

251
SINCE
1871
Preston
BRIGHTON Road



Victorian splendour reimagined to create
a new era of affordable, elegant homes within
a landscaped garden.

Available for Shared Ownership.



**Beautifully converted 1 & 2 bed
Victorian apartments together with
six contemporary 3-bed houses.**

AVAILABLE FOR
SHARED OWNERSHIP



Computer generated image

251 Preston Road

Perfectly Placed

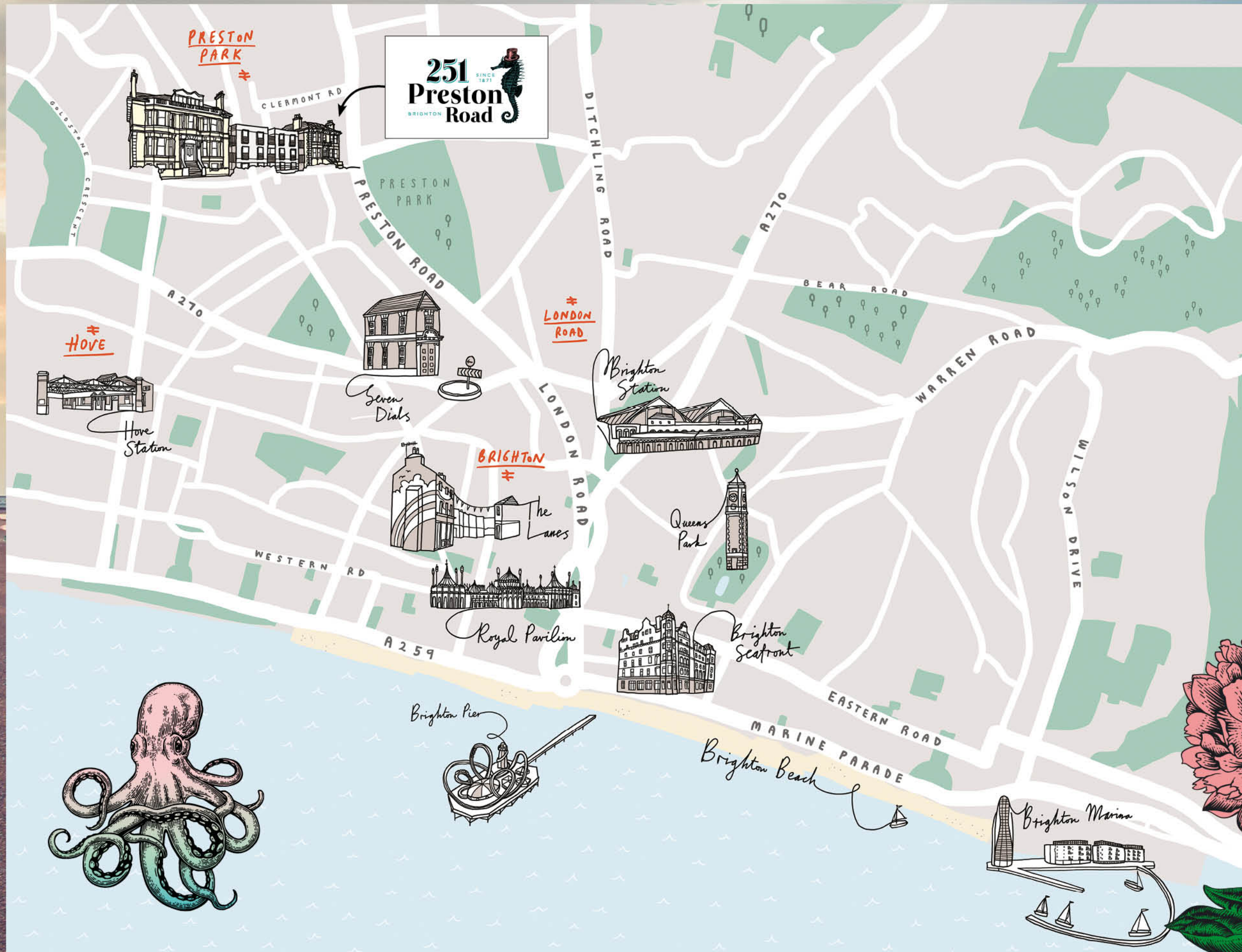


IN BRIGHTON

Eccentric Victorian splendour meets modern Brighton Living

Surrounded by greenery and close to the sea, Preston Road has been a popular location for centuries. Now, this showcase development takes two imposing and distinctive Victorian Villas and reinterprets them for the 21st century, adding new apartments along with six distinctive contemporary 3 bedroom houses. These unique new homes are set within spacious landscaped gardens and all have allocated parking spaces.

Within touching distance of beautiful countryside and the buzz of Brighton, Preston Road is a special place to buy a home. Made even more attractive by our shared ownership scheme. This means you buy a percentage of your home, and pay rent on the rest. You therefore pay less deposit and a smaller mortgage, making it quicker and easier to own your own home.



251 SINCE 1871
Preston
BRIGHTON **Road**





Green living at Preston Park

This is a part of Brighton full of open spaces and the jewel in the crown is Preston Park, the biggest green area in the city and only 500m down the road from 251 Preston Road. The parklands are perfect for a summer's stroll while sports lovers will appreciate the football pitches, tennis courts, cricket ground, basketball facilities and velodrome. There's a celebrated rockery, filled with a diverse collection of flora and fauna, together with walled and rose gardens. For youngsters there is a choice of two playgrounds, as well as two cafés for the grown-ups to relax.



PRESTON MANOR

An Edwardian manor house that takes you above and below stairs as you journey back in time.

WALLED GARDEN

A tranquil and secluded haven, this charming garden was originally part of the manor house.

ROCKERY

Perhaps the largest municipal rock garden in the country, featuring delightful streams and waterways.

ROSE GARDENS

Originally designed to attract people to the park, a 2001 lottery grant restored the gardens to their full glory.

SPORTS FACILITIES

As well as football, tennis and cricket, there's a softball pitch, bowling green and orienteering course.

THE CLOCK TOWER

The Grade II listed Victorian clock tower, with its impressive brick façade, makes an ideal rendezvous point.

PLAYGROUNDS

The park offers a choice of two children's playgrounds, together with the Rotunda and Chalet cafés.



Rock Garden



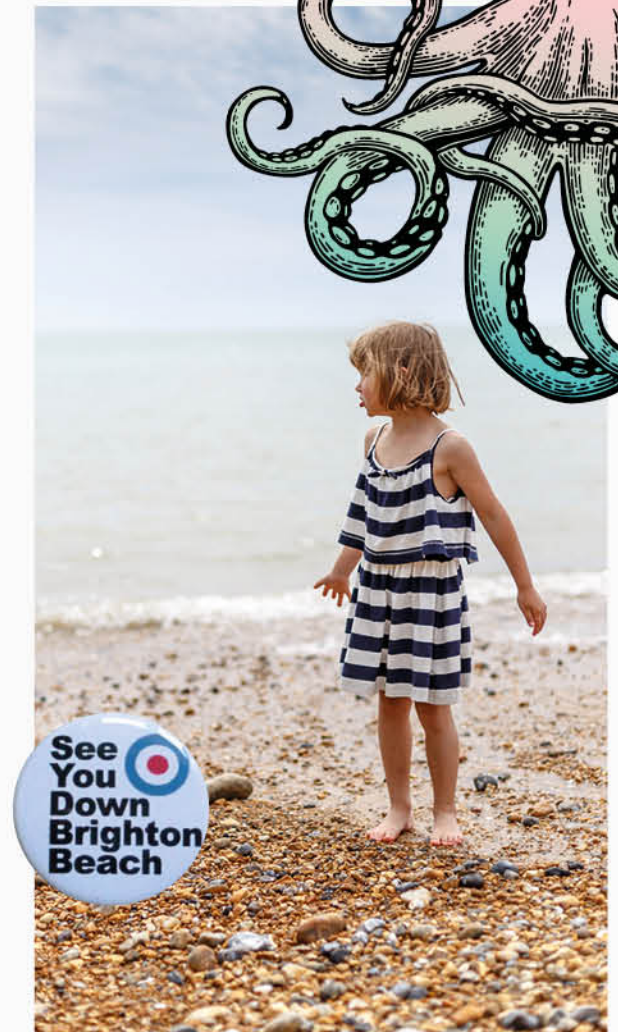
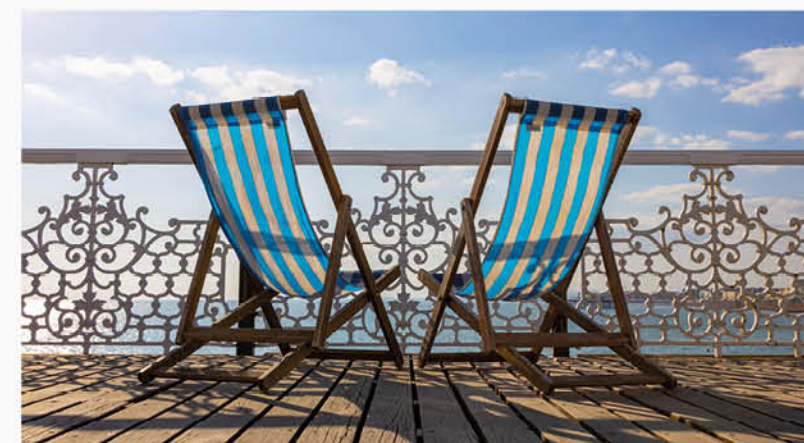
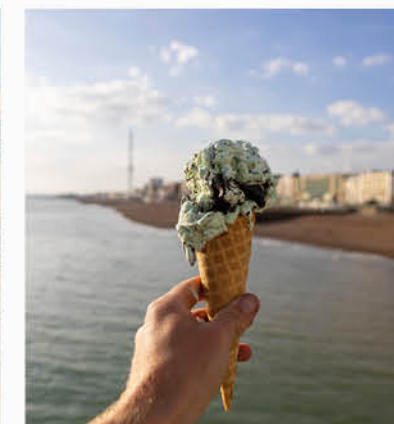
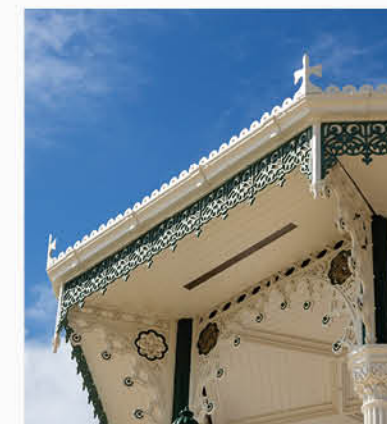
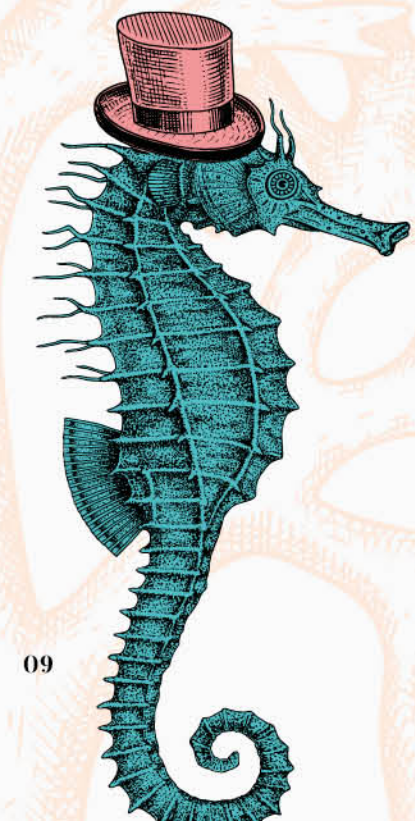
Clock Tower

