

the lifestyle

This glamorous apartment is in a prestigious area of this cosmopolitan coastal resort close to the beach with local shops catering to your every need. The bohemian café culture and independent, specialist shops of Kemp Town Village and the Marina with its health club, cinemas, casino and restaurants are both within walking distance. The hospital, law courts and Amex are nearby and good schools, the theatres and Lanes of central Brighton are all easy to reach. Buses into the city, along the coast and to the universities are nearby and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting possible. For those who need a car, there is secure parking for two cars and both the A23/27 are easy to reach.

what's around you

- Shops:** Local 2 minutes, The Lanes about 5 minutes by cab
- Train Station:** Brighton mainline 15 minutes by bus
- Seafront or Park:** Seafront is under 10 mins, the golf course and park are about 5 minutes

closest schools:

- Primary:** St Mark's
- Secondary:** Varndean or Dorothy Stringer
- Private:** Brighton College

get in touch

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pop-in 110 St George's Road, Brighton, BN2 1EA



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seaside luxury

ocean heights, bn2

price - £950,000

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the bathroom

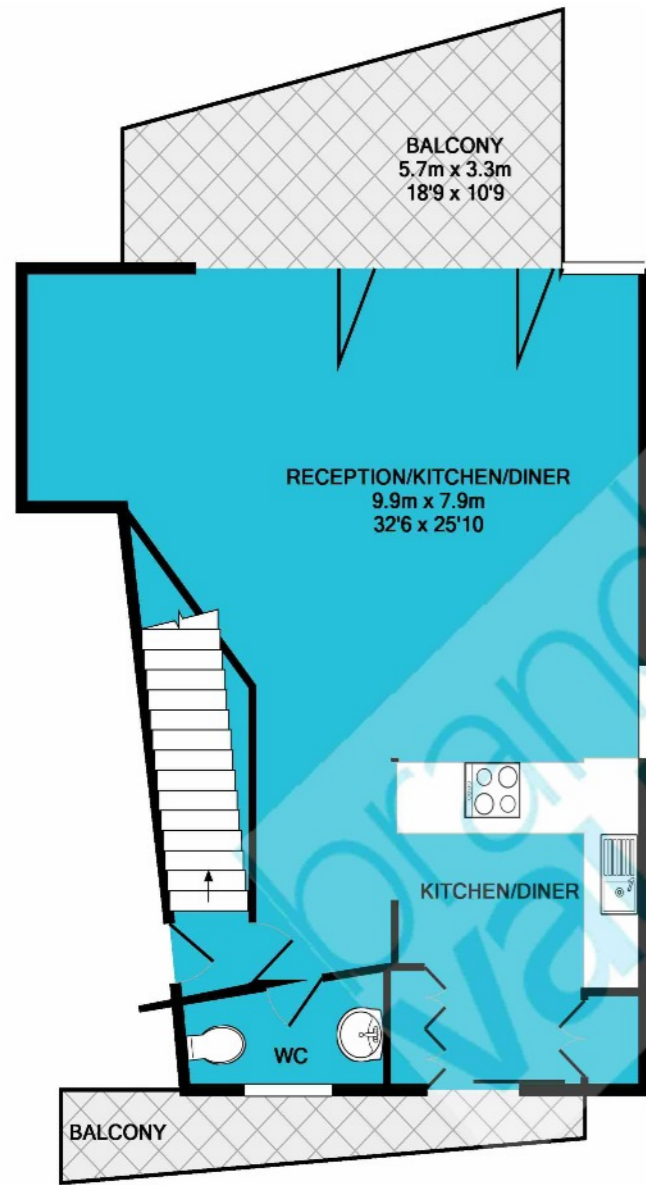
the property

-  3 double
-  2
-  1 spacious
-  1,499 sq.ft.
-  Secure, 2 spaces
-  South terrace
-  Kemp Town/Roedean

