

Southern
Home
Ownership



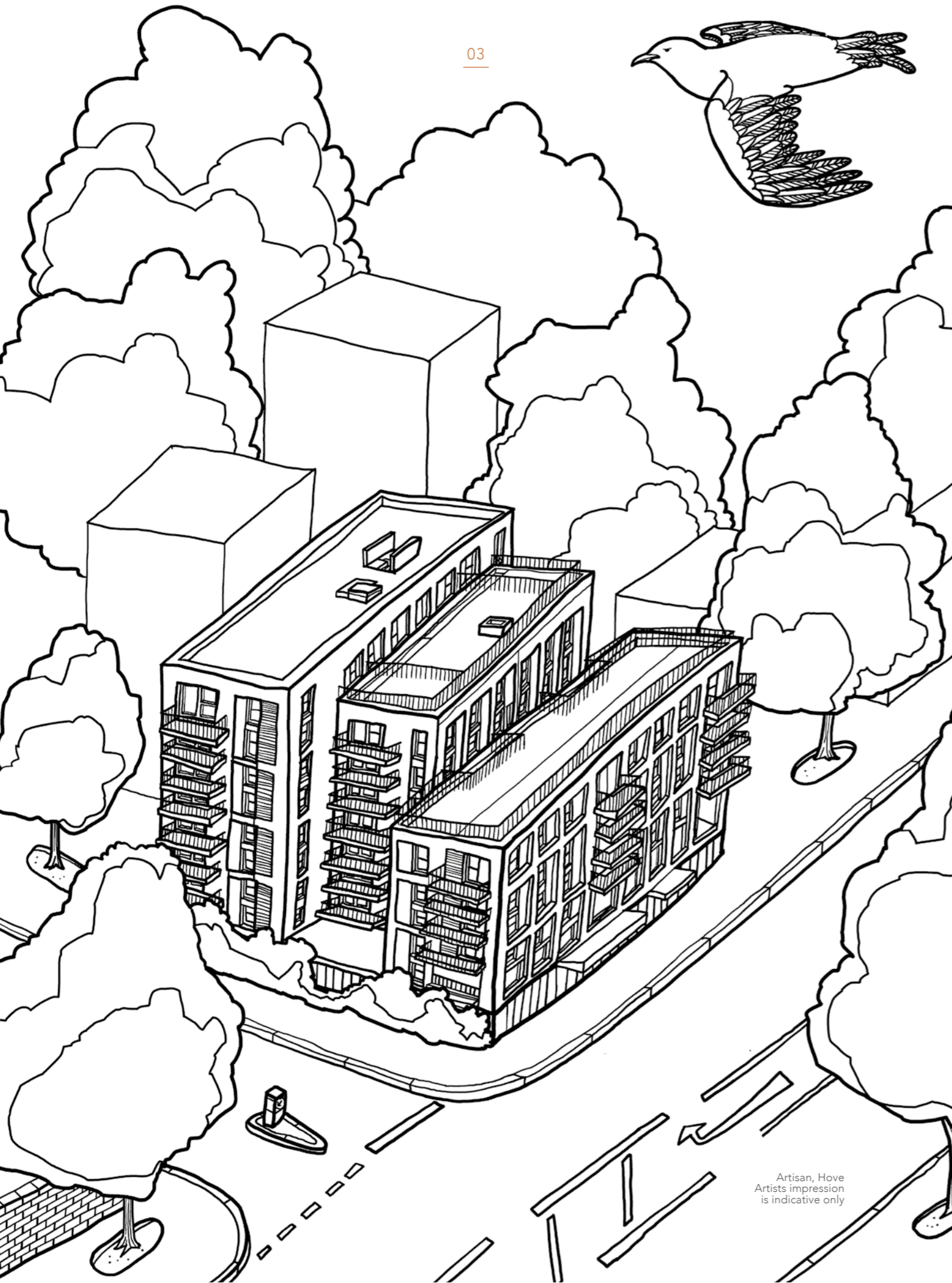
{ artisan }

HOVE • SEVEN DIALS

Welcome to
{ artisan }
HOVE • SEVEN DIALS

LUXURY 1,2 & 3 BEDROOM APARTMENTS, AVAILABLE
TO BUY THROUGH SHARED OWNERSHIP





Artisan, Hove
Artists impression
is indicative only

Step into a **new home**

AT ARTISAN...



Just a stone's throw from the centre of Hove and a short stroll from the beach, Artisan is a contemporary collection of 1, 2 & 3 bedroom luxurious apartments. Situated in the popular Seven Dials district and less than a mile away from the hustle and bustle of Hove, you'll find a selection of quirky cafés, pubs, restaurants and shops all within easy reach.

Each home has been beautifully crafted, boasting stylish interiors, flexible living areas and a private balcony, where you can unwind, relax and enjoy the scenery. Artisan also benefits from superb transport connections, with both Hove and Brighton railway stations just a short walk away. Whether you enjoy dining out in vibrant eateries, indulging in some retail therapy or exploring the great British coastline, you'll have access to all of that and more at Artisan.

Bursting with character

A CREATIVE COMMUNITY



Nestled on a hilltop, north-west of the city centre, Seven Dials is a vibrant district in Brighton and Hove which owes its name to the seven roads that radiate out from the Seven Dials Roundabout. Each road leads out to a number of popular areas and attractions including the city centre, the seafront and the natural beauty spot Devil's Dyke – so you'll be well placed to explore the area.

In the early 19th century, Seven Dials was surrounded by market gardens, windmills, local businesses and housing developments. But once the train station was built in 1841, the area quickly evolved into a thriving community and saw new trees and parkland planted and new schools opened. Today, it's bursting with character and is home to a variety of stylish wine bars, deli's, restaurants, cafés and shops, as well as picturesque open green spaces. There's a constant creative buzz in the air – from the small shops selling local, handcrafted goods to the Seven Dials Artist's Group and their unique displays, it's an inspiring place to live.





It's all about
community spirit

MADE WITH HEART & SOUL



SEVEN CELLARS

Seven Cellars is an independent wine merchant and tap room situated in the heart of the Seven Dials district. The owner, Louise Oliver, set up the business in December 2015 after she fell in love with the area and its community spirit. Louise has extensive experience in the import, export and prosecco industry. Over the years, Louise has stocked a varied selection of fine sparkling wines, some of which have been served at prestigious events like Will and Kate's wedding and the Queen's 90th birthday.

Based in an originally tiled 19th century shop, Seven Cellars enjoys a vintage, quirky setting. The business specialises in championing Sussex breweries and vineyards and invites locals to come in and sample beer and cider from the barrel and encourages people to try new and exotic wines from small vineyards across Europe.