There's nowhere like the seaside and Brighton is the coastal resort that has everything. Young children will love the fairground rides, beachside railway, dodging the waves and then settling down with an ice cream on the famous pier.

There's so much for grown-ups too with kayaking, paddle boarding, volleyball and frisbee. If you love sailing, Brighton Marina is nearby, offering an exciting range of activities both on and off the water.

Brighton is the perfect mix of old and new. Alongside the fashionable clubs and bars you'll find grand hotels that have graced the promenade for centuries and traditional stalls selling cockles and muscles or fishing nets and saucy postcards.

Love living by the seaside



"The voice of the sea speaks to the soul"



Love Brighton's buzz

"Only in Brighton," is a phrase you will often hear on this part of the South Coast and there is something uniquely free and open about the spirit of this town. Whether it's spending an afternoon on the helter-skelter at the end of the pier or dancing till dawn in one of Brighton's nightclubs, Brighton fills you with a sense of happiness and adventure.

The arches along the waterfront are occupied by a range of artisan stores selling everything from fashion to photography. Make sure to visit the galleries in the Artists' Quarter near the Palace Pier and stroll further down the beach to Hove, with its magnificent architecture both old and new. From the romance of the famous Brighton Pavilion to the tempting restaurants in The Lanes, Brighton has something for everyone.

01 / ROYAL PAVILION /

George IV's exotically designed seaside palace, built when he was Prince Regent, is a fascinating and historic day out.

02 / THE LANES /

Once the heart of a fishing village, this marvellous maze of alleyways offers restaurants, shops and more.

03 / BRIGHTON DINING /

From posh afternoon tea to vegan cafés, from fine dining to intriguing pop-up restaurants, Brighton is foodie heaven.

04 / STREET LIFE /

The famous Pride march is just one of Brighton's colourful carnivals. Watch out for the March of the Mermaids, for example.

05 / A BIT OF A LAUGH /

Komedia is Brighton's premier live entertainment venue with one of the largest, most diverse arts and entertainment programmes in the UK and features the very best of international and national performers.

06 / TAKE TO THE SKIES /

The British Airways i360 boasts a giant viewing pod that takes you up 450 ft for a bird's eye view of the coastline.

07 / SEA LIFE BRIGHTON /

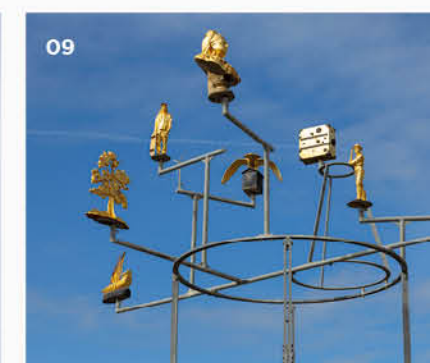
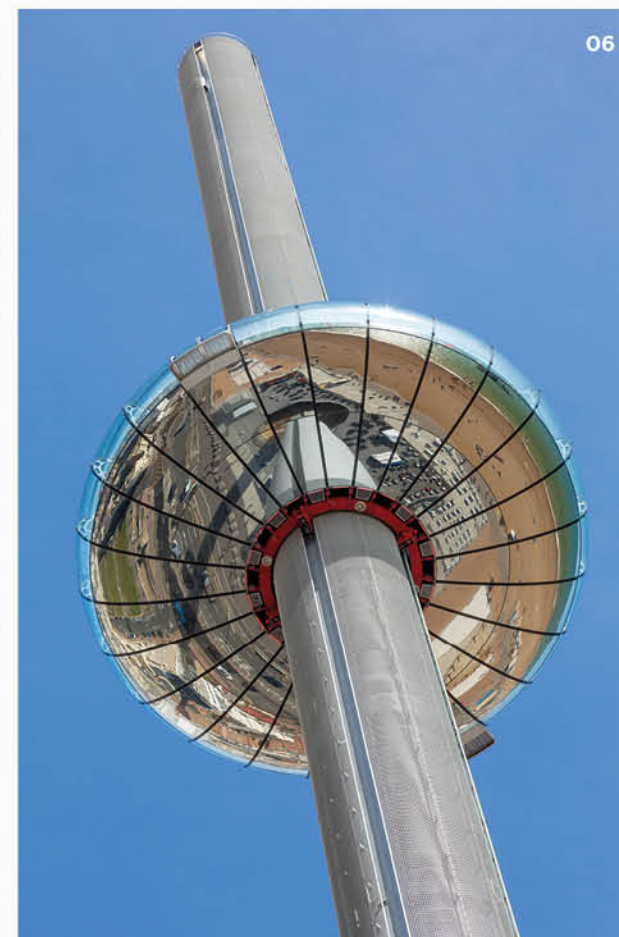
It reckons it's the oldest operating aquarium in the world introducing you to thousands of underwater creatures.

08 / ZIP TO IT /

Take an unforgettable, adrenalin pumping zip wire experience across Brighton Beach on the 300 metre Brighton Zip.

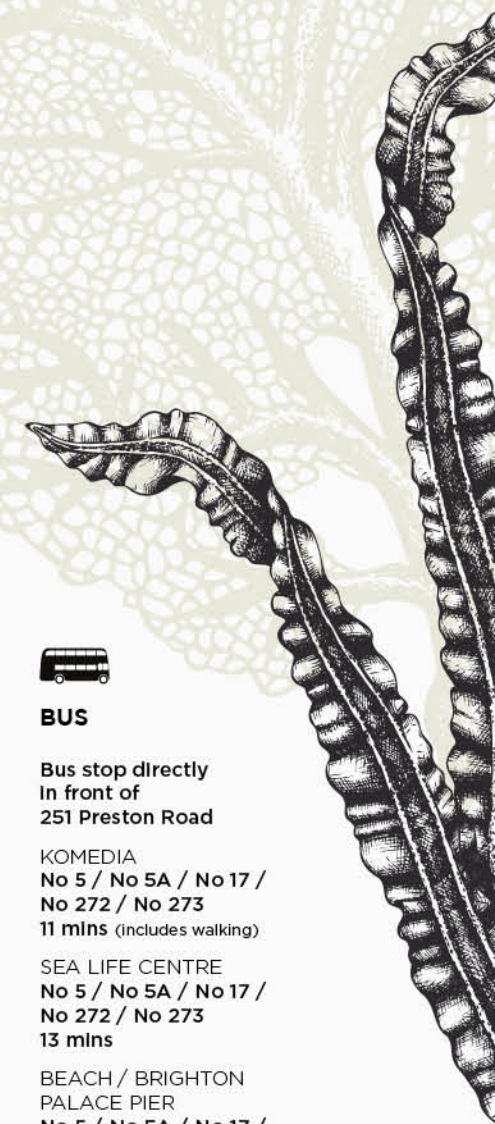
09 / HOVE PLINTH /

This prime spot on the Hove seafront hosts ever changing works of sculpture – just like the 4th plinth in Trafalgar Square.





