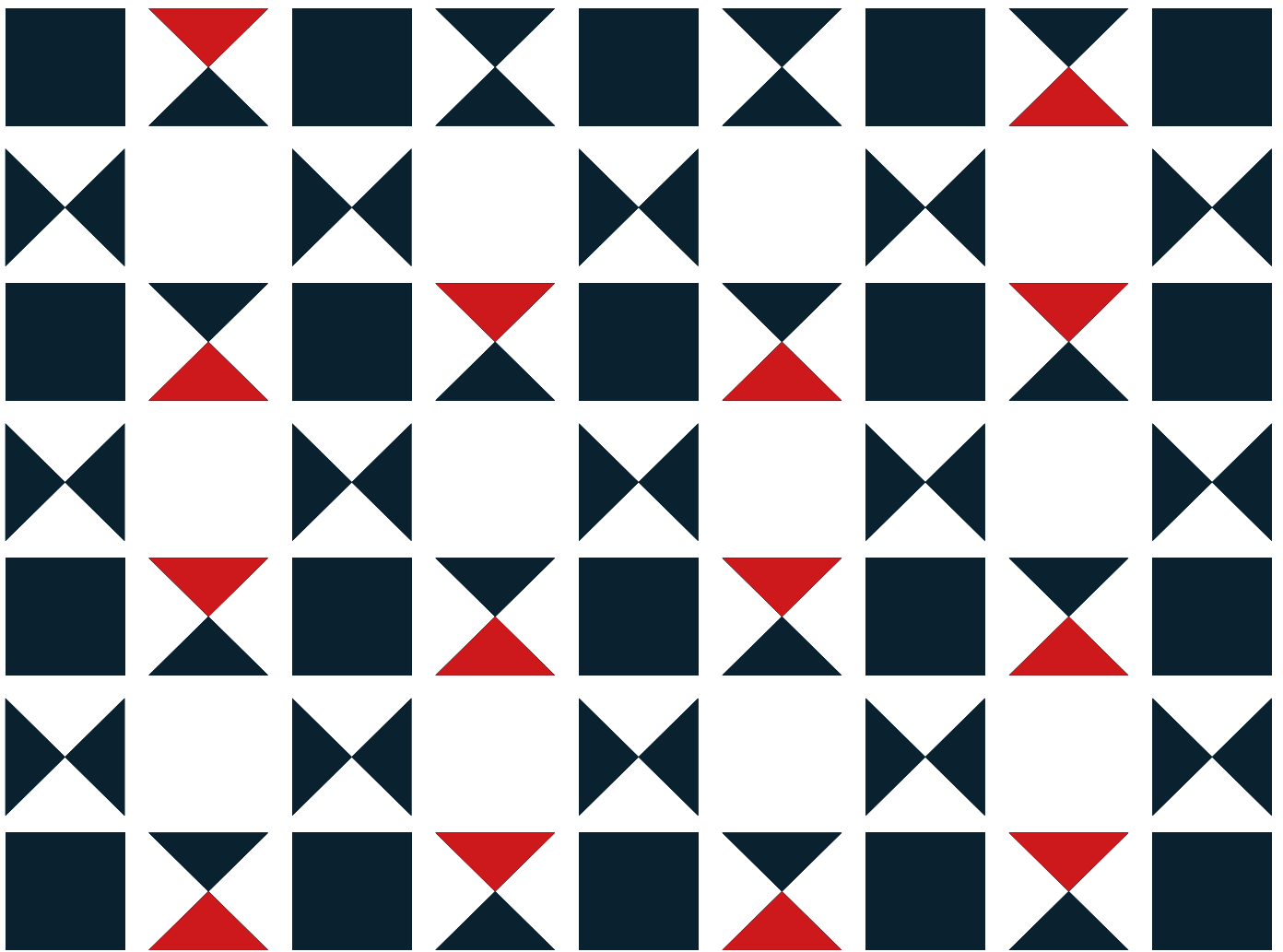


PHASE 1 FLOORPLANS

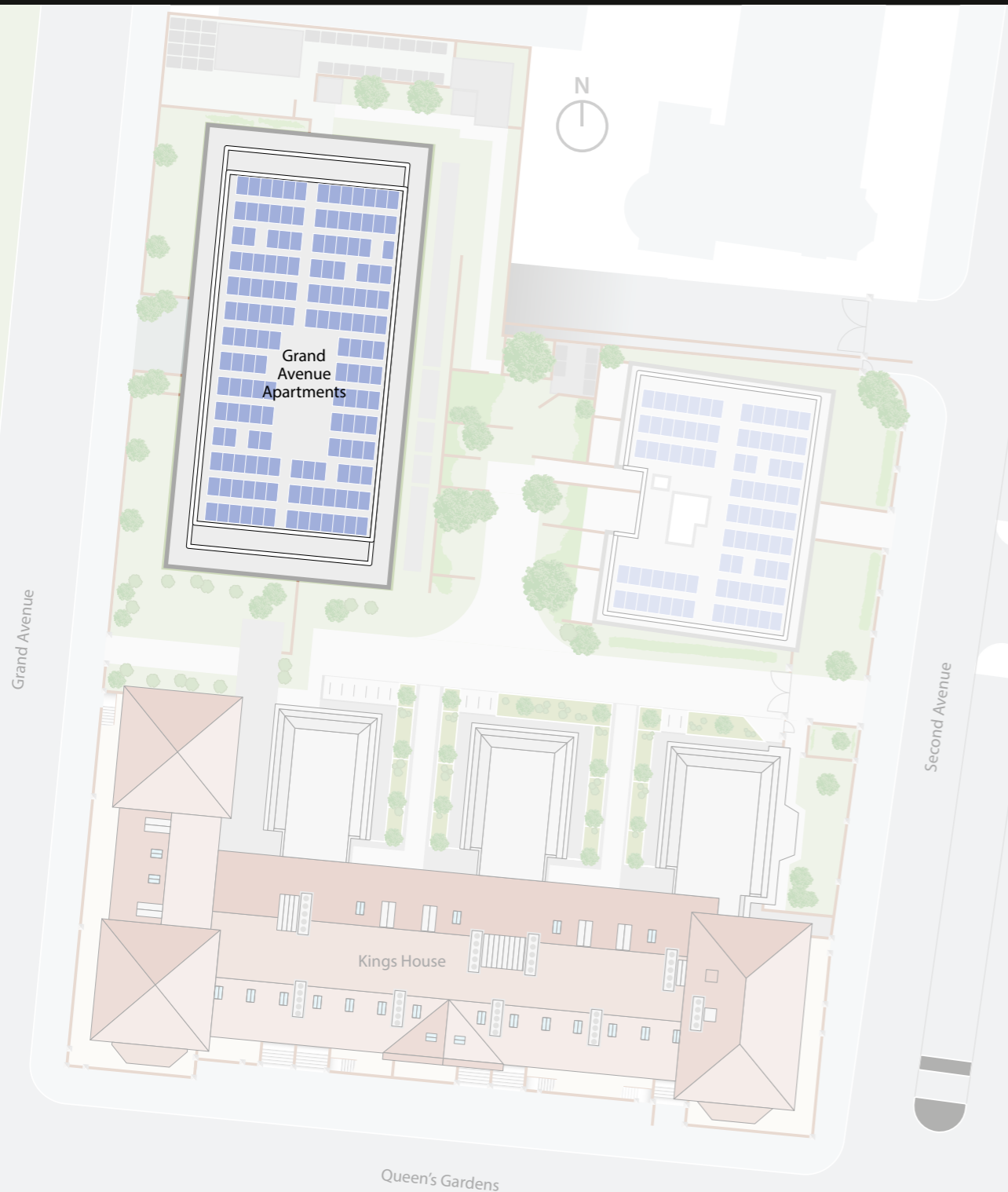
GRAND  
AVENUE



2 BEDROOM APARTMENTS

# SITE PLAN

With a gated entrance, cycle parking and carefully landscaped surrounds, Grand Avenue has been designed to create a welcoming community that you'll love to call home.