It's all about
home comforts

MADE WITH HEART & SOUL



HOMAGE

Homage is an independent Scandinavian home and lifestyle store, which was born in London but has been raised in Brighton. Owner

Liza comes from the area and missed the close-knit community and living by the seaside. So, after starting the business in the city with husband Mark and to pay homage to her roots, Liza decided to move the shop to Brighton. The family's history with the area makes the store a special addition to the vibrant, independent business community in Seven Dials.

Quirky and minimalistic, the store offers a variety of interior and lifestyle products that are all delicately displayed and all of the products have a beautiful, understated charm to them. From shabby chic rugs to chunky wooden kitchen utensils, you'll have an array of stylish homeware to choose from when it comes to furnishing your new home.





It's all about the style

MADE WITH HEART & SOUL



TEDDY EDWARDS CUTTING ROOM

Born and bred in Sussex, Alex Burt loves the area. So much so that when he set up Teddy Edwards Cutting Room, he chose two locations for his top quality barbers – one near Hove Station and one in Seven Dials. Alex says the community vibe in Seven Dials and the fact that everyone knows everyone was a real selling point to basing his business here.

Providing a modern environment with a classic edge, Teddy Edwards offers top quality cutting in a relaxed atmosphere, which is why you'll often find owners of other local businesses popping in for a trim.



Meet the master crafter

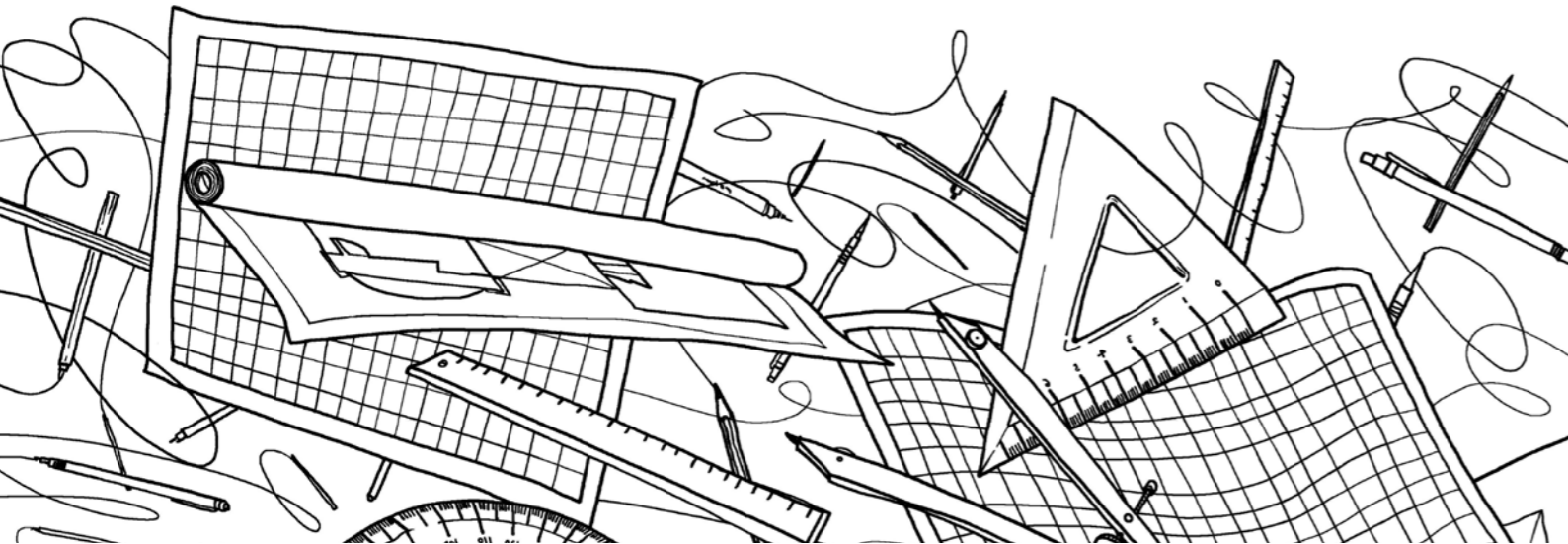
MADE WITH HEART & SOUL



STUART BERTIE, DIRECTOR OF ARCHITECTURE,
BROADWAY MALYAN

Designed with the creative community in mind, Stuart says Artisan is a special place to live: "We took into consideration both the area's historic context and Hove's strong connection with the sea. There's a real handmade feel to some of the building too, which fits in perfectly with the area. A lot of apartments have shiny, glossy glass balconies but the balconies here are more like railings. These traditional balconies have a modern twist to them and the detail makes them look handcrafted."

With the seaside nearby, Stuart says it was also really important to maximise views and give residents the chance to enjoy the great outdoors: "There are communal terraces on the top levels which are beautifully landscaped and there's also a courtyard entrance to the block. It's similar to what you might find in Paris; a door leading through to a pretty courtyard which is sort of a transition space, so residents don't just walk through a door and on to the street."