On your bike



WALK

From Preston Road

PRESTON PARK
STATION
Thameslink & Southern
0.1 miles / 3 mins

SAINSBURY'S
Local
0.1 miles / 2 mins

PRESTON PARK,
PRESTON MANOR
Sport & leisure
0.2 miles / 5 mins

THE ROCKERY
Gardens
0.4 miles / 8 mins

BOOTH MUSEUM OF
NATURAL HISTORY &
DYKE ROAD PARK
Place of Interest
0.8 miles / 17 mins



CYCLE

From Preston Road

PRESTON PARK
VELODROME
0.4 miles / 4 mins

BRIGHTON STATION
1.7 miles / 12 mins

ROYAL PAVILLION
2.3 miles / 15 mins

CHURCHILL SQUARE
SHOPPING CENTRE
2.3 miles / 16 mins

THE LANES BRIGHTON
2.5 miles / 16 mins

BEACH / BRIGHTON
PALACE PIER
2.5 miles / 17 mins

BRIGHTON MARINA
4.7 miles / 20 mins

WORTHING (COASTAL)
12.7 miles / 1h08



TRAIN

From Preston
Park Station
THAMESLINK &
SOUTHERN

BRIGHTON STATION
10 mins

GATWICK AIRPORT
29 mins

LONDON VICTORIA
1h04 mins

LONDON BRIDGE
56 mins

LONDON BLACKFRIARS
1h03 mins

LONDON ST PANCRAS
1h12 mins

LUTON AIRPORT
2h08 mins

nationalrail.co.uk



BUS

Bus stop directly
in front of
251 Preston Road

KOMEDIA
No 5 / No 5A / No 17 /
No 272 / No 273
11 mins (includes walking)

SEA LIFE CENTRE
No 5 / No 5A / No 17 /
No 272 / No 273
13 mins

BEACH / BRIGHTON
PALACE PIER
No 5 / No 5A / No 17 /
No 272
17 mins

CHURCHILL SQUARE
SHOPPING CENTRE
No 5A / No 17 / No 270
17 mins

BRIGHTON MARINA
No 17 + No 52
34 mins

[google.com/maps](https://www.google.com/maps)

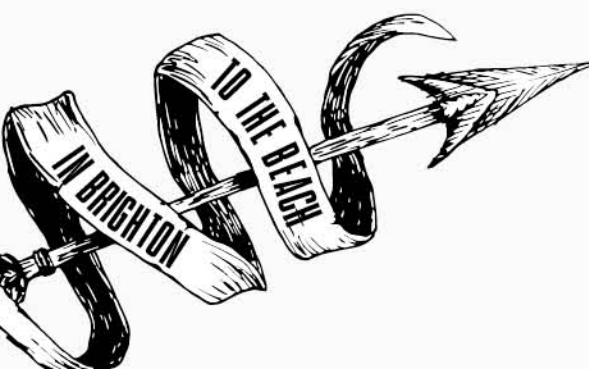


Love Brighton's location

Brighton is a place beside the seaside that's within an easy commute of London. From your front door in Preston Road it's a three-minute walk to Preston Park station with regular services to London Victoria and Gatwick Airport. The main London road is even closer.

Living at Preston Road you will have local shops, schools and open parkland, together with a whole range of sports facilities within a few minutes' walk. The town centre is not much further.

There is a bus stop directly in front of 251 Preston Road with regular services in and out of Brighton along with many local cycle routes to ensure you will always feel well connected.



BRIGHTON BIKE SHARE

179 & 123 PRESTON ROAD
SoBi smart bikes are available
to hire from locations around
Brighton and Hove.
www.btnbikeshare.com

PLAN YOUR JOURNEY

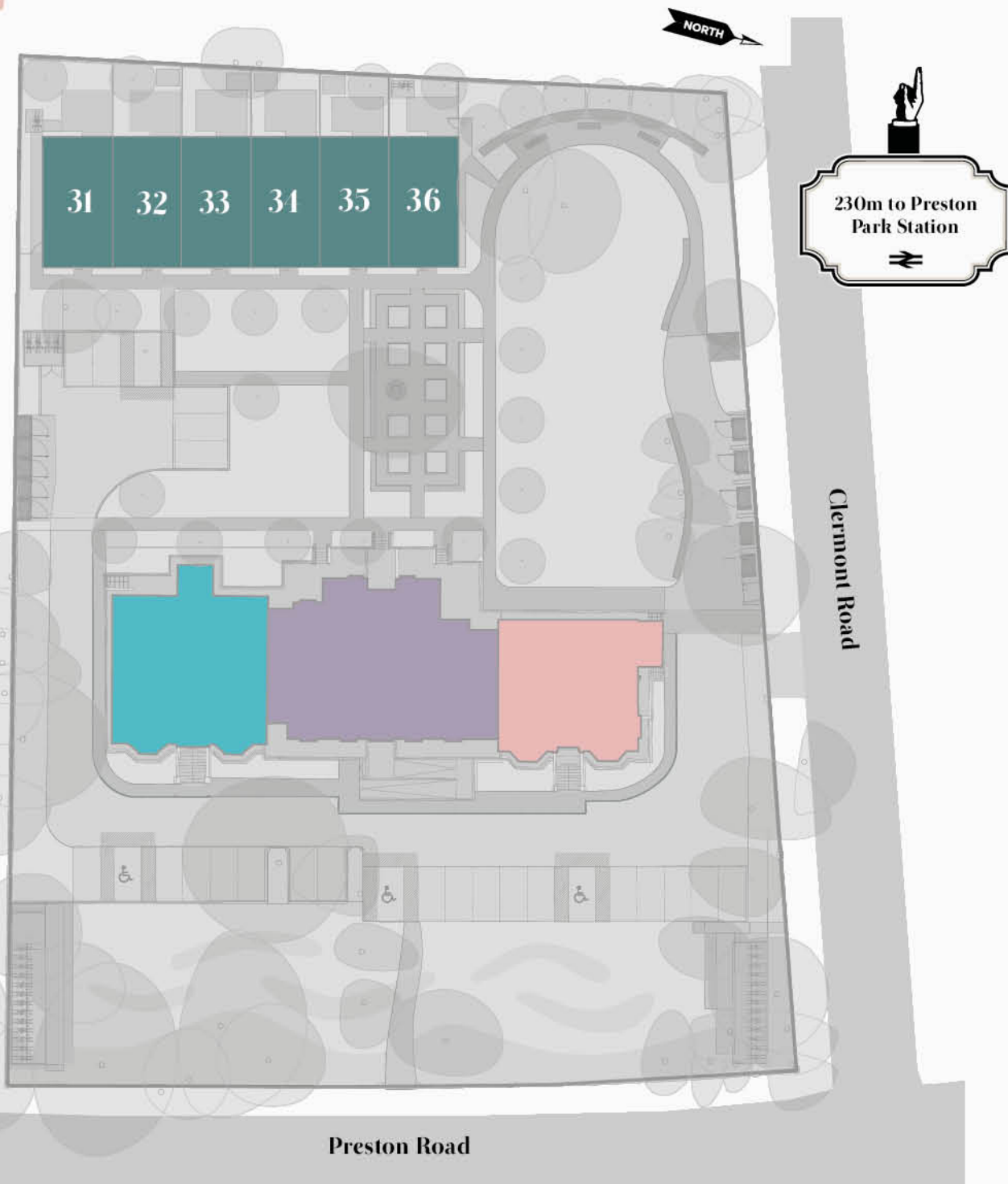
Brighton & Hove City Council is committed to creating a network of cycling routes and offers free downloads of cycling and walking maps.
www.brighton-hove.gov.uk

Site plan

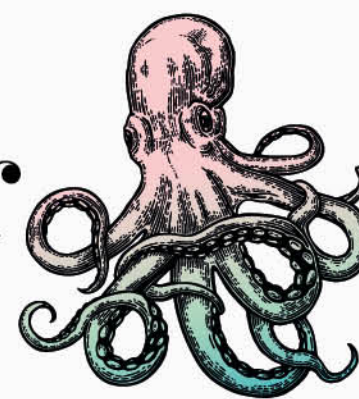


KEY

- 6 DUPLEX HOUSES,
31 - 36 CLEMONT ROAD
- 1 - 7 CYPRESS VILLA
251 PRESTON ROAD
- 1 - 8 CEDAR HOUSE (AR)
251A PRESTON ROAD
- 1 - 7 BIRCH VILLA
253 PRESTON ROAD



your sea gardens



Set back from the road and including many old and beautiful trees, the development is a haven of calm. The architects have taken this idea further, creating landscaped communal gardens that add new trees alongside the existing ones. A selection of new shrubs and plants has also been introduced, carefully chosen to reflect the spirit of the buildings themselves.

The result is a peaceful oasis, set apart and secluded from the buzz of the city and bounded by walls on all sides. This is the ideal place to relax on a summer's day, away from the cares of the world.



Computer generated image

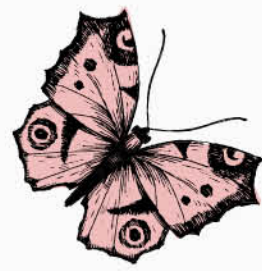


251 SINCE 1871
Preston Road
BRIGHTON
6 houses

Sensitive design ensures the six contemporary 3-bedroom houses blend effortlessly with the renovated Victorian buildings that enclose either end of the development. All houses will have their own private outdoor area and parking space.