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.

All apartments at Grand Avenue offer contemporary, energy-efficient interiors, with a private balcony or terrace perfect for morning coffee or evening drinks on balmy summer days.



\*Plot 0.5 features Zanussi washing machine. Southern Housing reserves the right to amend the specifications as necessary and without notice at its absolute discretion. Images used for illustrative purposes only.

## KITCHEN

- Bosch black built-in oven and induction hob
- Hoover integrated fridge/freezer
- Hoover integrated dishwasher
- Blanco stainless steel sink with chrome mixer tap
- Marbled white countertop
- Hartforth Blue soft close integrated, handleless kitchen furniture
- Undercabinet lighting
- Brass Gola Rail
- Glass slate grey splashback
- Burnt Cocoa wood effect flooring

## BATHROOM

- Bath with Vado rainwater shower over and hand shower apparatus
- Glass shower screen
- Locally sourced grey ceramic bathroom tiles
- Part-tiled walls
- Vado Towel Rail
- Mirrored vanity unit

## EN SUITE

- Walk in shower with sliding door, Vado rainwater shower and hand shower apparatus
- Grey ceramic bathroom tiles
- Part-tiled walls
- Vado Towel Rail
- Mirrored vanity unit

## FLOORING

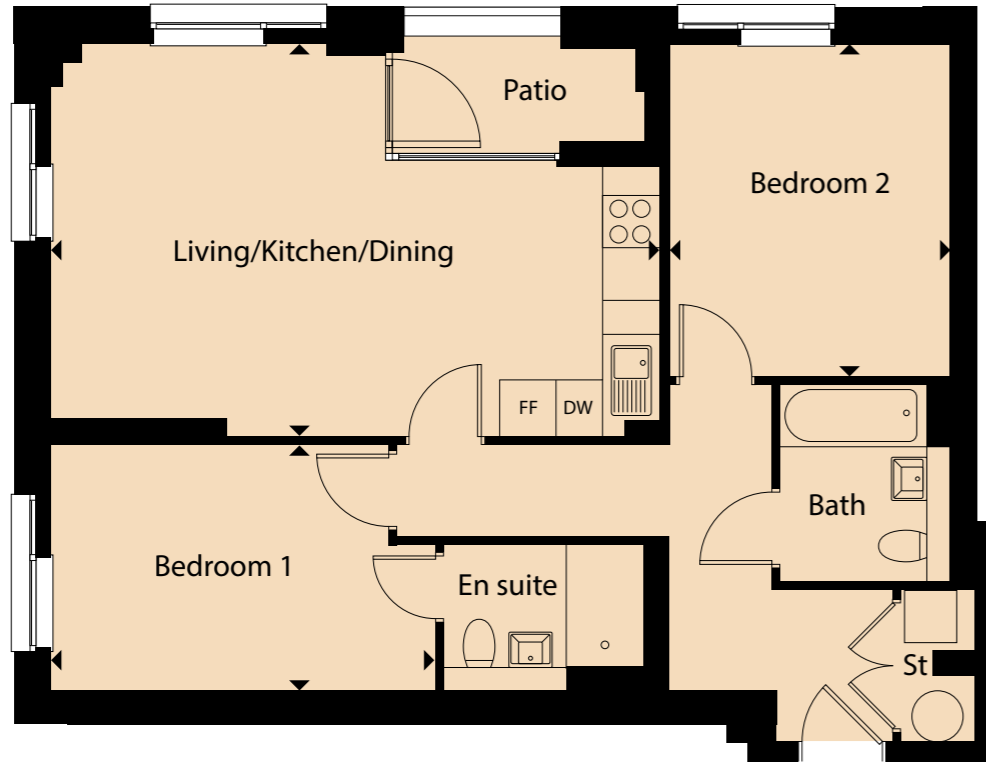
- Burnt Cocoa wood effect flooring
- Newport foggy mist carpet to bedrooms
- Tiles to bathroom and en suite

## GENERAL

- Beko Washer Dryer\*
- Wired for BT telephone & broadband and Virgin broadband
- Sky Q digital TV connection
- Zoned underfloor heating
- MVHR ventilation system with heat recovery
- Tiled balconies with outdoor lighting
- Video entry system
- 10-year Build-Zone warranty
- Wardrobe included to Master Bedroom

# Plot 0.5

GROUND FLOOR  
2 BED APARTMENT



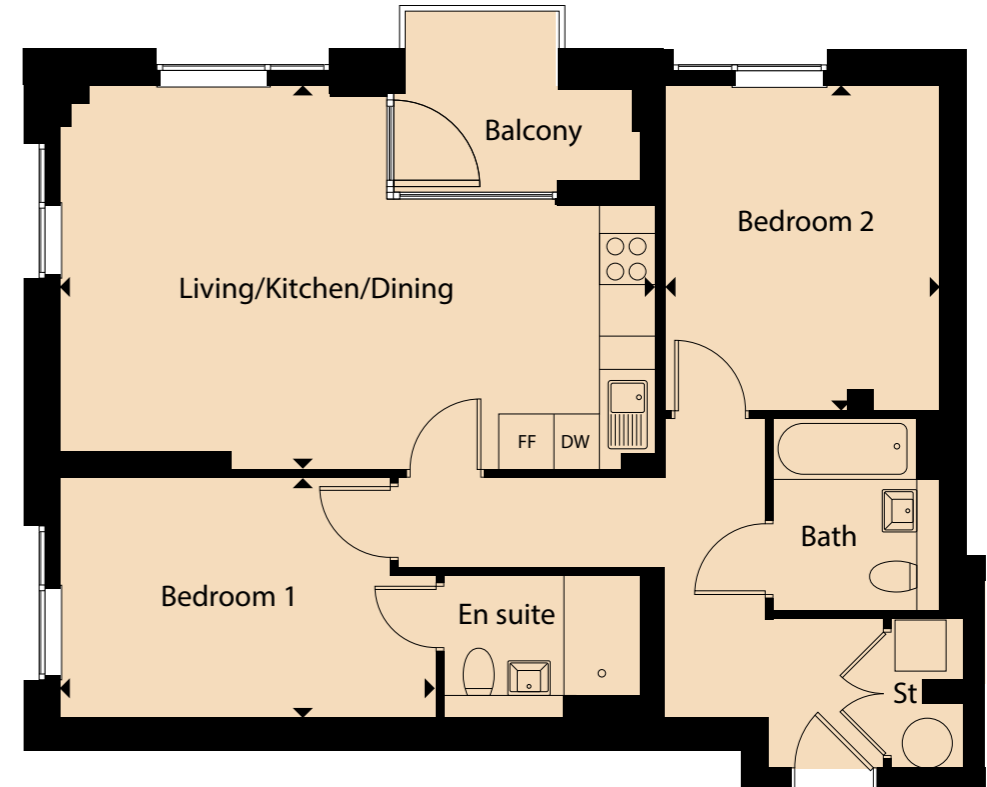
<b>Kitchen/living/dining area</b>	7.01m x 4.52m
<b>Bedroom 1</b>	3.93m x 2.80m
<b>Bedroom 2</b>	3.99m x 3.20m
<b>Bathroom</b>	2.25m x 1.95m
<b>Total gross area</b>	73.76 m <sup>2</sup> / 800 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 1.5