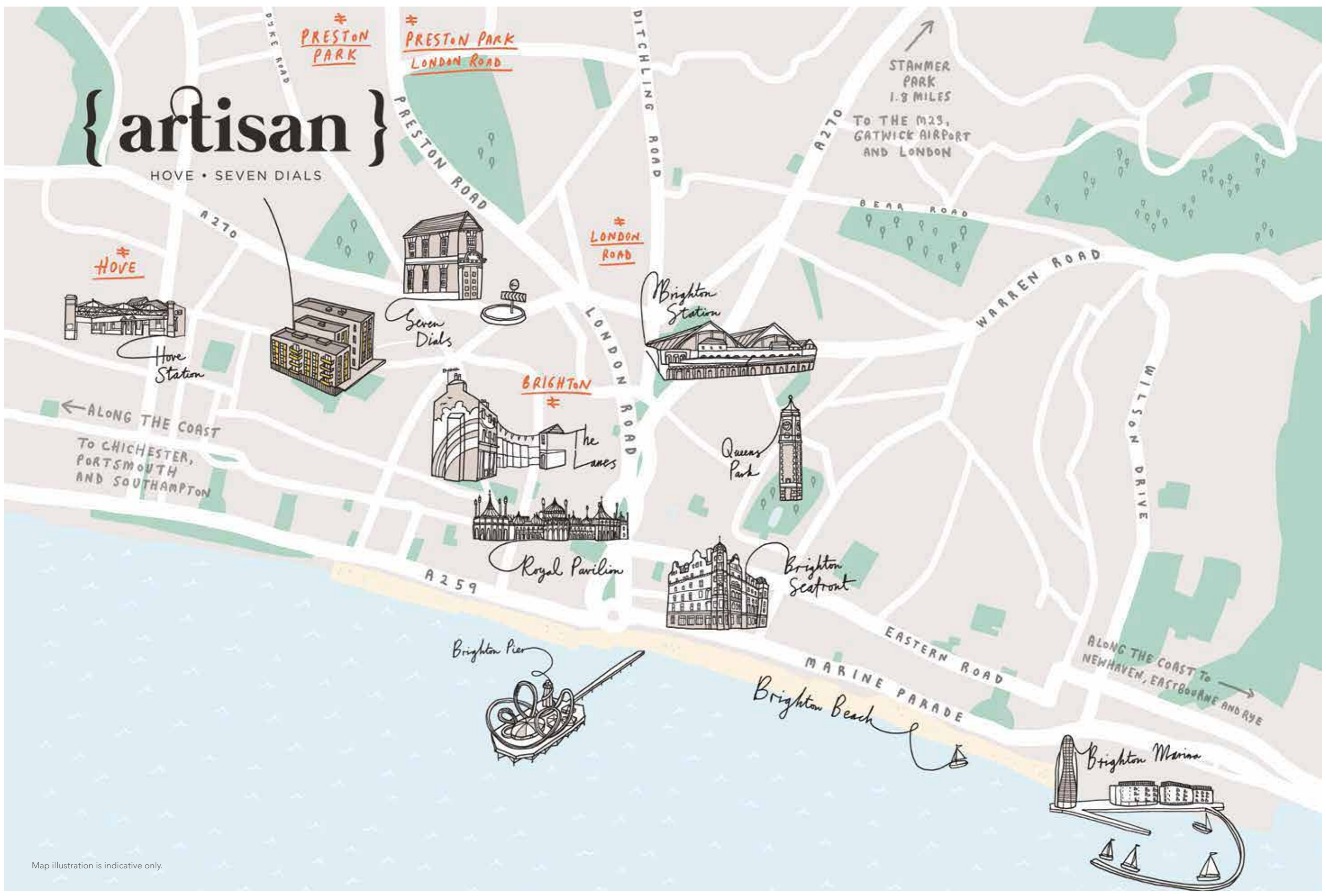


{ **There's a real handmade
feel to parts of the building** }



{ artisan }

HOVE • SEVEN DIALS



Map illustration is indicative only.

Lovingly crafted,
**for both you
& the environment**



The apartments at Artisan have been built with the future in mind. The high quality design makes this a place you'll be proud to call home, whilst the enviable location and excellent transport links encourages a truly sustainable way of living.

Artisan is ideally located a short distance from the town centre and a host of amenities, so you'll never have to travel far for your everyday essentials. The train station is within walking distance and there are a number of bus stops outside of the development, offering routes to various destinations along the main A23 road.

What's more, residents are encouraged to use a number of sustainable modes of transport, with dedicated cycle storage areas placed throughout the development.





Typical Southern Housing interior

The homes have been built using sustainable materials, which have been carefully selected because of their low impact on the environment. Inside, you'll find A rated appliances in the kitchen, an efficient central heating system, new insulation and low energy lighting throughout, which all help to reduce household bills as well as your carbon footprint.



The development itself has been built to be environmentally friendly, with good recycling facilities on-site as well as water meters, to prevent wastage. Local wildlife and greenery has been considered throughout the construction of Artisan and there are a number of trees and hedges scattered throughout the site, which add to the pretty surroundings and provide habitats for local species.

Why buy new at Artisan?



THE NEW HOMES ADVANTAGE

At Artisan, you'll enjoy all the benefits of owning a brand new home. Expertly built by Crest Nicholson and proudly offered for sale by Southern Housing, the homes at Artisan feature high-quality fixtures and fittings, immaculate interiors, and carefully designed clean surfaces and straight lines, meaning there's no need to waste precious time and money on redecorating, DIY or maintenance projects; you can just focus on personalising your home with your very own style.

However the advantages of buying new extends beyond the interiors, as summarised in a recent report by the NHBC Foundation.

A survey of over 2,000 new home owners were asked what they considered the benefits of new homes to be, and many highlighted improved levels of comfort and lower household energy bills thanks to better standards of insulation, draught-proofing and 'air tightness', plus the peace of mind provided by NHBC's warranty and insurance protection under Buildmark, from exchange of contracts to a maximum of 10 years after legal completion. Additionally, respondents also enjoyed being surrounded by like-minded people at their developments, as it presented the opportunity to make new friends and meet neighbours in their flourishing new communities.

Whatever your reason for moving, Artisan is the perfect place to call home – now and for years to come.



New homes are designed and built to modern Building Regulations requirements and have safety glass in areas where damage is possible or likely to cause an injury, for instance, in glass doors or low level windows. Modern Building Regulations and the NHBC Standards also ensure that new homes are built on a firm footing



New homes have well laid-out bathrooms with modern appliances



With their better standards of thermal insulation and energy efficiency, new homes are cosy and warm up more quickly



New homes use space efficiently and provide a good balance of living space, storage and bathroom facilities



Mains-powered smoke alarms provide early warning of potential fire. New homes are also fitted with residual current devices (RCDs) which provide additional protection against electric shocks



Enjoy your new home without the lingering worries of what might have been covered up or glossed over by the previous owners



Many people moving to a new development find that they meet neighbours with similar interest and aspirations. Additionally, good planning of shared spaces for leisure and recreation can help foster community activities



Doors and windows now incorporate additional locks and security devices to help keep intruders out



New homes are designed and built to better standards with mandatory measures to minimise noise transfer between adjacent homes through walls and floors



Appliances and systems in new homes are new and will work well for many years to come



Source: NHBC Foundation | 'The advantages of new homes' Guide, November 2016

Apartments 1/7/8 Ground Floor



KEY

W – Wardrobe C – Cupboard * – Maximum size

APARTMENT 1

| | | |
|--------------------|-------------------|-----------------|
| Kitchen | 3535mm x 2065mm | 11'7" x 6'9" |
| Living/Dining Room | 3817mm* x 5880mm* | 12'6"* x 19'3"* |
| Bedroom | 5880mm* x 2974mm* | 19'4"* x 9'9"* |
| Total area | 63.73 sqm | 686 sqft |

APARTMENT 7

| | | |
|---------------------|-------------------|-----------------|
| Kitchen/Dining Room | 4251mm x 2697mm | 13'11" x 8'10" |
| Living Room | 4750mm* x 3175mm* | 15'7"* x 10'5"* |
| Bedroom | 4275mm* x 3800mm* | 14'0"* x 12'6"* |
| Total area | 58.35 sqm | 628 sqft |

APARTMENT 8

| | | |
|--------------------|-------------------|------------------|
| Kitchen | 3880mm* x 2084mm* | 12'9"* x 6'10"* |
| Living/Dining Room | 4770mm* x 4341mm* | 15'8"* x 14'3"* |
| Bedroom | 4209mm* x 3540mm* | 13'10"* x 11'7"* |
| Total area | 58.18 sqm | 626 sqft |



Ground Floor



First Floor



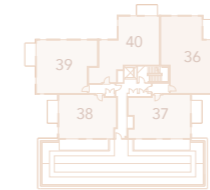
Second Floor



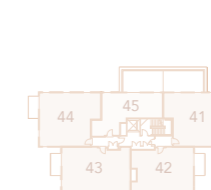
Third Floor



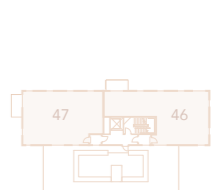
Fourth Floor



Fifth Floor



Sixth Floor



Seventh Floor

Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.