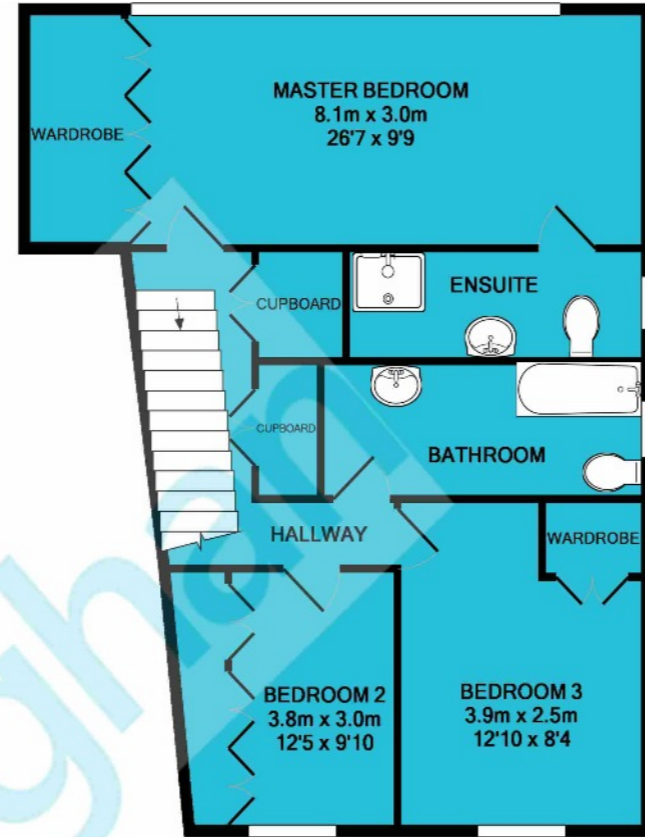
Exceptionally glamorous with sea views from its fabulous roof terrace, this three- bedroom apartment by respected architects "Bold Design" sets a standard of luxury rarely seen on the market. With secure parking for 2 cars and a high tech but ecologically sensitive ethos, this innovative complex has an exclusive address close to the beach, the Marina and local shops, and as the Lanes and Station are about five minutes by cab, all eyes are watching this luxurious home.



the floor plan



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 139.2 SQ.M. (1498 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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why you'll like it