FIRST FLOOR  
2 BED APARTMENT



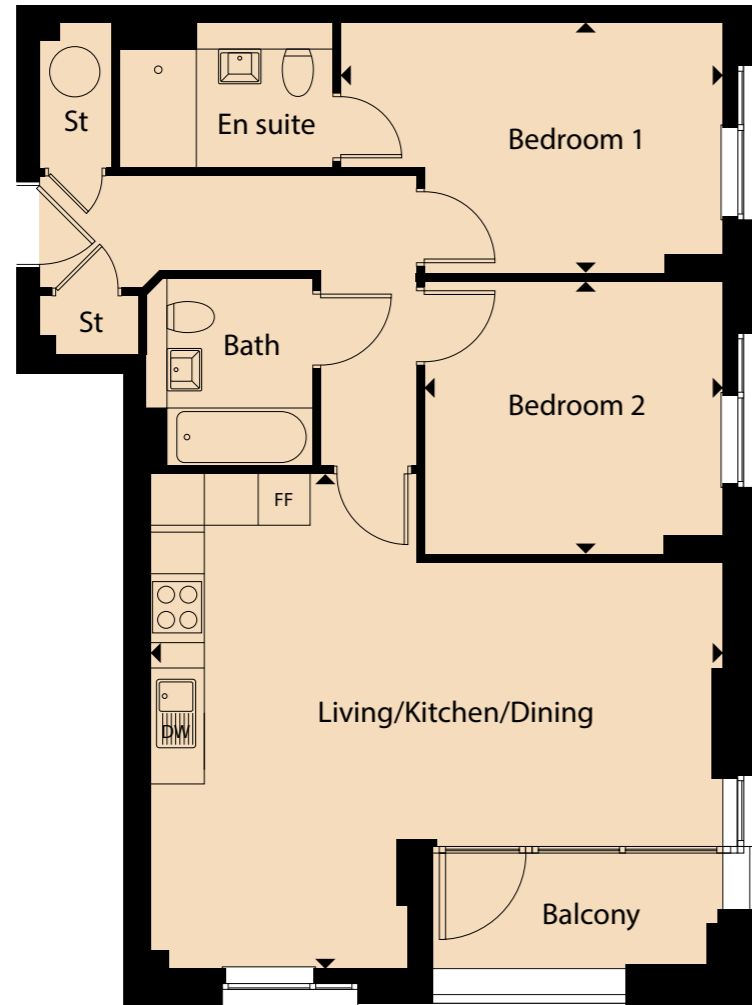
<b>Kitchen/living/dining area</b>	7.01m x 4.52m
<b>Bedroom 1</b>	4.43m x 2.83m
<b>Bedroom 2</b>	3.84m x 3.22m
<b>Bathroom</b>	2.25m x 1.95m
<b>Total gross area</b>	74.23 m <sup>2</sup> / 800 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 2.1

SECOND FLOOR  
2 BED APARTMENT



<b>Kitchen/living/dining area</b>	6.69m x 5.80m
<b>Bedroom 1</b>	4.48m x 2.93m
<b>Bedroom 2</b>	3.50m x 3.21m
<b>Bathroom</b>	2.20m x 1.95m
<b>Total gross area</b>	73.79 m <sup>2</sup> / 798 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 2.5

SECOND FLOOR  
2 BED APARTMENT



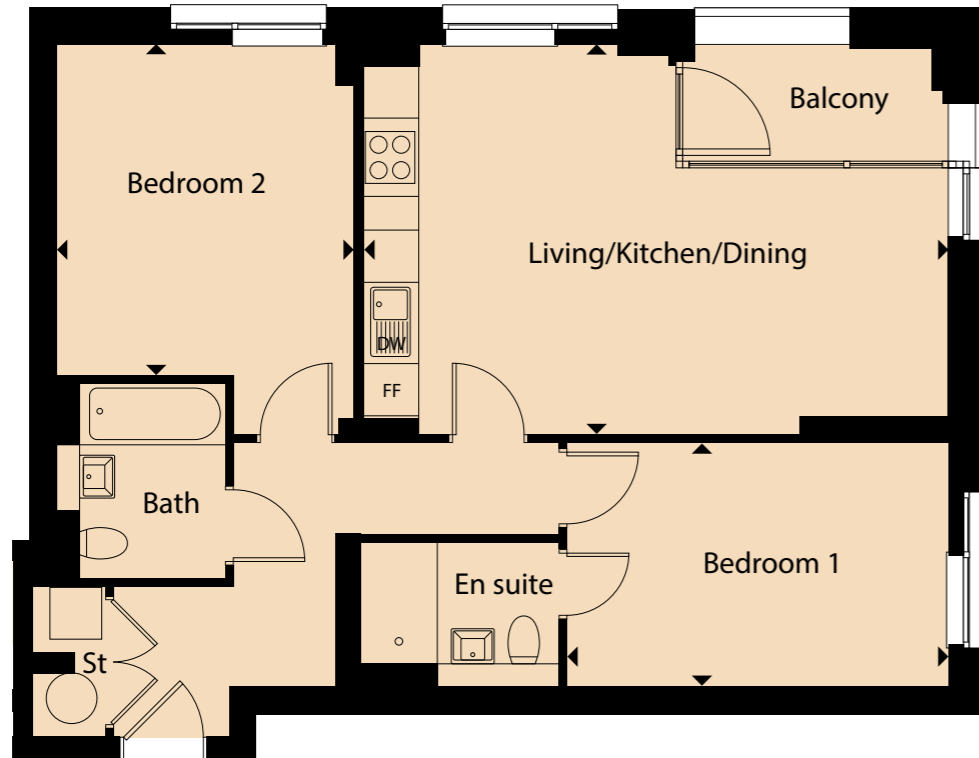
<b>Kitchen/living/dining area</b>	6.81m x 4.52m
<b>Bedroom 1</b>	4.43m x 2.83m
<b>Bedroom 2</b>	3.84m x 3.44m
<b>Bathroom</b>	2.25m x 1.95m
<b>Total gross area</b>	74.06 m <sup>2</sup> / 799 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 2.8

SECOND FLOOR  
2 BED APARTMENT



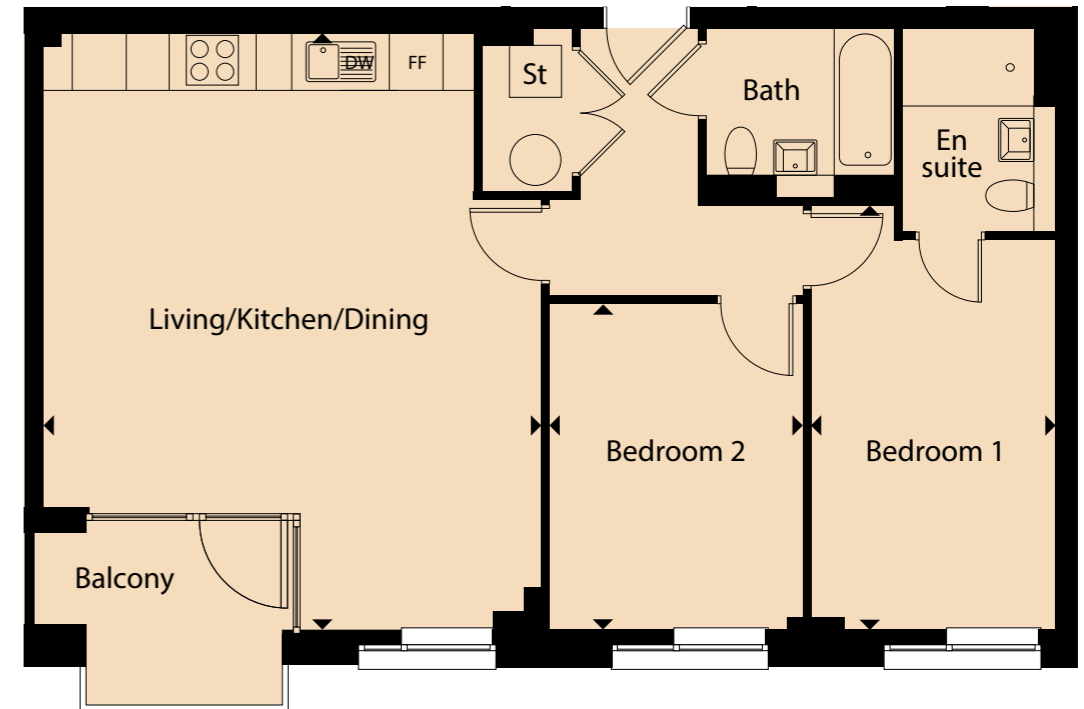
<b>Kitchen/living/dining area</b>	6.81m x 4.39m
<b>Bedroom 1</b>	4.43m x 2.82m
<b>Bedroom 2</b>	3.84m x 3.44m
<b>Bathroom</b>	2.25m x 1.95m
<b>Total gross area</b>	74.01 m <sup>2</sup> / 799 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 3.2