Apartments 2/3/4/5/6/9/10/11

First Floor

APARTMENT 2

| | | |
|--------------------|-------------------|------------------|
| Kitchen | 3545mm x 2916mm | 11'8" x 9'7" |
| Living/Dining Room | 3915mm* x 3790mm* | 12'10"* x 12'5"* |
| Bedroom | 4829mm* x 3357mm* | 15'10"* x 11'0"* |
| Total area | 59.45 sqm | 640 sqft |

APARTMENT 3

| | | |
|--------------------|-------------------|------------------|
| Kitchen | 4904mm x 2170mm | 16'1" x 7'1" |
| Living/Dining Room | 5355mm* x 3594mm* | 17'7"* x 11'10"* |
| Bedroom 1 | 4581mm* x 3365mm* | 15'0"* x 11'0"* |
| Bedroom 2 | 4581mm x 2770mm | 15'0" x 9'1" |
| Total area | 74.87 sqm | 805 sqft |

APARTMENT 4

| | | |
|--------------------|-------------------|------------------|
| Kitchen | 3402mm x 2138mm | 11'2" x 7'0" |
| Living/Dining Room | 5746mm* x 3402mm* | 18'10"* x 11'2"* |
| Bedroom | 3831mm* x 3200mm* | 12'7"* x 10'6"* |
| Total area | 52.17 sqm | 561 sqft |

APARTMENT 5

| | | |
|--------------------|-------------------|-----------------|
| Kitchen | 4890mm* x 2794mm* | 16'1"* x 9'2"* |
| Living/Dining Room | 4731mm* x 3533mm* | 15'6"* x 11'7"* |
| Bedroom 1 | 3423mm* x 3381mm* | 11'3"* x 11'1"* |
| Bedroom 2 | 4631mm* x 2785mm* | 15'2"* x 9'2"* |
| Total area | 74.97 sqm | 807 sqft |



KEY

W – Wardrobe C – Cupboard * – Maximum size

APARTMENT 6

| | | |
|--------------------|-------------------|------------------|
| Kitchen | 2723mm x 2093mm | 8'11" x 6'10" |
| Living/Dining Room | 7288mm* x 3452mm* | 23'11"* x 11'4"* |
| Bedroom | 4095mm* x 3339mm* | 13'5"* x 10'11"* |
| Total area | 54.87 sqm | 590 sqft |

APARTMENT 9

| | | |
|--------------------|-------------------|------------------|
| Kitchen | 3377mm x 2052mm | 11'1" x 6'9" |
| Living/Dining Room | 5302mm* x 5020mm* | 17'5"* x 16'6"* |
| Bedroom 1 | 3738mm* x 3418mm* | 12'3"* x 11'3"* |
| Bedroom 2 | 3838mm x 3182mm | 12'7" x 10'5" |
| Bedroom 3 | 4170mm* x 3530mm* | 13'8"* x 11'7"* |
| Total area | 104.41 sqm | 1123 sqft |

APARTMENT 10

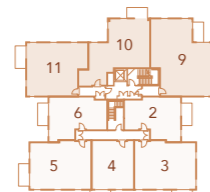
| | | |
|--------------------|-------------------|------------------|
| Kitchen | 3600mm* x 2254mm* | 11'10"* x 7'5"* |
| Living/Dining Room | 5384mm* x 3600mm* | 17'8"* x 11'10"* |
| Bedroom 1 | 4357mm* x 2998mm* | 14'4"* x 9'10"* |
| Bedroom 2 | 3580mm* x 3400mm* | 11'9"* x 11'2"* |
| Total area | 78.25 sqm | 842 sqft |

APARTMENT 11

| | | |
|--------------------|-------------------|------------------|
| Kitchen | 3520mm x 2300mm | 11'7" x 7'7" |
| Living/Dining Room | 5120mm* x 4478mm* | 16'10"* x 14'8"* |
| Bedroom 1 | 4180mm* x 3000mm* | 13'9"* x 9'10"* |
| Bedroom 2 | 4128mm* x 3430mm* | 13'7"* x 11'3"* |
| Total area | 77.35 sqm | 832 sqft |



Ground Floor



First Floor



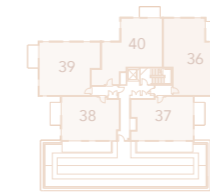
Second Floor



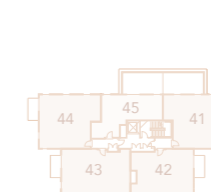
Third Floor



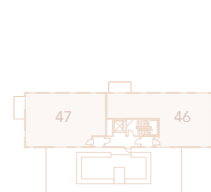
Fourth Floor



Fifth Floor



Sixth Floor



Seventh Floor

Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.

Apartments 12 - 35

Second, Third & Fourth Floor

APARTMENTS 12, 20 & 28

| | | |
|--------------------|-------------------|------------------|
| Kitchen | 3377mm x 2052mm | 11'1" x 6'9" |
| Living/Dining Room | 5302mm* x 5020mm* | 17'5" x 16'6" |
| Bedroom 1 | 3738mm* x 3418mm* | 12'3" x 11'3" |
| Bedroom 2 | 3838mm x 3182mm | 12'7" x 10'5" |
| Bedroom 3 | 4170mm* x 3530mm* | 13'8" x 11'7" |
| Total area | 104.41 sqm | 1123 sqft |

APARTMENTS 13, 21 & 29

| | | |
|--------------------|-------------------|-----------------|
| Kitchen | 2825mm x 1872mm | 9'3" x 6'2" |
| Living/Dining Room | 6088mm* x 3706mm* | 20'0" x 12'2" |
| Bedroom | 4829mm* x 3442mm* | 15'10" x 11'4" |
| Total area | 59.45 sqm | 640 sqft |

APARTMENTS 14, 22 & 30

| | | |
|--------------------|-------------------|-----------------|
| Kitchen | 4904mm x 2170mm | 16'1" x 7'1" |
| Living/Dining Room | 5355mm* x 3594mm* | 17'7" x 11'10" |
| Bedroom 1 | 4581mm* x 3365mm* | 15'0" x 11'0" |
| Bedroom 2 | 4581mm* x 2770mm* | 15'0" x 9'1" |
| Total area | 74.87 sqm | 805 sqft |