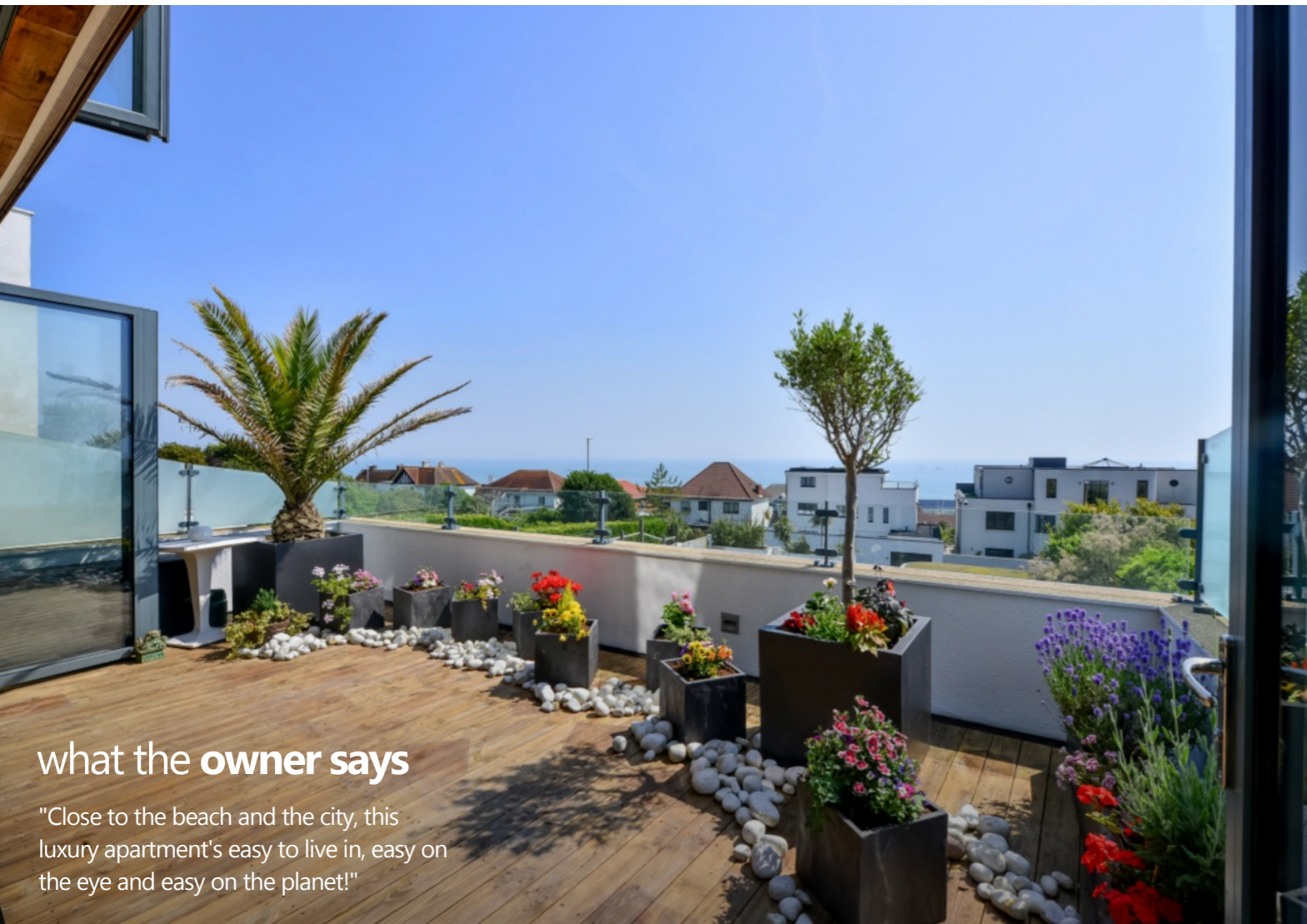
Folding open to the sunshine and sea views, this fabulous south coast apartment balances sociable spaces with quiet bedrooms. With rare, secure parking for two cars, the garage is remote controlled with cctv coverage for when you are away, and fingerprint recognition for the main building ensures your privacy.

Inside provides open plan living at its most sophisticated with a stylish living area, wired for Bose surround sound with ambient lighting and plenty of space to relax or entertain. The glass south wall brings in the fabulous sun terrace with sparkling sea views, perfect for al fresco lunches which may well run into glittering suppers as lighting is already in place. Discrete but sociable, the Schmidt kitchen is separated from the main living area by a peninsular island which doubles as a breakfast bar, so friends can join you as you cook on the Siemens touch induction hob, integrated beneath a funicular Elicia extractor. Twin ovens at eye level have a warming tray and a high spec dishwasher, fridge and freezer are integrated, so all you need to do is to choose the lighting, open the room to the sunshine and start the party - and when you need a quiet break, you can open the doors behind you to a private balcony with cool, calm views over the Downs which surround this coastal city.

Past a chic guest cloakroom, stairs lead up to two quiet double bedrooms, each ready to move into with fitted wardrobes, stylish décor and Juliette balconies with views over a 72- par golf course to protected downland. Across the hallway, the luxury bathroom has heating beneath the shimmering floor, a bath which fills itself, to temperature, at the sweep of a hand and a television set to relax with!



the master bedroom



what the owner says

"Close to the beach and the city, this luxury apartment's easy to live in, easy on the eye and easy on the planet!"



the 2nd bedroom