THIRD FLOOR  
2 BED APARTMENT



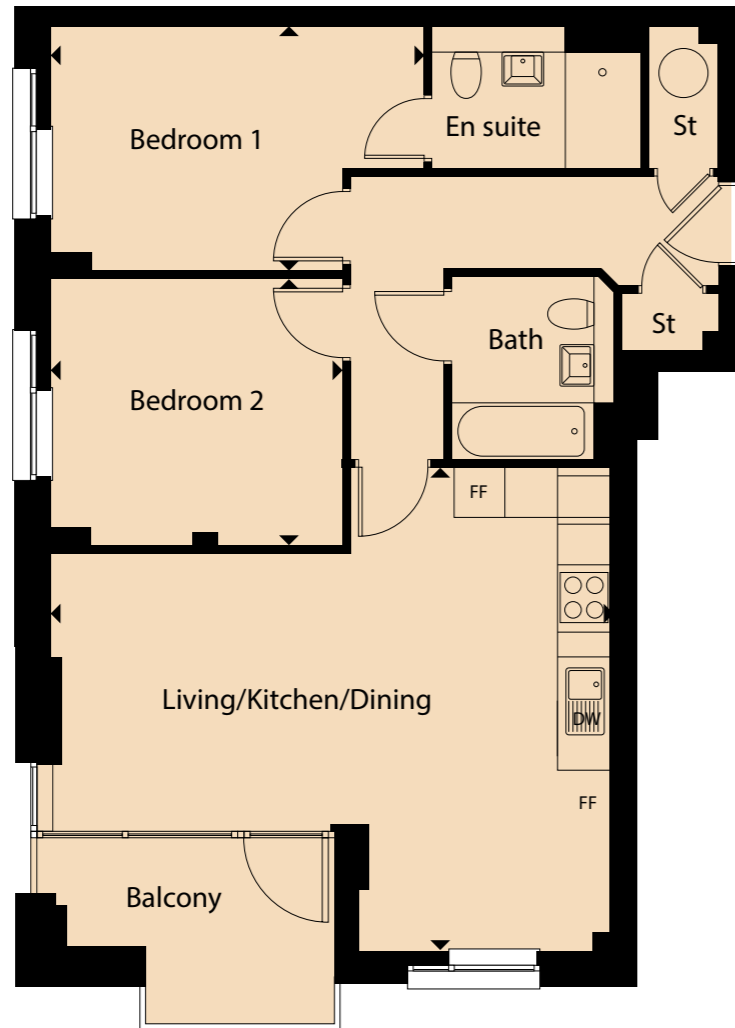
<b>Kitchen/living/dining area</b>	5.76m x 5.49m
<b>Bedroom 1</b>	4.52m x 2.99m
<b>Bedroom 2</b>	3.76m x 2.92m
<b>Bathroom</b>	2.17m x 1.95m
<b>Total gross area</b>	77.03 m <sup>2</sup> / 828 ft <sup>2</sup>

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 3.4

THIRD FLOOR  
2 BED APARTMENT



<b>Kitchen/living/dining area</b>	6.69m x 5.80m
<b>Bedroom 1</b>	3.50m x 2.93m
<b>Bedroom 2</b>	3.50m x 3.20m
<b>Bathroom</b>	2.21m x 1.93m
<b>Total gross area</b>	73.92 m <sup>2</sup> / 798 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 3.5

THIRD FLOOR  
2 BED APARTMENT



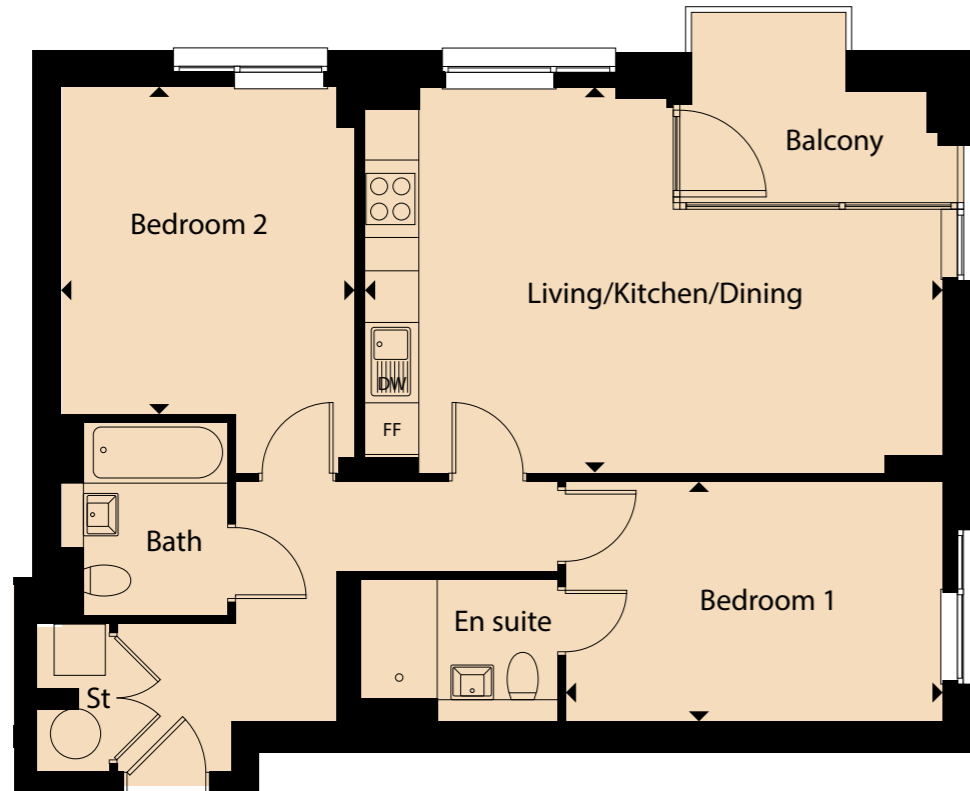
<b>Kitchen/living/dining area</b>	6.81m x 4.52m
<b>Bedroom 1</b>	4.43m x 2.83m
<b>Bedroom 2</b>	3.84m x 3.44m
<b>Bathroom</b>	2.25m x 1.95m
<b>Total gross area</b>	74.06 m <sup>2</sup> / 778 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 3.8

THIRD FLOOR  
2 BED APARTMENT



<b>Kitchen/living/dining area</b>	6.81m x 4.52m
<b>Bedroom 1</b>	4.43m x 2.83m
<b>Bedroom 2</b>	3.84m x 3.44m
<b>Bathroom</b>	2.25m x 1.95m
<b>Total gross area</b>	74.01 m <sup>2</sup> / 778 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 4.2