APARTMENTS 15, 23 & 31

| | | |
|--------------------|-------------------|-----------------|
| Kitchen | 3402mm x 2138mm | 11'2" x 7'0" |
| Living/Dining Room | 5746mm* x 3402mm* | 18'10" x 11'2" |
| Bedroom | 3831mm* x 3200mm* | 12'7" x 10'6" |
| Total area | 52.17 sqm | 561 sqft |



KEY

W – Wardrobe C – Cupboard * – Maximum size

APARTMENTS 16, 24 & 32

| | | |
|--------------------|-------------------|-----------------|
| Kitchen | 4890mm* x 2794mm | 16'1" x 9'2" |
| Living/Dining Room | 4731mm* x 3533mm* | 15'6" x 11'7" |
| Bedroom 1 | 3423mm* x 3381mm | 11'3" x 11'1" |
| Bedroom 2 | 4631mm* x 2785mm* | 15'2" x 9'2" |
| Total area | 74.97 sqm | 807 sqft |

APARTMENTS 17, 25 & 33

| | | |
|--------------------|-------------------|-----------------|
| Kitchen | 2723mm* x 2093mm* | 8'11" x 6'10" |
| Living/Dining Room | 7288mm* x 3452mm* | 23'11" x 11'4" |
| Bedroom | 4095mm* x 3339mm* | 13'5" x 10'11" |
| Total area | 54.87 sqm | 590 sqft |

APARTMENTS 18, 26 & 34

| | | |
|--------------------|-------------------|-----------------|
| Kitchen | 3520mm* x 2300mm* | 11'7" x 7'7" |
| Living/Dining Room | 5120mm* x 4478mm* | 16'10" x 14'8" |
| Bedroom 1 | 4180mm* x 3000mm* | 13'9" x 9'10" |
| Bedroom 2 | 4128mm* x 3430mm* | 13'7" x 11'3" |
| Total area | 77.35 sqm | 832 sqft |

APARTMENTS 19, 27 & 35

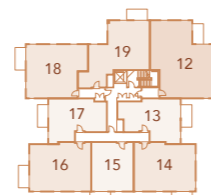
| | | |
|--------------------|-------------------|-----------------|
| Kitchen | 3600mm* x 2254mm* | 11'10" x 7'5" |
| Living/Dining Room | 5384mm* x 3600mm* | 17'8" x 11'10" |
| Bedroom 1 | 4357mm* x 2998mm* | 14'4" x 9'10" |
| Bedroom 2 | 3580mm* x 3400mm* | 11'9" x 11'2" |
| Total area | 78.25 sqm | 842 sqft |



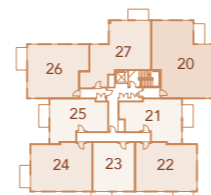
Ground Floor



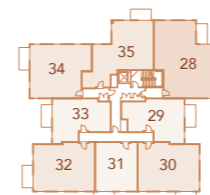
First Floor



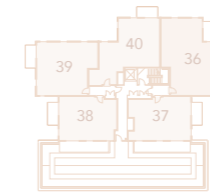
Second Floor



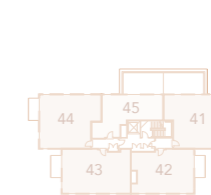
Third Floor



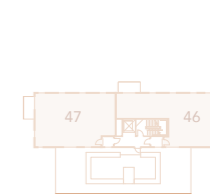
Fourth Floor



Fifth Floor



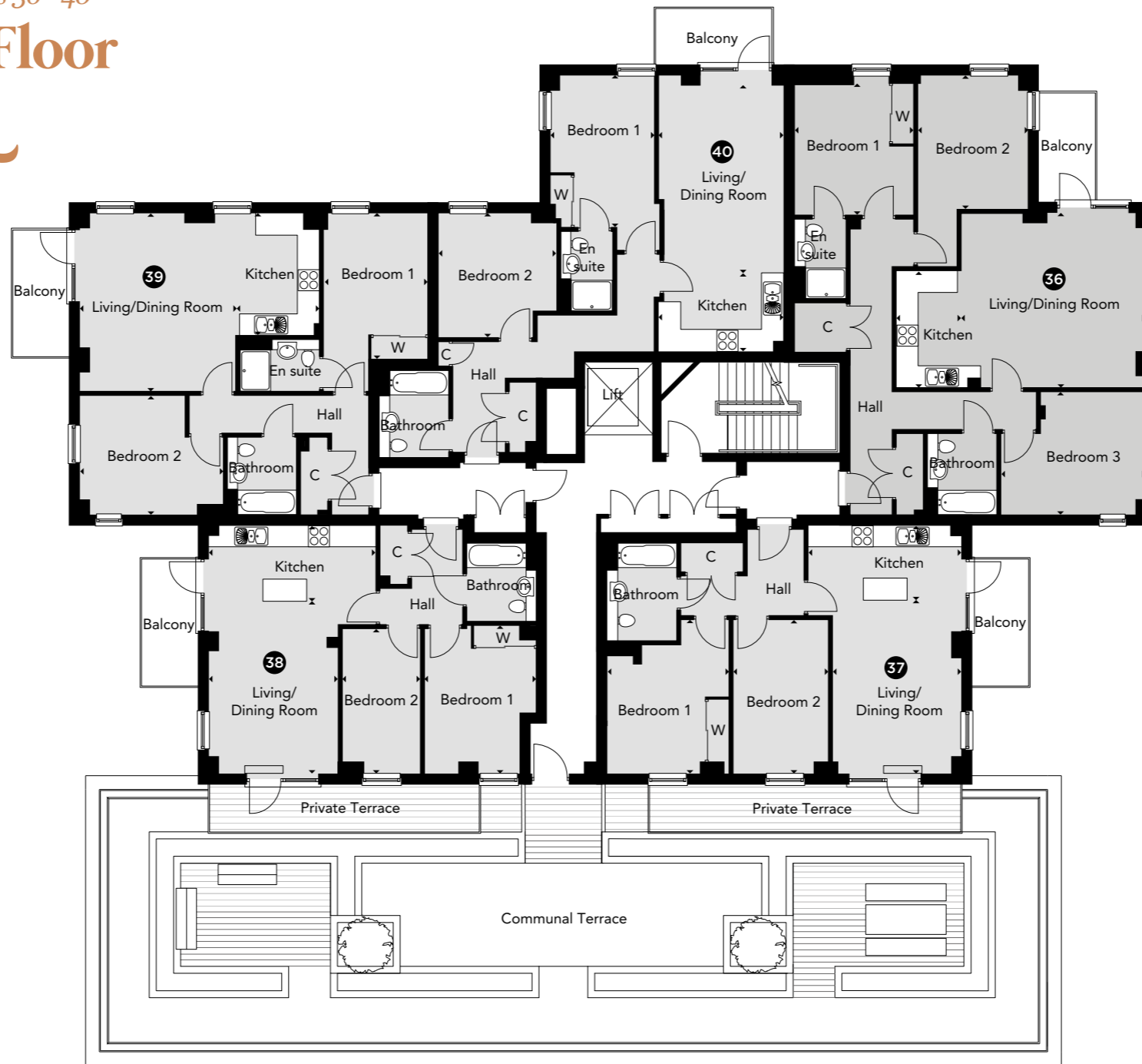
Sixth Floor



Seventh Floor

Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.