Computer generated image

The finishing touches, houses



KITCHEN

- Contemporary handle-less kitchen with under unit LED lighting
- Square edge laminate worktop with matching upstand
- Stainless steel sink with chrome mixer tap
- Bosch ceramic hob with touch controls
- Bosch integrated cooker hood
- Bosch electric oven
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Integrated waste bins

BATHROOM

- Contemporary white sanitaryware with semi recessed basin and vanity top, toilet and bath
- Large mirror above basin
- Thermostatic bath/ shower valve with bath spout, fixed shower head and separate hand held shower
- Chrome mixer tap to basin
- Clear bath screen

ENSUITE

- Contemporary white sanitaryware with basin and toilet
- Large mirror above basin
- Thermostatic shower valve with fixed rainshower head and separate hand held shower
- Chrome mixer tap to basin
- Glass shower enclosure with low profile shower tray and chrome frame

GENERAL

- Bosch freestanding washer/dryer in downstairs bathroom
- Double glazed windows with white finish internally
- Internal walls and woodwork painted white
- White internal doors with brushed chrome lever on rose brassware
- Fitted wardrobe with sliding mirrored doors to bedroom 1

HEATING & ELECTRICAL

- Radiators
- Chrome heated towel rail to bathroom and ensuite
- Recessed LED downlights to hall, kitchen, lounge/dining room, bathroom and ensuite
- Pendant light fittings to bedrooms
- Shaver socket to bathroom and ensuite
- Satellite TV, telephone points to lounge and master bedroom
- Smoke detectors

FLOORING

- Vinyl - Wood effect, Royal White Oak (Fusion flooring and its vinyl plank -wood effect Colour Royal white Oak (ref 1060)
- Wool twist carpet to bedrooms
- Brick effect porcelain tiles to bathroom and ensuite

COMMUNAL AREAS

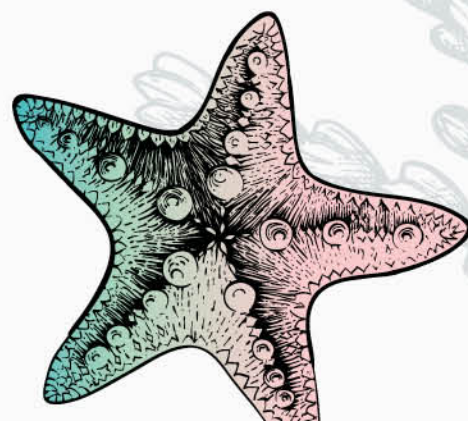
- Parking space for all houses
- Cycle store
- Landscaped Communal Gardens
- Southern Housing Group will be appointed to maintain communal areas, a service charge will be payable.

WARRANTY

- 10 year Q Assure build warranty

Please note, provision to add a shower to the downstairs cloakroom has been provided.

The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.



Interior images are from previous SHO developments.

251 Preston Road / 20

Clermont Road house floor plans

House No's 31, 32, 33, 34, 35 & 36



The generous proportions of the original Victorian building have been respected throughout and the design is in harmony with the original architecture, creating contemporary homes that also reflect the area's rich past.

The computer generated image above shows the rear of the houses with courtyard gardens.

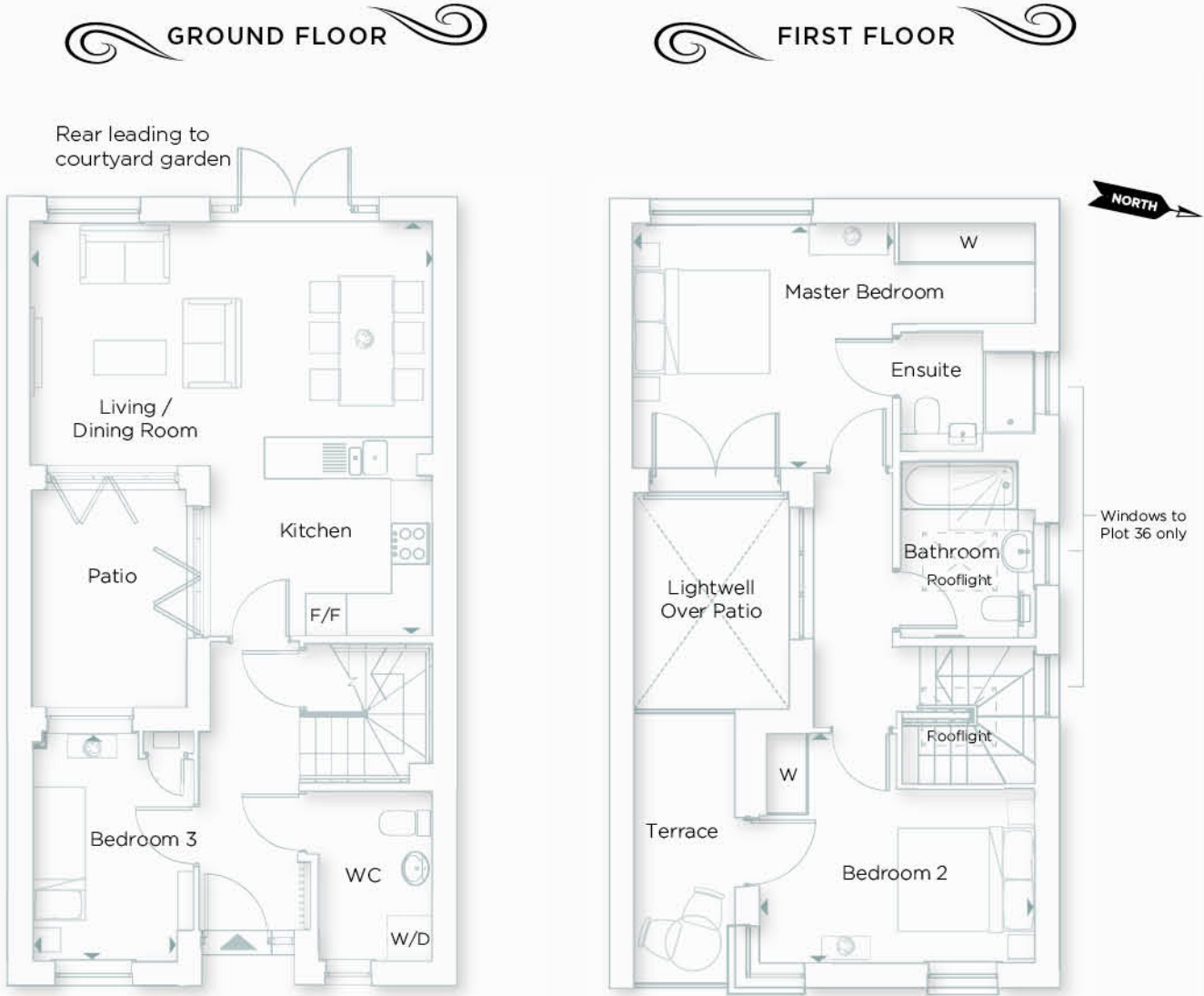
HOUSE NO. 31 TOTAL AREA: 93 SQ M 999 SQ FT KITCHEN / LIVING / DINING ROOM 6.04m x 5.70m 19' 10" x 18' 8" BEDROOM 1 3.65m x 3.56m 12' 0" x 11' 8" BEDROOM 2 3.78m x 3.33m 12' 5" x 10' 11" BEDROOM 3 / STUDY 3.33m x 2.21m 10' 11" x 7' 3"	HOUSE NO'S 32 & 34 TOTAL AREA: 93 SQ M 999 SQ FT HOUSE NO 33 TOTAL AREA: 93 SQ M 999 SQ FT HOUSE NO 35 TOTAL AREA: 93 SQ M 999 SQ FT KITCHEN / LIVING / DINING ROOM 6.04m x 5.64m 19' 10" x 18' 6" BEDROOM 1 3.59m x 3.56m 11' 9" x 11' 8" BEDROOM 2 3.78m x 3.33m 12' 5" x 10' 11" BEDROOM 3 / STUDY 3.33m x 2.10m 10' 11" x 6' 11"	HOUSE NO. 36 TOTAL AREA: 93 SQ M 999 SQ FT KITCHEN / LIVING / DINING ROOM 6.04m x 5.86m 19' 10" x 19' 3" BEDROOM 1 3.81m x 3.56m 12' 6" x 11' 8" BEDROOM 2 4.01m x 3.33m 13' 2" x 10' 11" BEDROOM 3 / STUDY 3.33m x 2.32m 10' 11" x 7' 7"
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KEY

F/F - fridge/freezer

W/D - washer/dryer

W - wardrobe



Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Please note, provision to add a shower to the downstairs cloakroom has been provided.



Apartment specification



KITCHEN

- Contemporary handle-less kitchen with under unit LED lighting
- Square edge laminate worktop with matching upstand
- Stainless steel sink with chrome mixer tap
- Bosch ceramic induction hob with touch controls
- Bosch integrated cooker hood
- Bosch electric oven
- Bosch integrated microwave†
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Integrated waste bins

BATHROOM

- Contemporary white sanitaryware with semi recessed basin and vanity top, toilet and bath
- Large mirror above basin
- Thermostatic bath/ shower valve with bath spout, fixed shower head and separate hand held shower
- Chrome mixer tap to basin
- Clear bath screen

ENSUITE

- Contemporary white sanitaryware with basin and toilet
- Large mirror above basin
- Thermostatic shower valve with fixed rainshower head and separate hand held shower
- Chrome mixer tap to basin
- Glass shower enclosure with low profile shower tray and chrome frame

GENERAL

- Bosch freestanding washer/dryer to hall cupboard*
- Wood double glazed window with white finish internally
- Internal walls and woodwork painted white
- White internal doors with brushed chrome lever on rose brassware
- Fitted wardrobe with sliding mirrored doors to bedroom 1

HEATING & ELECTRICAL

- Radiators
- Chrome heated towel rail to bathroom and ensuite
- Recessed LED downlights to hall, kitchen, lounge/dining room, bathroom and ensuite
- Pendant light fittings to bedrooms
- Shaver socket to bathroom and ensuite
- Satellite TV, telephone points to lounge and master bedroom with Sky Q facility**
- Smoke detectors

FLOORING

- Wood effect luxury vinyl flooring to hall, kitchen, lounge/dining room
- Wool twist carpet to bedrooms
- Brick effect porcelain tiles to bathroom and ensuite

COMMUNAL AREAS

- Parking space for all apartments
- Communal post boxes
- Tiling to lobby floors and carpet to stairs and corridors
- Video entry system
- Cycle store
- Landscaped Gardens
- Southern Housing Group will be appointed to maintain communal areas, a service charge will be payable.

