUSTAINABILITY & ENERGY EFFICIENCY

High efficiency electric hot water & heating system

Underfloor heating throughout with separate heating zones to give maximum comfort

Ducted MVHR ventilation system providing high levels of permanent tempered background ventilation with heat recovery into all rooms & extract fans in bathrooms and kitchens

Internal floors are enhanced to provide high levels of sound insulation

Windows are of a high quality double glazed timber construction providing a high level of thermal efficiency

EXTERNAL

Tiled external balcony (see individual layouts)

Paved terraces to lower ground floor (see individual layouts)

SECURITY & PEACE OF MIND

Audio/video entry system connected to communal entrance doors

Mains supply smoke detector to hallway, heat detectors to kitchen

Gated underground car park

EV charging points

Designated underground cycle storage

10 year Buildzone Warranty





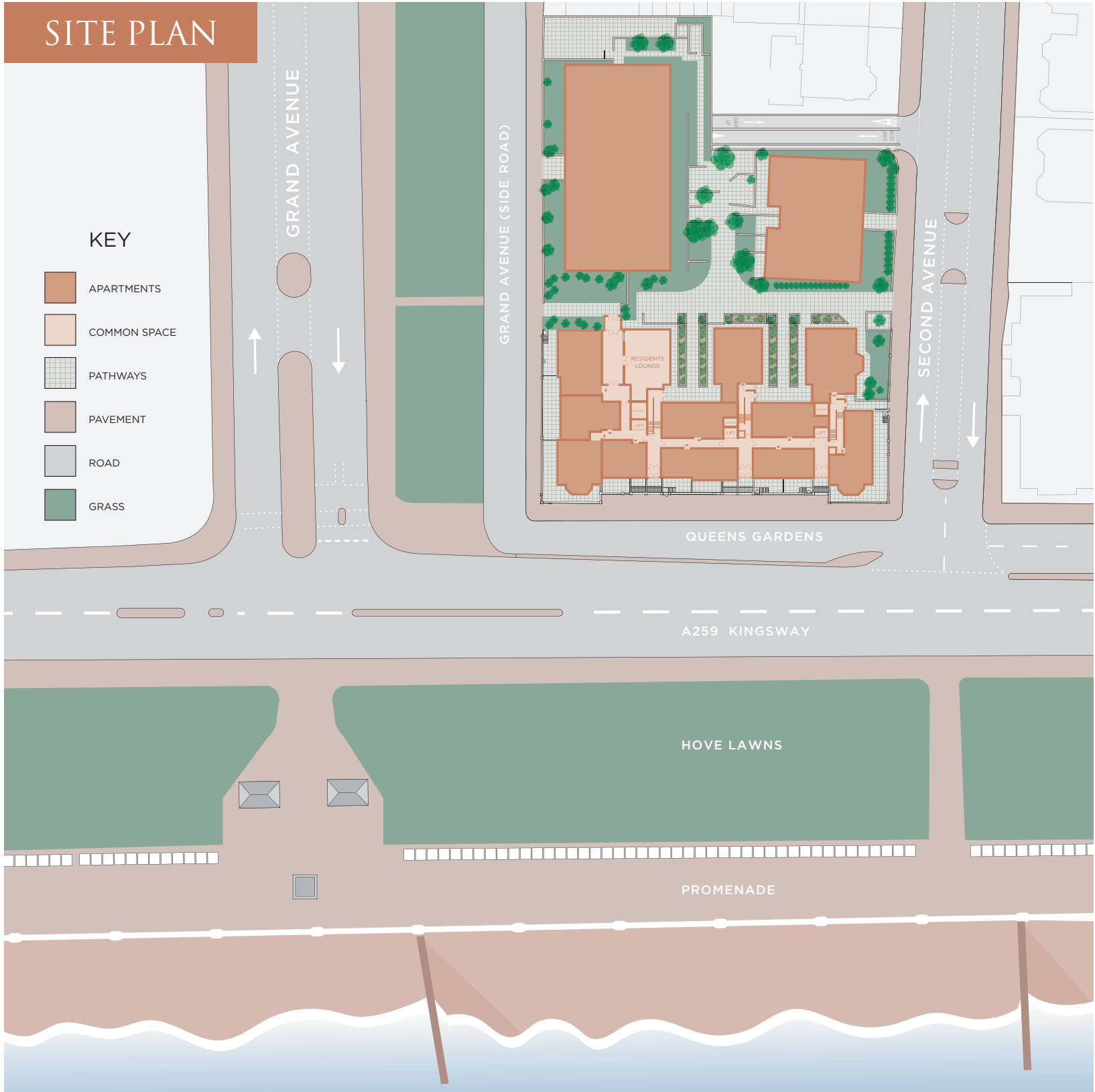
THE SPECIFICATION AT KINGS HOUSE

THE DETAILING
IS ALL YOU
WOULD EXPECT
FROM A
DEVELOPMENT
OF THIS
STATURE



LOCATION MAP

- 1 Uniquely Organic EcoSpa
- 2 Wild Flor
- 3 Canham & Sons Butchers
- 4 Libation
- 5 Planet India
- 6 Dynamic Hot Yoga
- 7 Gail's Bakery
- 8 etch.
- 9 The Urchin
- 10 Sugardough
- 11 Kernel of Hove
- 12 The Ginger Pig
- 13 Audreys Chocolates
- 14 Chard & iGigi
- 15 Farrow & Ball
- 16 The Old Market
- 17 The Farm Tavern
- 18 The Set Restaurant
- 19 64 Degrees
- 20 Oakley Property
- 21 Waitrose
- 22 Hove County Cricket
- 23 British Airways i360
- 24 The West Pier
- 25 Brighton Palace Pier
- 26 The Brighton Lanes
- 27 Brighton Pavilion
- 28 St Ann's Well Gardens
- 29 Churchill Square
- 30 Brighton Centre
- 31 Grand Hotel
- 32 Hove Lagoon





Oakley
Your Sussex Property Expert

VIEWING

For further information & viewing of samples & finishes
by appointment through sole agents Oakley

OAKLEY

Brighton & Hove Residential Office
3 North Road, Brighton, East Sussex BN1 1YA • Tel 01273 688881
Email kingshouse@oakleyproperty.com • oakleyproperty.com

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FOREWORD

Kings House is a truly remarkable building. Having been built in the late 1800's it has had an exciting history and is now entering its next chapter as Hove's premier residential address.

Walking the building and pouring through the Developers plans and finishes, the energy and sense of renewal was palpable. It is an exciting project and once completed, I can't wait to be invited back.



Piers Taylor

PIERS TAYLOR