Apartments 36 - 40 Fifth Floor



APARTMENT 36

| | | |
|--------------------|-------------------|---------------|
| Kitchen | 3377mm x 2052mm | 11'1" x 6'9" |
| Living/Dining Room | 5302mm* x 5020mm* | 17'5" x 16'6" |
| Bedroom 1 | 3738mm* x 3418mm* | 12'3" x 11'3" |
| Bedroom 2 | 3838mm x 3182mm | 12'7" x 10'5" |
| Bedroom 3 | 4170mm* x 3530mm* | 13'8" x 11'7" |

Total area **104.41 sqm** **1123 sqft**

APARTMENT 37

| | | |
|--------------------|-------------------|---------------|
| Kitchen | 4405mm x 2140mm | 14'5" x 7'0" |
| Living/Dining Room | 4965mm* x 3706mm* | 16'3" x 12'2" |
| Bedroom 1 | 4415mm* x 3504mm* | 14'6" x 11'6" |
| Bedroom 2 | 4415mm* x 2750mm* | 14'6" x 9'0" |

Total area **69.16 sqm** **744 sqft**



KEY

W – Wardrobe C – Cupboard * – Maximum size

APARTMENT 38

| | | |
|--------------------|-------------------|----------------|
| Kitchen | 4803mm* x 2170mm* | 15'9" x 7'1" |
| Living/Dining Room | 4935mm* x 3703mm* | 16'2" x 12'2" |
| Bedroom 1 | 4250mm* x 3217mm* | 13'11" x 10'7" |
| Bedroom 2 | 4150mm* x 2260mm* | 13'7" x 7'5" |

Total area **63.85 sqm** **687 sqft**

APARTMENT 39

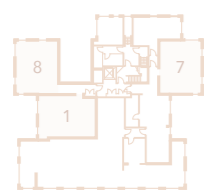
| | | |
|--------------------|-------------------|----------------|
| Kitchen | 3520mm* x 2300mm* | 11'7" x 7'7" |
| Living/Dining Room | 5120mm* x 4478mm* | 16'10" x 14'8" |
| Bedroom 1 | 4180mm* x 3000mm* | 13'9" x 9'10" |
| Bedroom 2 | 4128mm* x 3430mm* | 13'7" x 11'3" |

Total area **77.35 sqm** **832 sqft**

APARTMENT 40

| | | |
|--------------------|-------------------|----------------|
| Kitchen | 3600mm* x 2254mm* | 11'10" x 7'5" |
| Living/Dining Room | 5384mm* x 3600mm* | 17'6" x 11'10" |
| Bedroom 1 | 4357mm* x 2998mm* | 14'4" x 9'10" |
| Bedroom 2 | 3580mm* x 3400mm* | 11'9" x 11'2" |

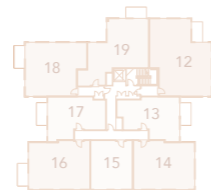
Total area **78.25 sqm** **842 sqft**



Ground Floor



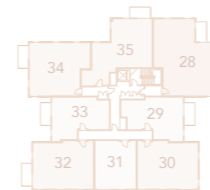
First Floor



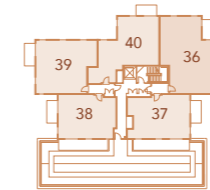
Second Floor



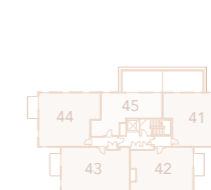
Third Floor



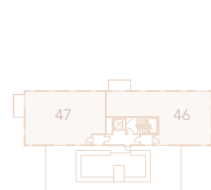
Fourth Floor



Fifth Floor



Sixth Floor



Seventh Floor

Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.

Apartments 41 - 45 Sixth Floor



APARTMENT 41

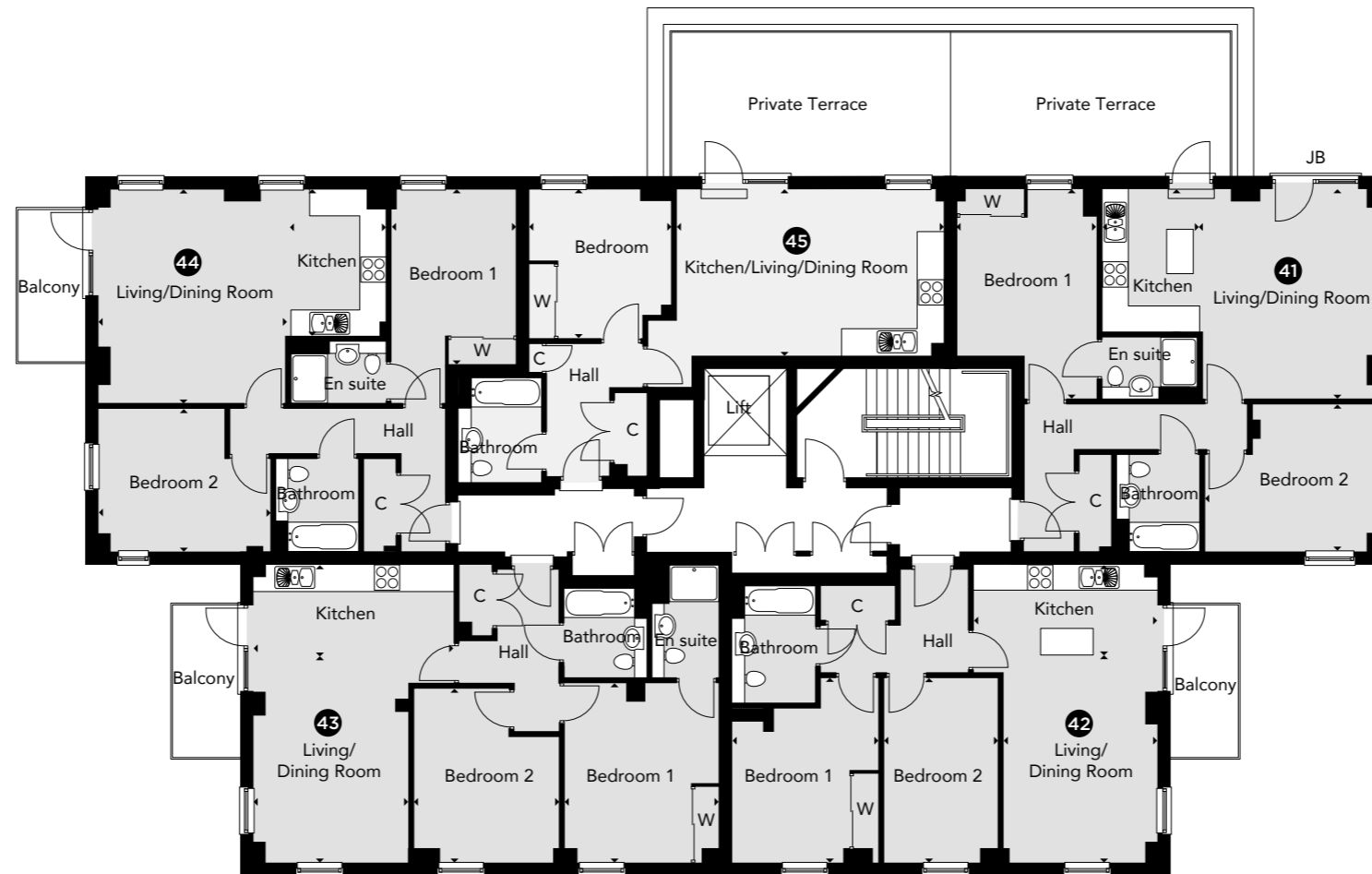
| | | |
|--------------------|-------------------|----------------|
| Kitchen | 3420mm x 2322mm | 11'3" x 7'7" |
| Living/Dining Room | 5020mm* x 4298mm* | 16'6" x 14'1"* |
| Bedroom 1 | 5020mm* x 3350mm* | 16'6" x 11'0"* |
| Bedroom 2 | 4170mm* x 3530mm* | 13'8" x 11'7"* |