WARRANTY

- 10 year NHBC build warranty

*Some plots have an integrated washer/dryer located in the kitchen.

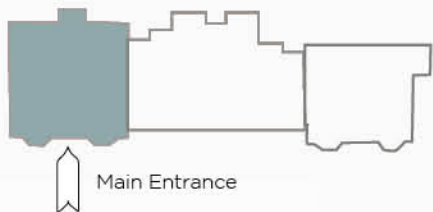
**Sky Q facility is subject to purchaser subscription and installation, post occupation.

†Please ask Sales Team for plot specific details.

The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.



Cypress Villa floor plans



KEY

F/F - fridge/freezer

W/D - washer/dryer

W - wardrobe

S - store

LOWER GROUND FLOOR



Plot 1

TOTAL AREA: 72 SQ M 775 SQ FT

KITCHEN / LIVING / DINING ROOM
7.25m x 5.54m 23' 9" x 18' 2"

BEDROOM 1
5.07m x 2.64m 16' 8" x 8' 8"

BEDROOM 2
3.04m x 2.16m 10' 0" x 7' 1"

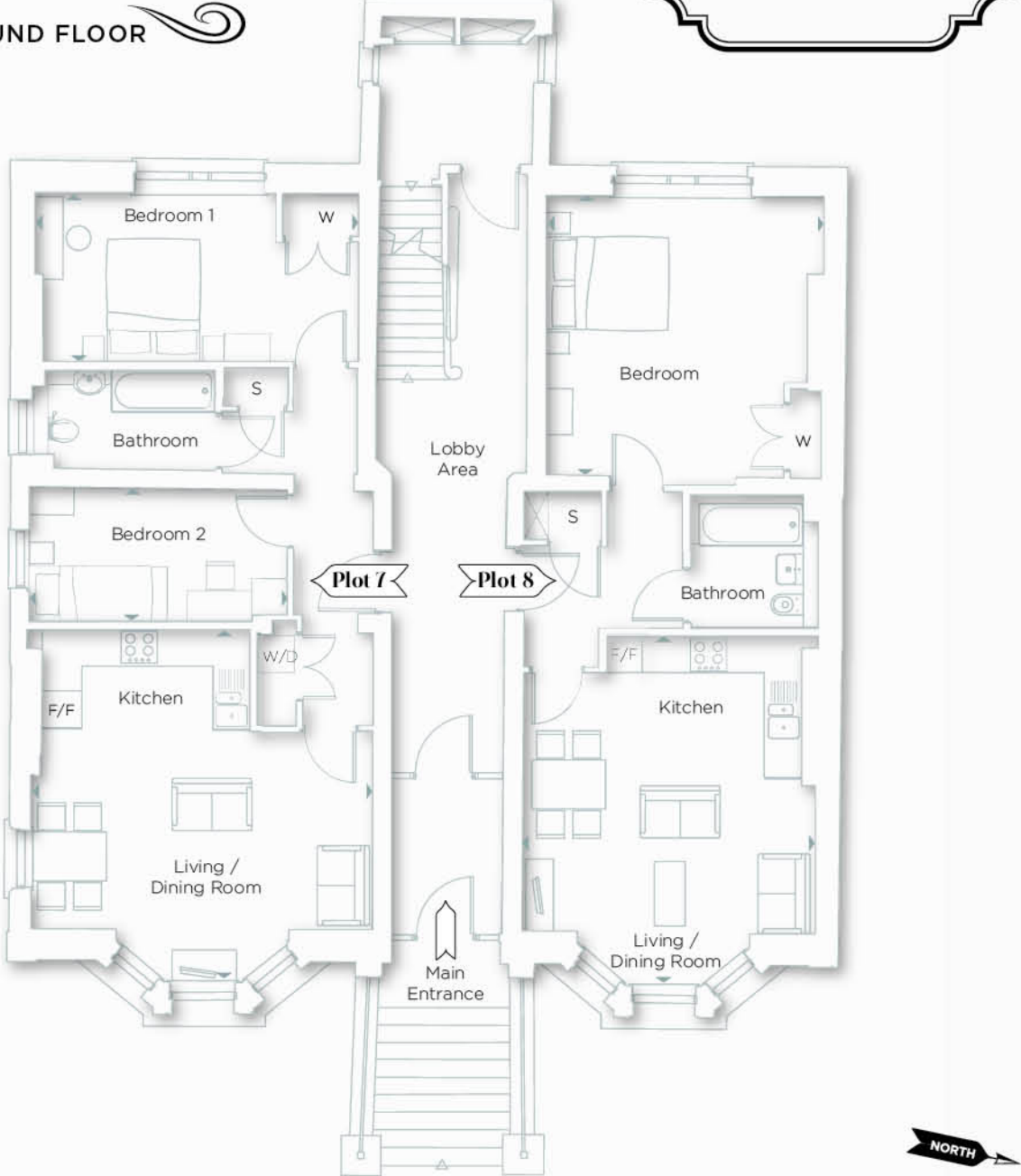
Plot 2

TOTAL AREA: 58.8 SQ M 633 SQ FT

KITCHEN / LIVING / DINING ROOM
4.79m x 4.65m 15' 9" x 15' 3"

BEDROOM
4.42m x 4.29m 14' 6" x 14' 1"

GROUND FLOOR



Plot 7

TOTAL AREA: 66.4 SQ M 715 SQ FT

KITCHEN / LIVING / DINING ROOM
5.69m x 5.49m 18' 8" x 18' 0"

BEDROOM 1
4.98m x 2.73m 16' 4" x 8' 11"

BEDROOM 2
4.07m x 2.14m 13' 4" x 7' 0"

Plot 8

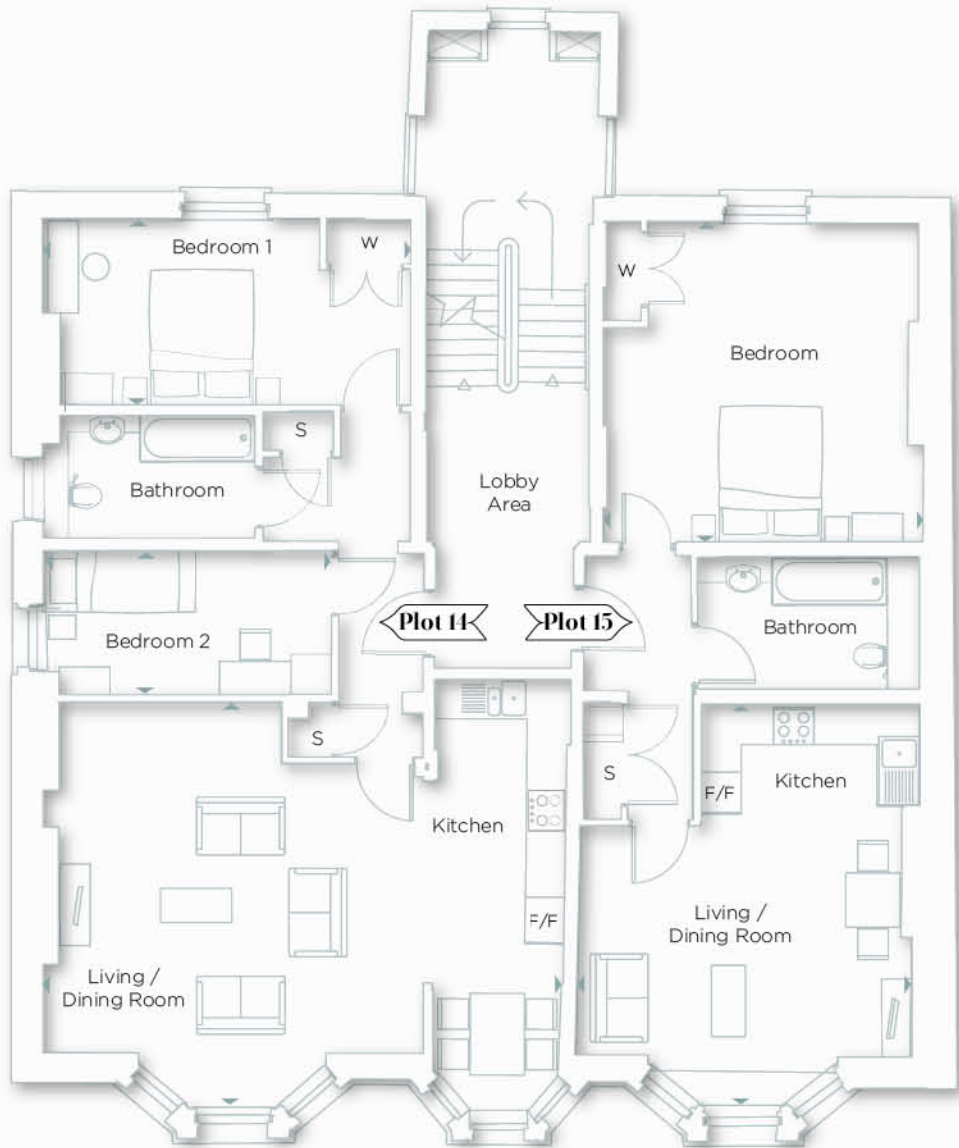
TOTAL AREA: 58.4 SQ M 629 SQ FT

KITCHEN / LIVING / DINING ROOM
5.74m x 4.75m 18' 10" x 15' 7"