FOURTH FLOOR  
2 BED APARTMENT



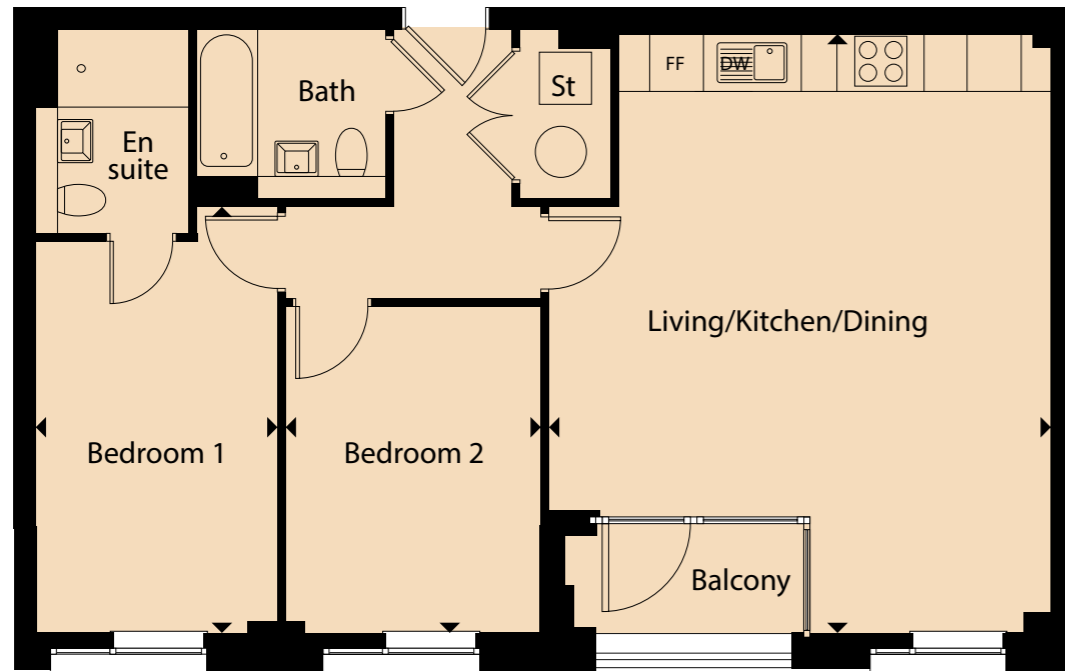
<b>Kitchen/living/dining area</b>	6.91m x 5.78m
<b>Bedroom 1</b>	4.51m x 2.75m
<b>Bedroom 2</b>	3.81m x 2.94m
<b>Bathroom</b>	2.10m x 1.95m
<b>Total gross area</b>	76.73 m <sup>2</sup> / 826 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 4.3

FOURTH FLOOR  
2 BED APARTMENT



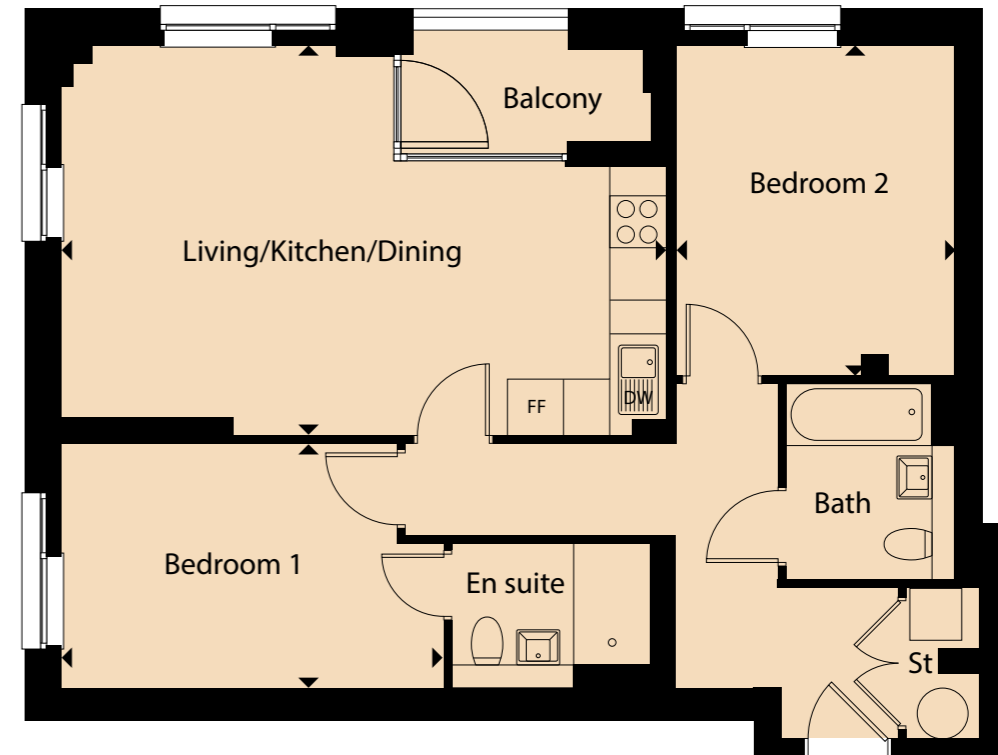
<b>Kitchen/living/dining area</b>	6.91m x 5.78m
<b>Bedroom 1</b>	4.51m x 2.75m
<b>Bedroom 2</b>	3.76m x 2.94m
<b>Bathroom</b>	2.17m x 1.95m
<b>Total gross area</b>	76.73 m <sup>2</sup> / 826 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 4.5

FOURTH FLOOR  
2 BED APARTMENT



<b>Kitchen/living/dining area</b>	7.01m x 4.52m
<b>Bedroom 1</b>	3.89m x 2.83m
<b>Bedroom 2</b>	3.84m x 3.29m
<b>Bathroom</b>	2.25m x 1.95m
<b>Total gross area</b>	74.21 m <sup>2</sup> / 800 sq ft

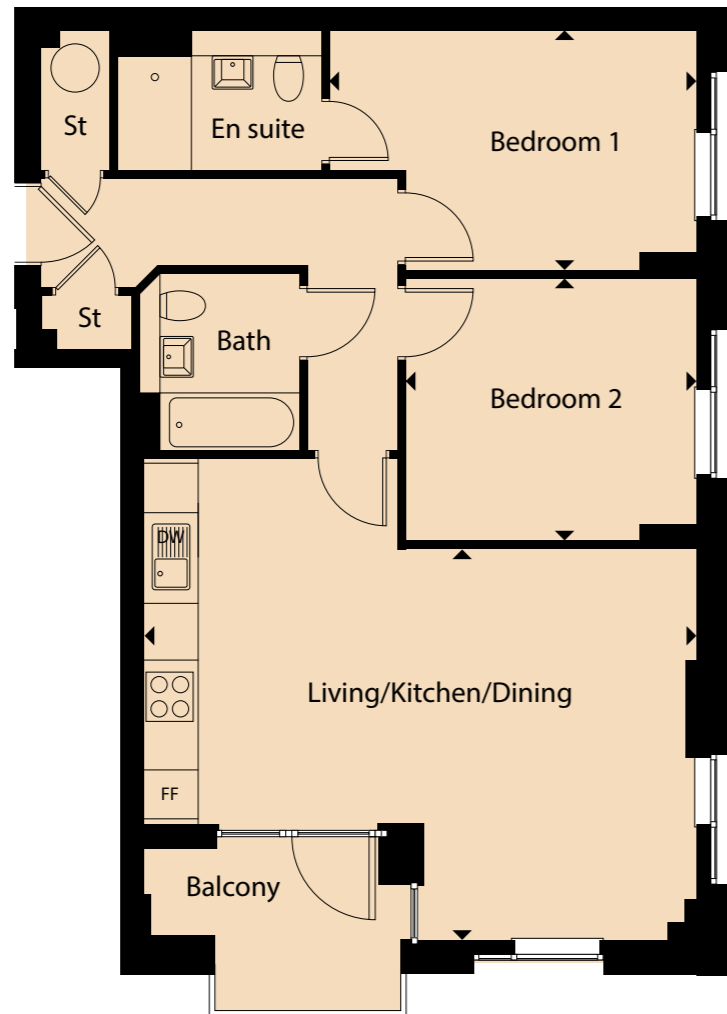
Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.