Total area **78.87 sqm** **848 sqft**

APARTMENT 42

| | | |
|--------------------|-------------------|----------------|
| Kitchen | 4405mm* x 2140mm* | 14'5" x 7'0"* |
| Living/Dining Room | 4965mm* x 3706mm* | 16'3" x 12'2"* |
| Bedroom 1 | 4415mm* x 3504mm* | 14'6" x 11'6"* |
| Bedroom 2 | 4415mm* x 2750mm* | 14'6" x 9'0"* |

Total area **69.16 sqm** **744 sqft**



KEY

W – Wardrobe C – Cupboard
* – Maximum size JB – Juliet Balcony

APARTMENT 43

| | | |
|--------------------|-------------------|----------------|
| Kitchen | 4803mm* x 2170mm* | 15'9" x 7'1"* |
| Living/Dining Room | 4933mm* x 3703mm* | 16'2" x 12'2"* |
| Bedroom 1 | 4300mm* x 3700mm* | 14'1" x 12'2"* |
| Bedroom 2 | 4150mm* x 3505mm* | 13'7" x 11'6"* |

Total area **76.69 sqm** **825 sqft**

APARTMENT 44

| | | |
|--------------------|-------------------|-----------------|
| Kitchen | 3520mm* x 2300mm* | 11'7" x 7'7"* |
| Living/Dining Room | 5120mm* x 4478mm* | 16'10" x 14'8"* |
| Bedroom 1 | 4180mm* x 3000mm* | 13'9" x 9'10"* |
| Bedroom 2 | 4128mm* x 3430mm* | 13'7" x 11'3"* |

Total area **77.35 sqm** **832 sqft**

APARTMENT 45

| | | |
|--------------------------------|-------------------|----------------|
| Kitchen/Living/ Dining Room | 6400mm x 3970mm | 21'0" x 13'0" |
| Bedroom | 3580mm* x 3400mm* | 11'9" x 11'2"* |