BEDROOM
4.49m x 4.48m 14' 9" x 14' 8"

Cypress Villa
floor plans

FIRST FLOOR



Plot 14

TOTAL AREA: 83.1 SQ M 894 SQ FT

KITCHEN
6.45m x 1.82m 21' 2" x 6' 0"

LIVING / DINING ROOM
5.90m x 5.56m 19' 4" x 18' 3"

BEDROOM
5.33m x 2.76m 17' 6" x 9' 1"

BEDROOM 2
3.92m x 2.21m 12' 10" x 7' 3"

Plot 15

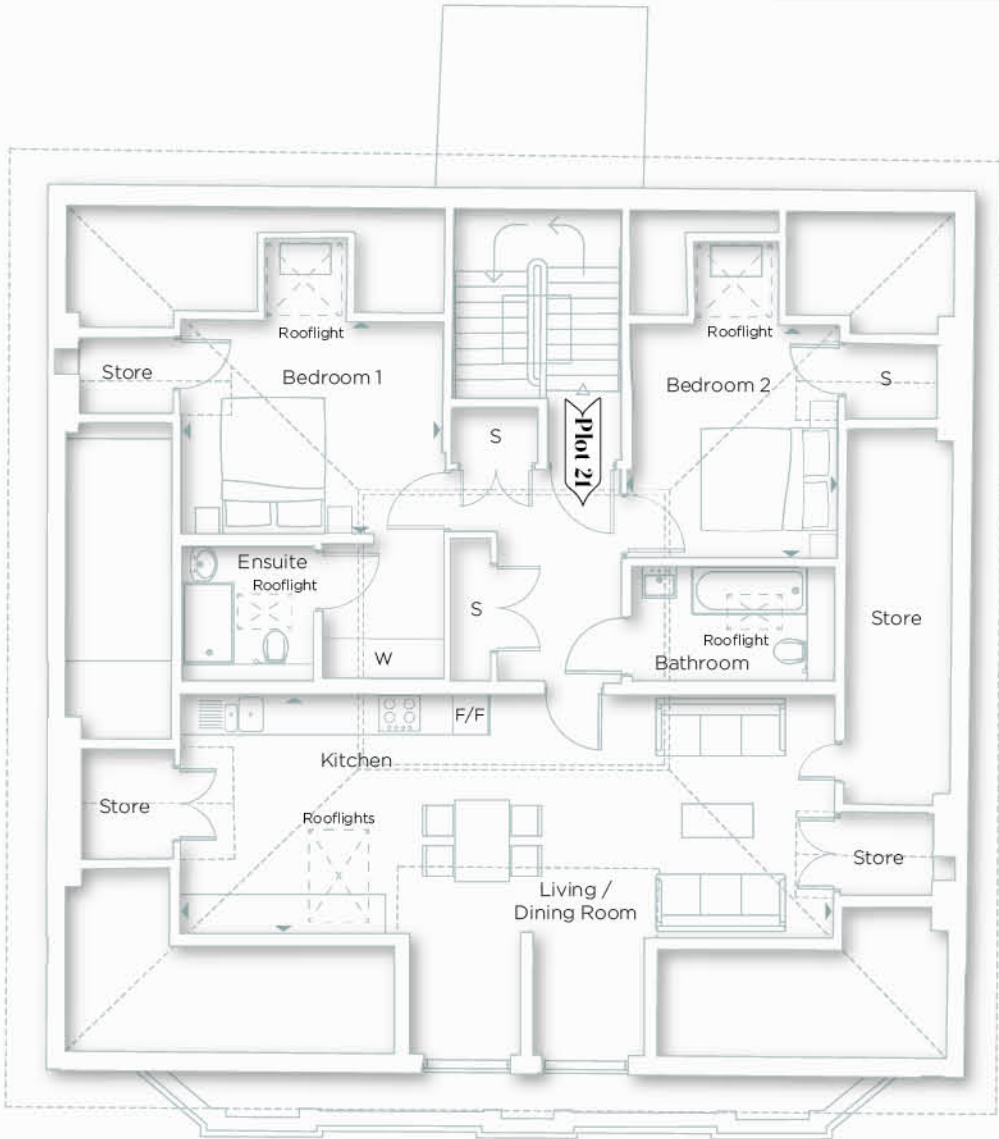
TOTAL AREA: 59.5 SQ M 640 SQ FT

KITCHEN / LIVING / DINING ROOM
5.73m x 4.87m 18' 10" x 16' 0"

BEDROOM 1
4.67m x 4.55m 15' 4" x 14' 11"



SECOND FLOOR



Plot 21

TOTAL AREA: 118.8 SQ M 1,279 SQ FT

KITCHEN / LIVING ROOM / DINING ROOM
9.58m x 3.53m 31' 5" x 11' 7"

BEDROOM 1
3.82m x 3.11m 12' 6" x 10' 2"

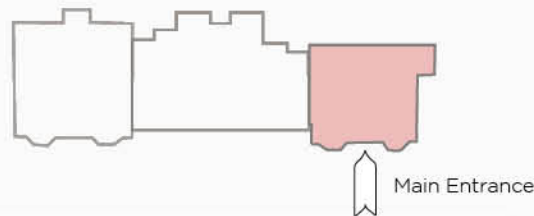
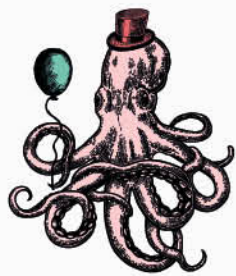
BEDROOM 2
3.18m x 3.01m 10' 5" x 9' 11"