# Plot 5.1

FIFTH FLOOR  
2 BED APARTMENT

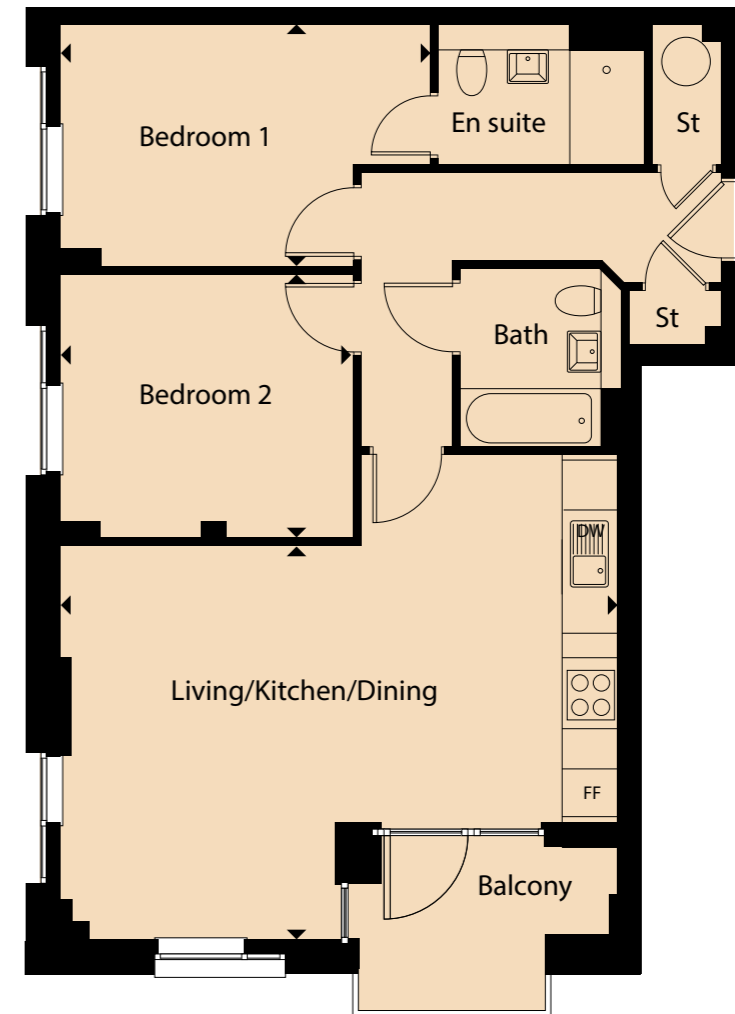


<b>Kitchen/living/dining area</b>	6.75m x 4.77m
<b>Bedroom 1</b>	4.48m x 2.93m
<b>Bedroom 2</b>	3.55m x 3.20m
<b>Bathroom</b>	2.17m x 1.95m
<b>Total gross area</b>	74.71 m <sup>2</sup> / 814 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

# Plot 5.4

FIFTH FLOOR  
2 BED APARTMENT

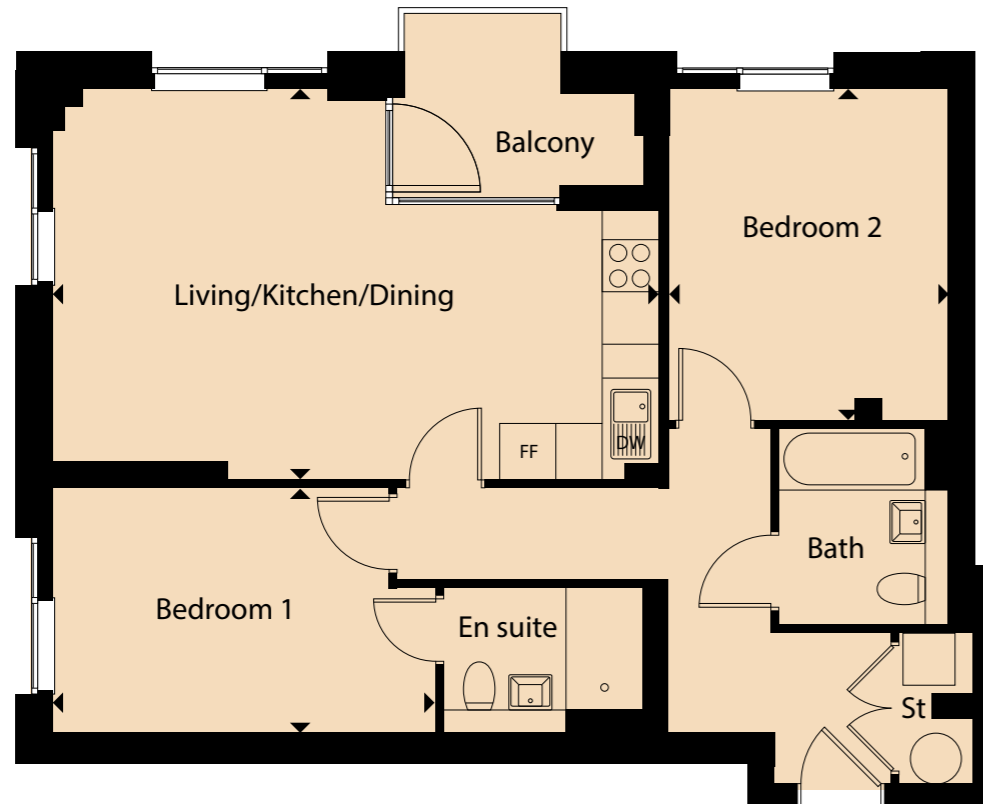


<b>Kitchen/living/dining area</b>	6.74m x 4.77m
<b>Bedroom 1</b>	4.37m x 2.95m
<b>Bedroom 2</b>	3.55m x 3.20m
<b>Bathroom</b>	2.16m x 1.95m
<b>Total gross area</b>	74.85 m <sup>2</sup> / 814 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

# Plot 5.5

FIFTH FLOOR  
2 BED APARTMENT



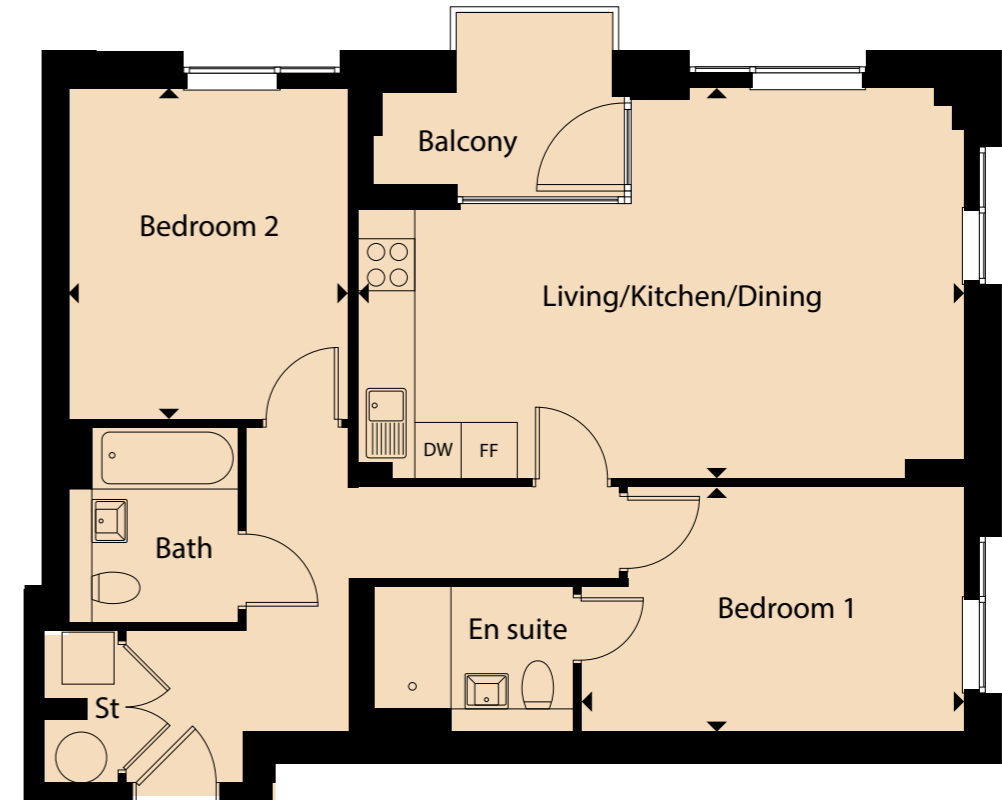
<b>Kitchen/living/dining area</b>	7.01m x 4.52m
<b>Bedroom 1</b>	3.88m x 2.82m
<b>Bedroom 2</b>	3.83m x 3.22m
<b>Bathroom</b>	2.25m x 1.98m
<b>Total gross area</b>	74.21m <sup>2</sup> / 789 ft <sup>2</sup>