Total area **52.23 sqm** **562 sqft**



Ground Floor



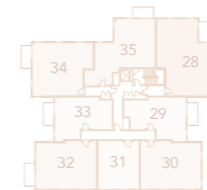
First Floor



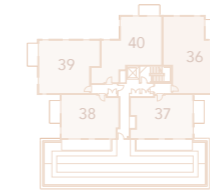
Second Floor



Third Floor



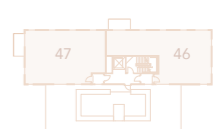
Fourth Floor



Fifth Floor



Sixth Floor

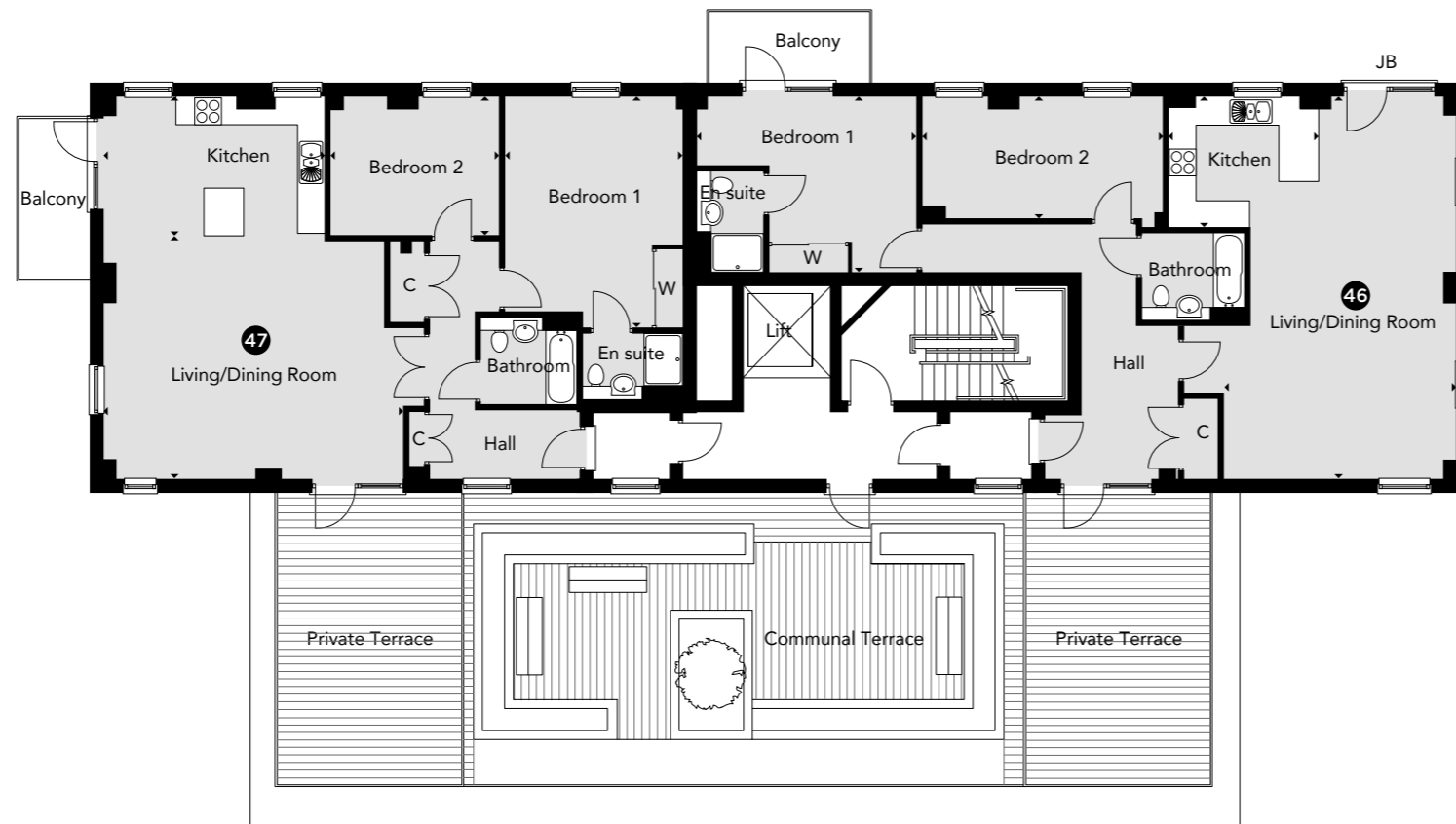


Seventh Floor

Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.

Apartments 46 / 47

Seventh Floor



KEY

W – Wardrobe C – Cupboard
 * – Maximum size JB – Juliet Balcony

APARTMENT 46

| | | |
|--------------------|-------------------|---------------|
| Kitchen | 3406mm* x 2970mm* | 11'2" x 9'9" |
| Living/Dining Room | 8650mm* x 5270mm* | 28'5" x 17'3" |
| Bedroom 1 | 4988mm* x 3970mm* | 16'4" x 13'0" |
| Bedroom 2 | 5467mm* x 2770mm* | 17'11" x 9'1" |

Total area **108.01 sqm** **1162 sqft**

APARTMENT 47

| | | |
|--------------------|-------------------|---------------|
| Kitchen | 5016mm* x 3155mm* | 16'5" x 10'4" |
| Living/Dining Room | 6793mm* x 5495mm* | 22'3" x 18'0" |
| Bedroom 1 | 5250mm* x 4032mm* | 17'3" x 13'3" |
| Bedroom 2 | 3847mm* x 3155mm* | 12'7" x 10'4" |

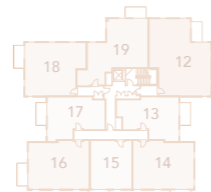
Total area **107.99 sqm** **1162 sqft**



Ground Floor



First Floor



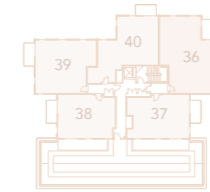
Second Floor



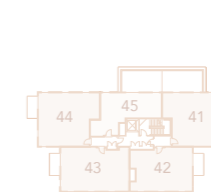
Third Floor



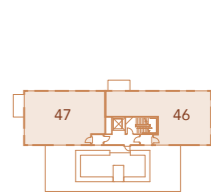
Fourth Floor



Fifth Floor



Sixth Floor



Seventh Floor

Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.



Typical Southern Home Ownership interiors

Specification

KITCHEN & UTILITY

Fully fitted kitchen with soft close doors and drawers
 Post formed worktops and upstands
 Integrated Bosch brushed steel single electric oven with four ring ceramic hob, extractor hood and glass splashback
 Bosch integrated fridge/freezer
 Bosch integrated dishwasher
 Free standing washer/dryer in hall cupboard
 Stainless steel sink with Hansgrohe mixer tap
 Pull out recycling bins fitted to one kitchen cupboard

BATHROOM & EN SUITE

Fully fitted Roca bathroom suite in white
 Glass bath screen and shower enclosure (where applicable)
 Chrome Hansgrohe taps and shower fittings
 Porcelanosa wall tiles
 Full height tiling to bathroom and en suite
 Mirror to bathroom and en suite

DECORATION

Spacia by Amtico flooring in kitchens, bathrooms and en suite
 Internal walls painted with Dulux Brilliant White emulsion throughout
 Smooth finish white painted ceilings
 White Eggshell painted, door frames, window boards, skirtings and architraves

ELECTRICAL

100% energy efficient lighting throughout
 Low energy downlighters in kitchen, bathroom and en suite
 Double electrical sockets throughout
 TV/FM and Sky+ points* provided to the living room and bedrooms
 Shaver socket to bathroom and en suite

CENTRAL HEATING

Panel heaters to all rooms including hall, controlled by central zone controller
 Hot water provided by electrical cylinder
 Chrome towel rail to bathroom and en suite

JOINERY & DOORS

Vicaima Walnut front door with satin chrome ironmongery and multipoint locking
 White PVCu windows with white ironmongery
 White PVCu balcony doors with white ironmongery and multipoint locking
 Full height wardrobes with mirrored doors to bedroom 1

SECURITY & PEACE OF MIND

Audio/visual electronic entry system
 Mains operated interconnected smoke and CO detectors, with battery back up
 Low energy external security light fittings with solar sensor to terraces and balconies

WARRANTY & AFTER CARE

Complete NHBC 10 year warranty
 Thorough demonstration of your new home before it is handed over to you

COMMUNAL AREAS

Roof Terrace
 Post Room for residents post boxes
 Secure entry system
 Lifts access
 Cycle storage

* Subject to customer subscription to Sky services

Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Southern Home Ownership reserves the right to amend the specification as necessary and without notice at its absolute discretion.



Kilnwood Vale, Fyngate



Willow Reach, Woking

Seal of excellence



Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction. Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Survey

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HOME BUILDERS**

www.consumercode.co.uk

About

Southern Home Ownership



Southern Home Ownership is a Shared Ownership specialist, offering award winning affordable new homes in Greater London and Southern England. We have been helping buyers into affordable home ownership for over 30 years, helping over 4000 households.

Our team of affordable home ownership experts have over 25 years of experience helping first time buyers achieve the dream of owning their own home, and are here to guide you through the exciting process of buying your shared ownership property.

Southern Home Ownership is a subsidiary of Southern Housing Group, one of the largest housing associations in southern England, who own and manage 28,000 homes for more than 67,000 residents.



Artisan, Davigdor Road, Hove, East Sussex, BN3 1RE
0300 555 2171 | sales@shgroup.org.uk

Get to know us – Search Southern Home Ownership



www.shosales.co.uk/artisan

Southern Home Ownership Ltd is a part of Southern Housing Group Society No: 1852R.
Registered Address: Fleet House 59-61 Clerkenwell Road London EC1M 5LA

The information in this document is indicative and intended to act as a guide only as to the finished product. Accordingly, due to Southern Home Ownership's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. Development layouts provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used to calculate carpet sizes, appliance space, or items of furniture. Total areas are provided as gross internal areas and are subject to variance. Artisan is a marketing name and may not necessarily form part of the approved postal address. Details correct at time of going to print, June 2018.

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