KEY

F/F - fridge/freezer
W/D - washer/dryer
W - wardrobe
S - store

Birch Villa floor plans



KEY

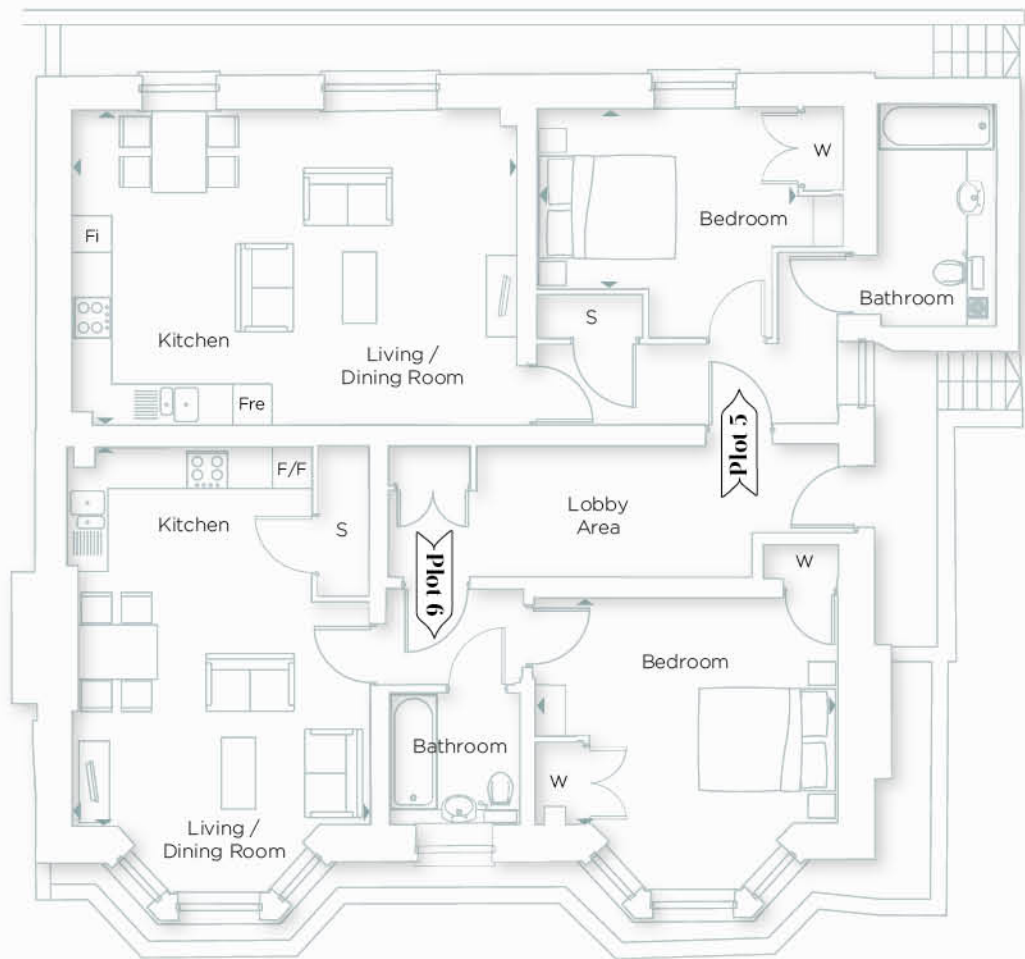
F/F - fridge/freezer

W/D - washer/dryer

W - wardrobe

S - store

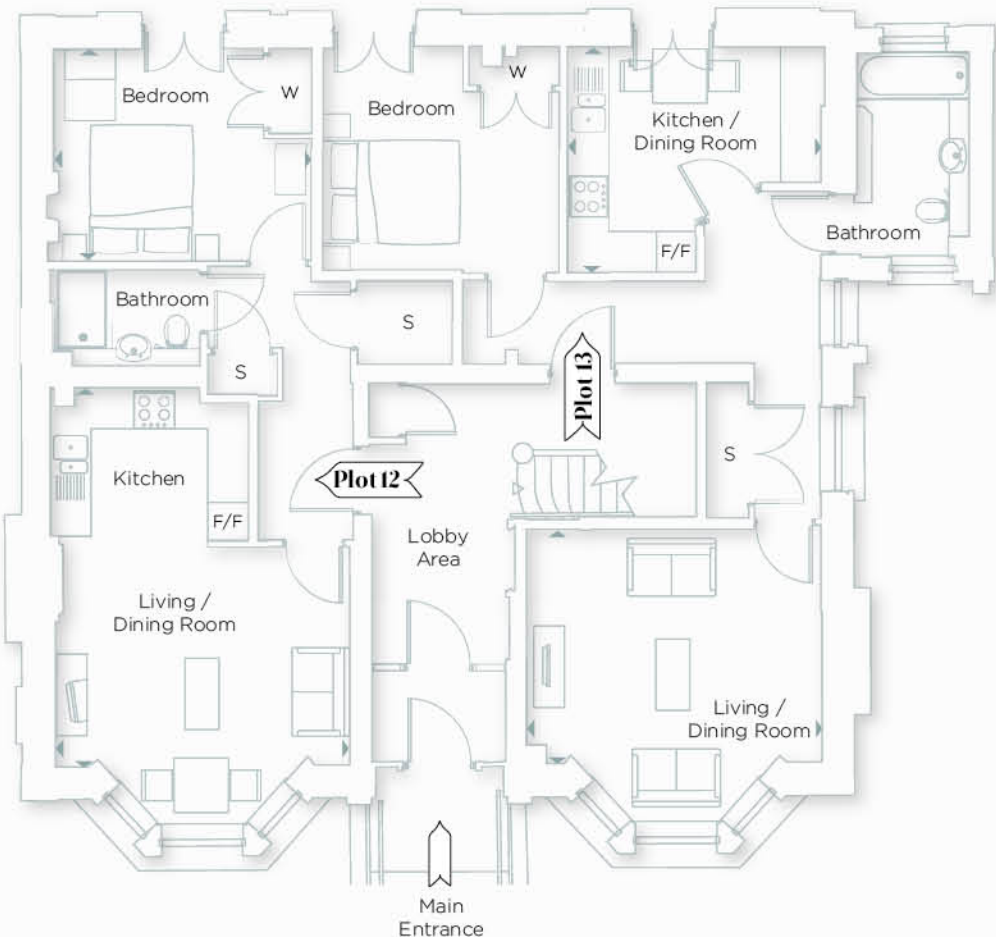
LOWER GROUND FLOOR



Plot 5
TOTAL AREA: 52.1 SQ M 561 SQ FT
KITCHEN / LIVING / DINING ROOM
6.41m x 4.35m 21' 0" x 14' 3"
BEDROOM
4.38m x 4.12m 14' 4" x 13' 6"

Plot 6
TOTAL AREA: 57.9 SQ M 623 SQ FT
KITCHEN / LIVING / DINING ROOM
6.52m x 4.58m 21' 5" x 15' 0"
BEDROOM
4.40m x 3.39m 14' 5" x 11' 1"

GROUND FLOOR



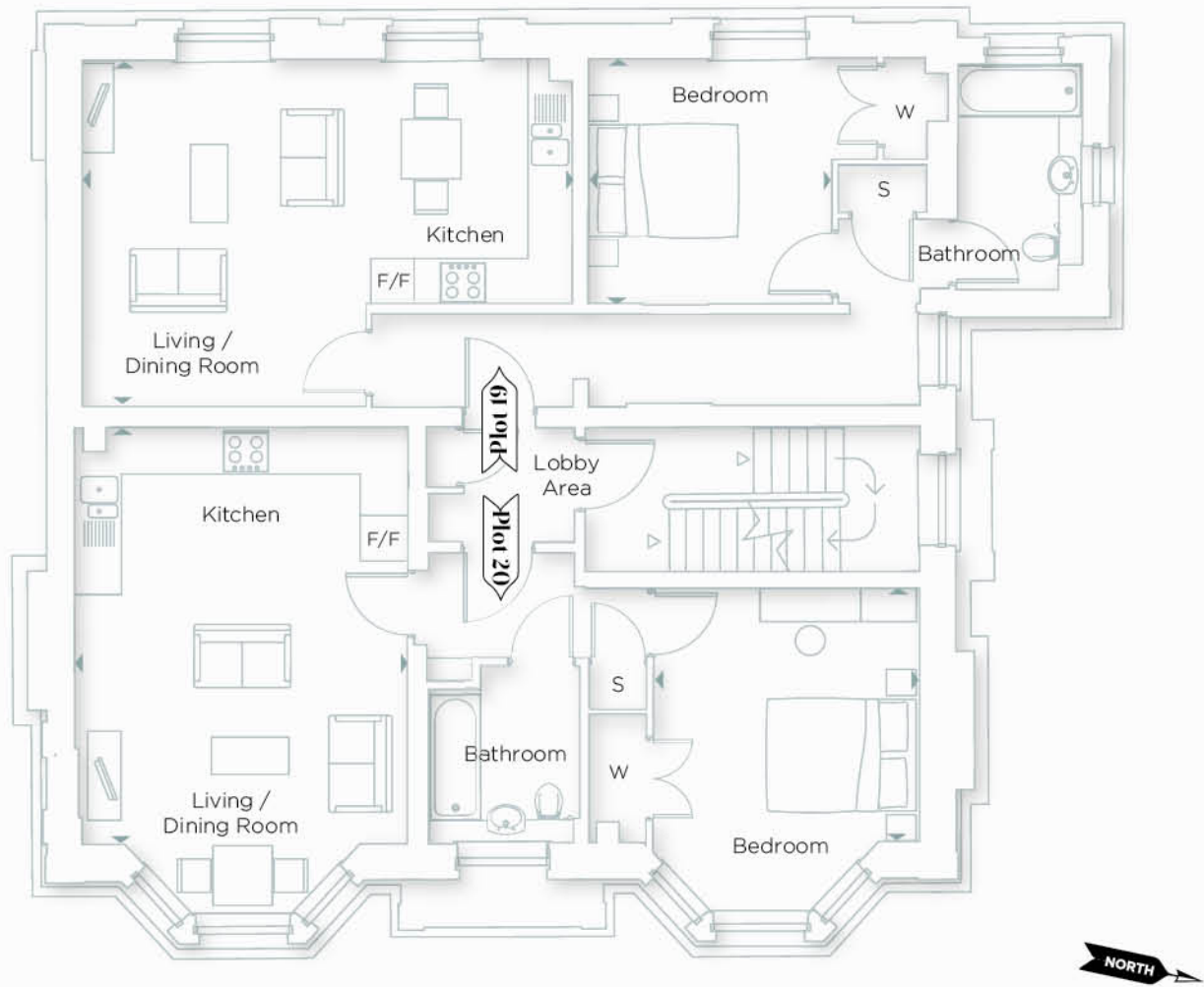
Plot 12
TOTAL AREA: 46.8 SQ M 504 SQ FT
KITCHEN / LIVING / DINING ROOM
5.39m x 4.32m 17' 8" x 14' 2"
BEDROOM
3.82m x 3.08m 12' 6" x 10' 1"

Plot 13
TOTAL AREA: 58.6 SQ M 631 SQ FT
LIVING ROOM
4.46m x 4.34m 14' 8" x 14' 3"
KITCHEN / DINING ROOM
3.64m x 3.20m 11' 11" x 10' 6"
BEDROOM
3.59m x 3.23m 11' 9" x 10' 7"

Birch Villa

floor plans

FIRST FLOOR



Plot 19

TOTAL AREA: 53.7 SQ M 578 SQ FT

KITCHEN / LIVING / DINING ROOM
5.53m x 4.39m 18' 2" x 14' 5"

BEDROOM
3.55m x 3.38m 11' 8" x 11' 1"

