



Customer Price List

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Plot	Address	Type	Floor	Internal m ²	Internal ft ²	Beds	Price	Service Charge
B-01-01	Flat 2, 4 The Furlong, Brighton, BN2 4FP	Apartment	1	71.50	770	2	£381,000	£2.99psf
B-01-02	Flat 3, 4 The Furlong, Brighton, BN2 4FP	Apartment	1	71.50	770	2	£409,000	£2.99psf
B-01-03	Flat 1, 4 The Furlong, Brighton, BN2 4FP	Apartment	1	50.00	538	1	RESERVED	£2.99psf
B-01-04	Flat 4, 4 The Furlong, Brighton, BN2 4FP	Apartment	1	50.60	545	1	SOLD	£2.99psf
B-01-05	Flat 8, 4 The Furlong, Brighton, BN2 4FP	Apartment	1	38.90	419	0	RESERVED	£2.99psf
B-01-06	Flat 5, 4 The Furlong, Brighton, BN2 4FP	Apartment	1	39.60	426	0	RESERVED	£2.99psf
B-01-07	Flat 7, 4 The Furlong, Brighton, BN2 4FP	Apartment	1	72.10	776	2	RESERVED	£2.99psf
B-02-01	Flat 10, 4 The Furlong, Brighton, BN2 4FP	Apartment	2	71.50	770	2	£402,000	£2.99psf
B-02-02	Flat 11, 4 The Furlong, Brighton, BN2 4FP	Apartment	2	71.50	770	2	£417,000	£2.99psf
B-02-03	Flat 9, 4 The Furlong, Brighton, BN2 4FP	Apartment	2	50.00	538	1	£295,000	£2.99psf
B-02-04	Flat 12, 4 The Furlong, Brighton, BN2 4FP	Apartment	2	50.60	545	1	RESERVED	£2.99psf
B-02-05	Flat 16, 4 The Furlong, Brighton, BN2 4FP	Apartment	2	38.90	419	0	£241,000	£2.99psf
B-02-06	Flat 13, 4 The Furlong, Brighton, BN2 4FP	Apartment	2	50.50	544	1	£311,000	£2.99psf



Marketing Suite address: Plus X, Lewes Road, Brighton, BN2 4GL

Phone: 078660 62316

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Prices correct as of 11/10/2021

Plot	Address	Type	Floor	Internal m ²	Internal ft ²	Beds	Price	Service Charge
B-02-07	Flat 12, 4 The Furlong, Brighton, BN2 4FP	Apartment	2	72.1	776	2	£402,000	£2.99psf
B-02-08	Flat 14, 4 The Furlong, Brighton, BN2 4FP	Apartment	2	70	753	2	£396,000	£2.99psf

Sales Prices

The prices and particulars for Home X are correct at the time of production for all literature, however information can be amended at any time, and you should check the latest position with us before viewing. The guide prices quoted are indicative only and do not constitute an offer to sell at any particular price.

Purchase Procedure

Our Sales Consultant will be pleased to meet with you by appointment at our Plus X Marketing Suite.

If you decide you wish to proceed we will reserve your new property for you on payment of the reservation fee. Currently reservations are being taken off plan, and you will not be able to view your specific home until it is build complete.

Build Completion

Block B has a forecast build completion for Q4 2021.

Reservation Terms

Your reservation fee for your home will be £1000 (or £500 if purchasing with Help To Buy) and we will expect you to achieve exchange of contracts within 35 days of your solicitor receiving draft contracts. On exchange you will need to lodge your deposit with your solicitor. The balance of funds are payable on legal completion and subject to 10 days legal notice to complete. The reservation fee is deducted from your exchange deposit

Service Charges & Leasehold

The estimated service charge is stated in the pricing table. This is payable quarterly to the managing agents LivingCity. The service charges have been calculated to include all communal internal and external upkeep, all legal compliance and a contribution to the podium gardens and wider estate.

The properties at Home X are Leasehold with a 250 year lease starting in 2019.

There is no Ground Rent to pay at Home X.

Guarantees

The properties come with a 10 year NHBC guarantee.

EPC Rating

To be confirmed



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Council Tax Band

To be confirmed

Estimated Rental Values for Buy to Let Purchasers

Estimated rental values have been provided by Co Apt and Belvoir, two separate local Lettings agencies. For specific unit rental estimates please speak to your Sales Advisor.

Bedrooms	Rental Range PCM
Studio	£900 - £1,100
1 Bed	£1,200 - £1,400
2Bed	£1,700 - £1,900

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Please be aware that these details are intended to give a general indication of your service charges, estate charges and ground rent and should be used as a guide only. The company reserves the right to alter these details at any time. Please see your contracts for full details, or ask your Sales Negotiator for more information.



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