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 5.8

FIFTH FLOOR  
2 BED APARTMENT



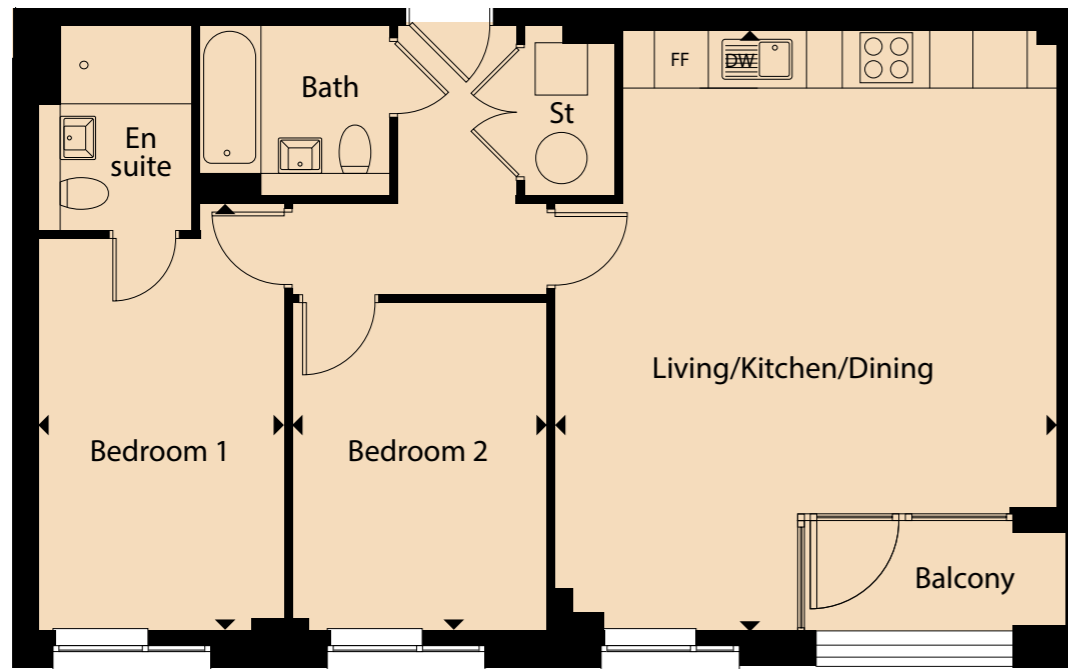
<b>Kitchen/living/dining area</b>	7.01m x 4.52m
<b>Bedroom 1</b>	4.43m x 2.83m
<b>Bedroom 2</b>	3.83m x 3.23m
<b>Bathroom</b>	2.25m x 1.98m
<b>Total gross area</b>	74.16 m <sup>2</sup> / 789 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 6.3

SIXTH FLOOR  
2 BED APARTMENT



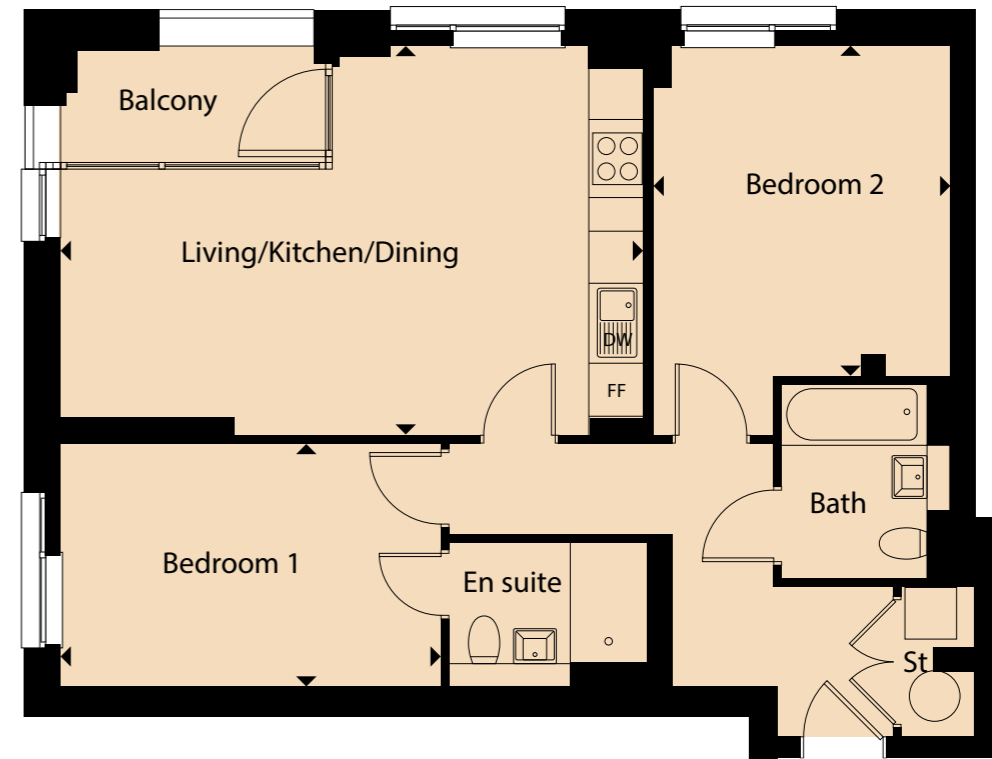
<b>Kitchen/living/dining area</b>	6.91m x 5.76m
<b>Bedroom 1</b>	4.51m x 2.82m
<b>Bedroom 2</b>	3.83m x 2.92m
<b>Bathroom</b>	2.17m x 1.95m
<b>Total gross area</b>	77.03 m <sup>2</sup> / 828 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 6.5

SIXTH FLOOR  
2 BED APARTMENT



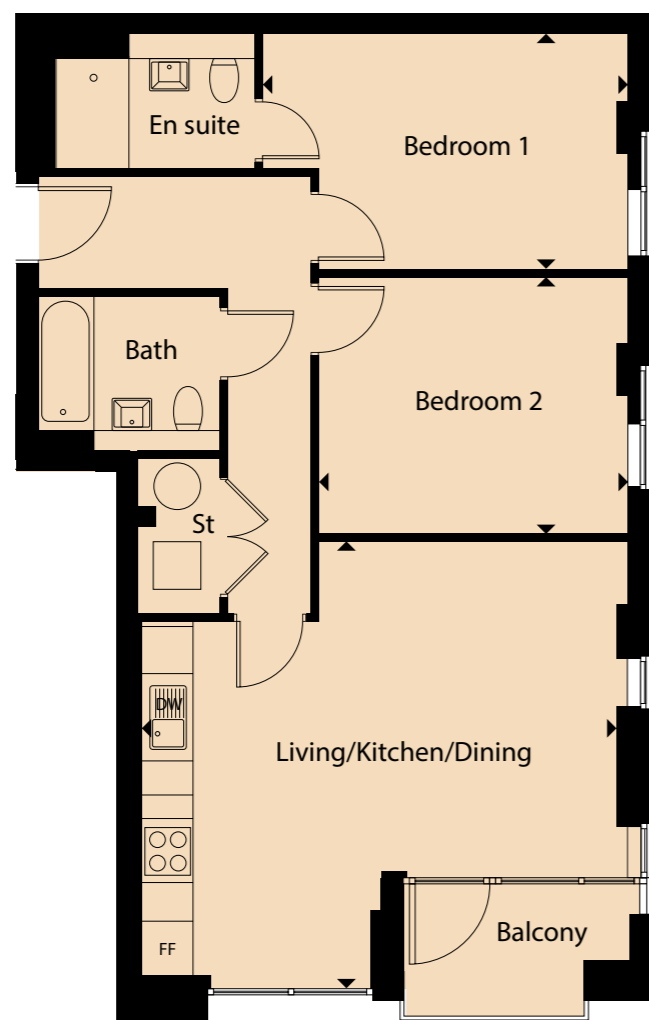
<b>Kitchen/living/dining area</b>	6.80m x 4.52m
<b>Bedroom 1</b>	4.43m x 2.82m
<b>Bedroom 2</b>	3.84m x 3.44m
<b>Bathroom</b>	2.25m x 1.98m
<b>Total gross area</b>	74.26 m <sup>2</sup> / 799 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 7.1