Plot 20

TOTAL AREA: 60.9 SQ M 655 SQ FT

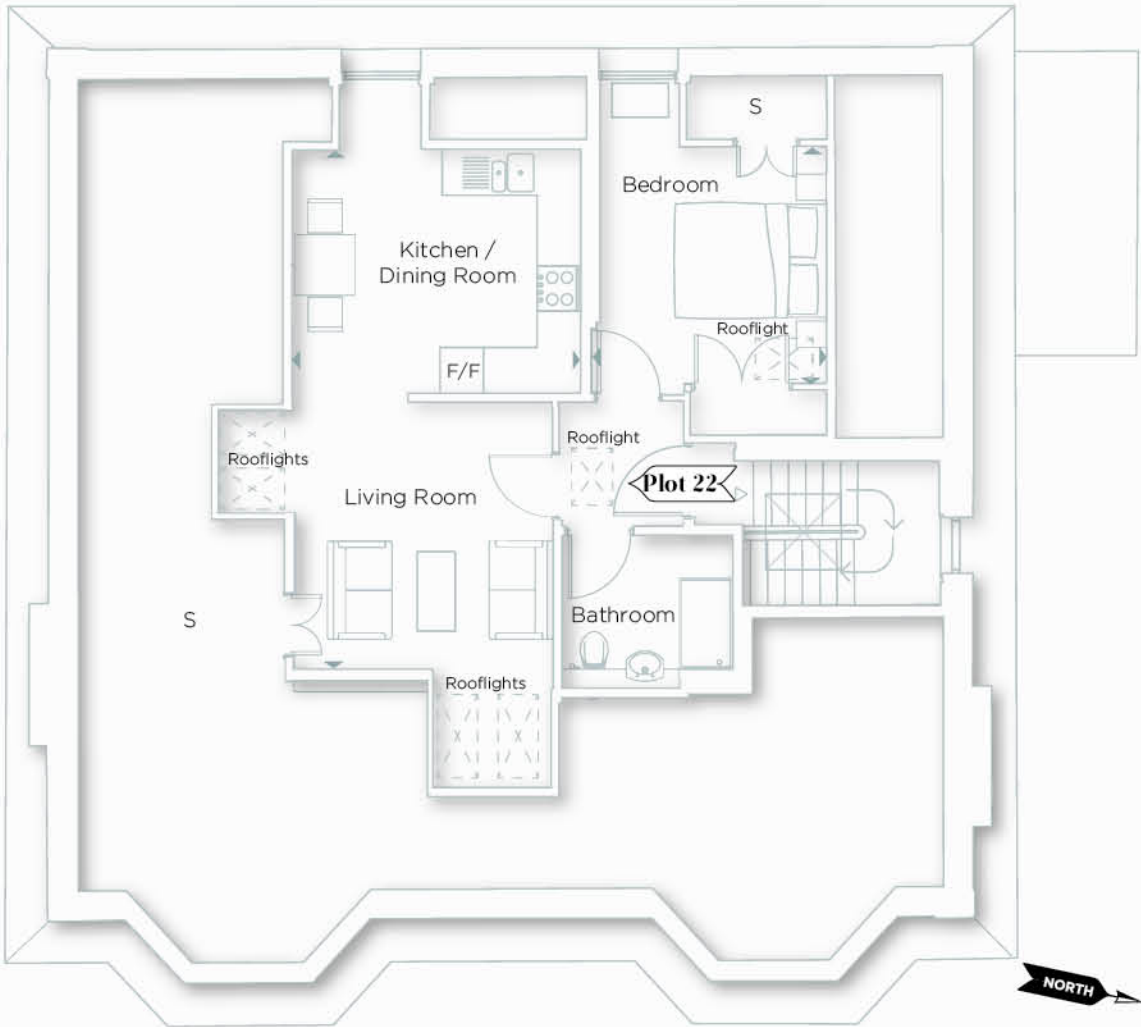
KITCHEN / LIVING / DINING ROOM
6.60m x 4.61m 21' 8" x 15' 1"

BEDROOM
3.32m x 3.24m 10' 11" x 10' 8"

SECOND FLOOR

KEY

F/F - fridge/freezer
W/D - washer/dryer
W - wardrobe
S - store



Plot 22

TOTAL AREA: 52.6 SQ M 566 SQ FT

KITCHEN / DINING ROOM
3.76m x 3.26m 12' 4" x 10' 8"

LIVING ROOM
5.01m x 3.30m 16' 5" x 10' 10"

BEDROOM
4.30m x 3.04m 14' 1" x 10' 0"

What is shared ownership?



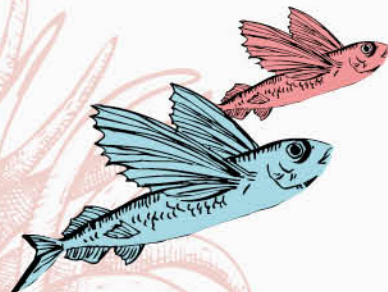
You buy a percentage of a home, and pay rent on the rest. This means a smaller deposit, a smaller mortgage, and quicker steps on the ladder. We own some of the property, but it's still yours. You're living there, you can make it your own, and you decide when to sell. You can even buy more shares, to eventually own the lot.

YOU COULD BUY A HOME AT 251 PRESTON ROAD THROUGH SHARED OWNERSHIP IF:

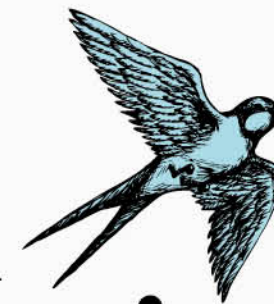
- Your household earns £80,000 a year or less
- You are a first-time buyer, you used to own a home but can't afford to buy one now or are an existing shared owner looking to move.

To purchase a home you'll need to take out a mortgage to pay for your share of the home's purchase price, or fund this through your savings, typically you'll need minimum 5% deposit of the value of the share you purchase. A rent of 2.75% is payable monthly on the unowned share. Shared Ownership properties are leasehold.

Find out more at
www.helptobuy.gov.uk/shared-ownership



Award winning developments



The environments we live in play a large part in shaping who we are. We immerse ourselves in the place we've chosen to live; the building itself and the community we share it with. So it's not surprising that these are the main features we look for when choosing a new home, and it's why Southern Home Ownership plans, develops and builds high quality, desirable homes bringing together people and places to create thriving communities.

As part of Southern Housing Group, one of the oldest and largest Housing Associations in the South East of England, we're proud to reinvest every penny we make in providing quality homes and services for our customers and local communities. Purchasing your new Southern Home Ownership home also contributes to the regeneration and development of homes and communities for others.

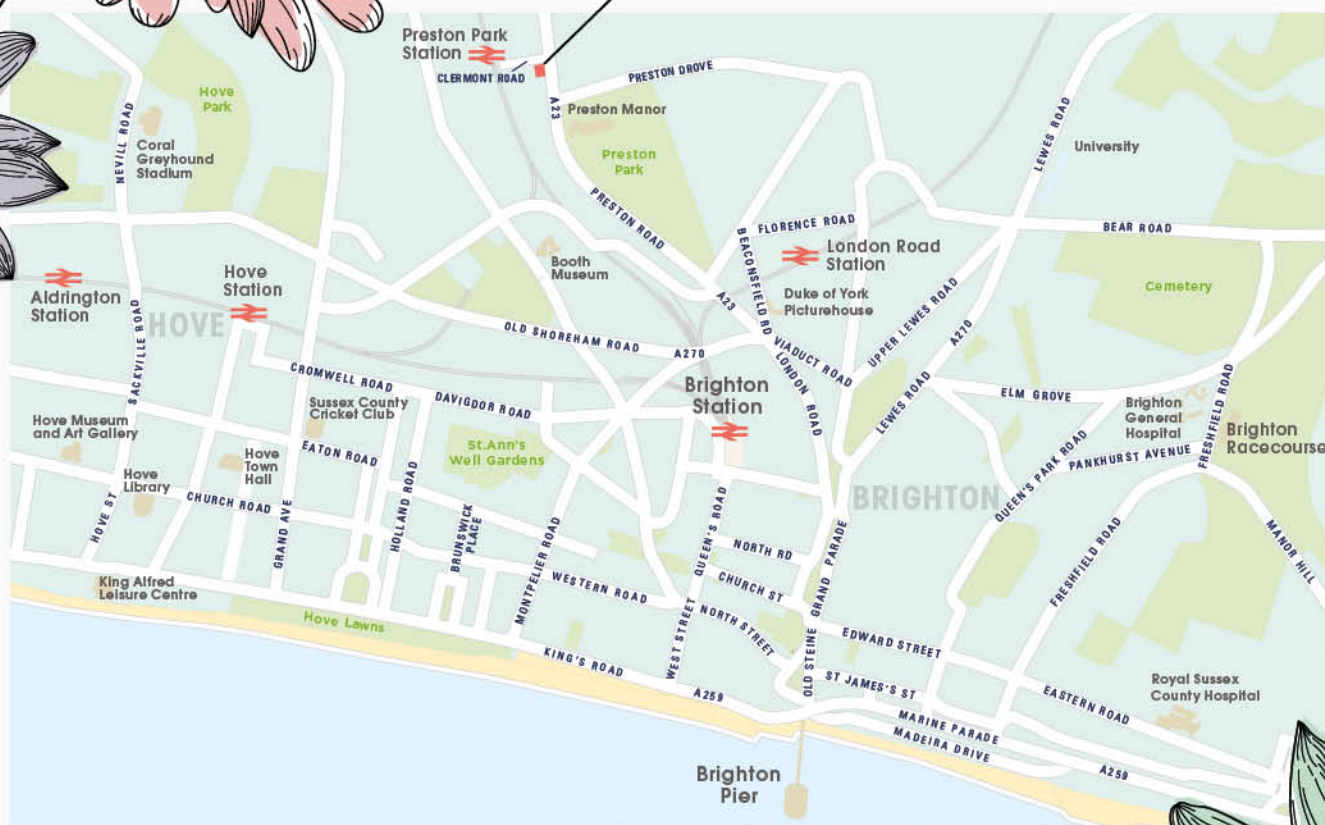
We're recognised as a leader in providing premium homes that shape the way people want to live. So we don't just build better buildings - we build better living.

SHOSALES.CO.UK





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