SEVENTH FLOOR  
2 BED APARTMENT



<b>Kitchen/living/dining area</b>	4.48m x 5.97m
<b>Bedroom 1</b>	3.90m x 2.98m
<b>Bedroom 2</b>	3.90m x 3.24m
<b>Bathroom</b>	2.28m x 1.95m
<b>Total gross area</b>	75.68 m <sup>2</sup> / 817 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 7.5

SEVENTH FLOOR  
2 BED APARTMENT



<b>Kitchen/living/dining area</b>	6.81m x 4.52m
<b>Bedroom 1</b>	4.43m x 2.82m
<b>Bedroom 2</b>	3.83m x 3.44m
<b>Bathroom</b>	2.25m x 1.98m
<b>Total gross area</b>	74.26 m <sup>2</sup> / 799 ft <sup>2</sup>

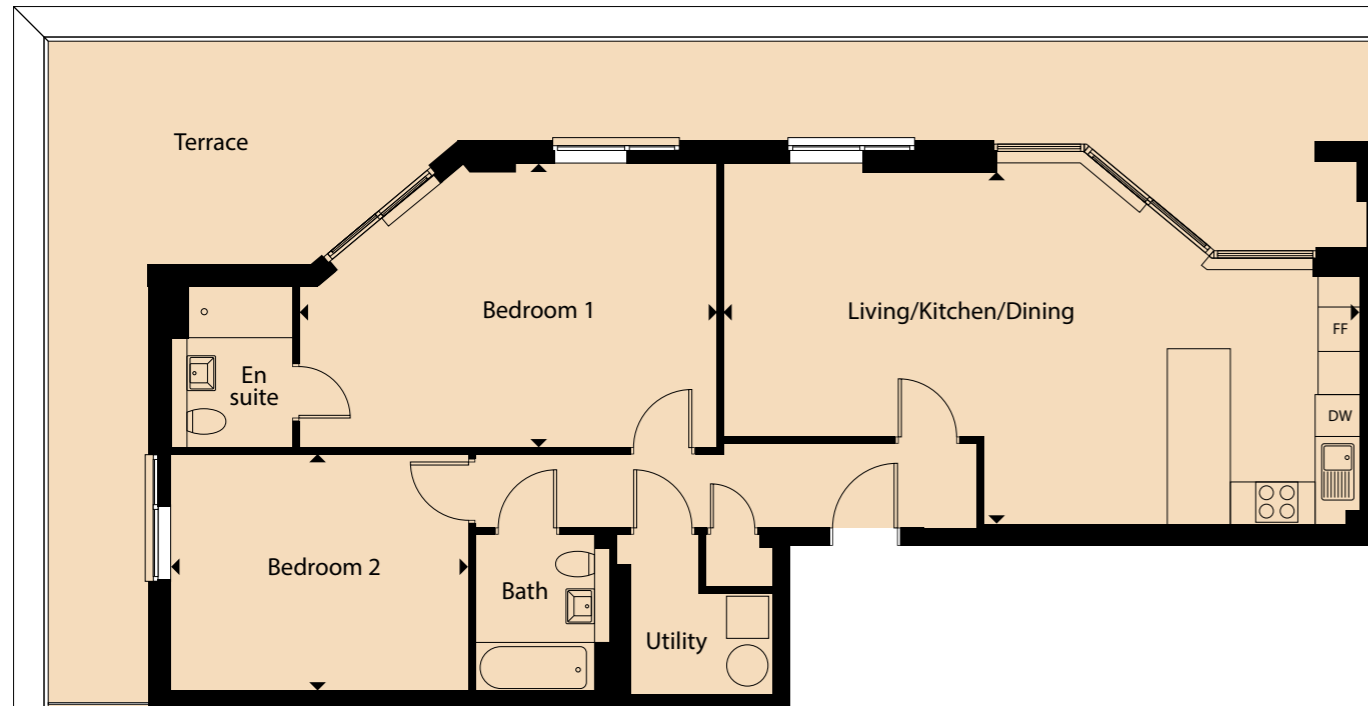
Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# Plot 8.3



EIGHTH FLOOR  
2 BED APARTMENT



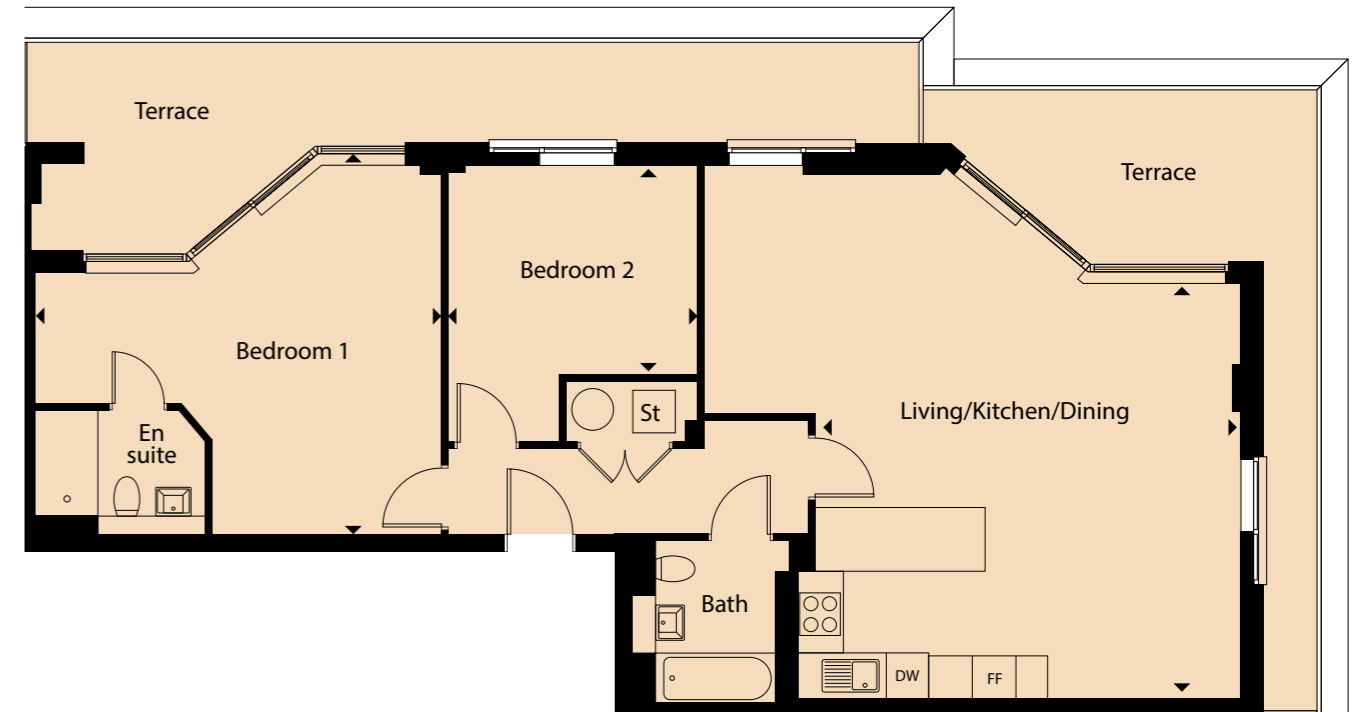
<b>Kitchen/living/dining area</b>	9.09m x 5.02m
<b>Bedroom 1</b>	5.95m x 3.96m
<b>Bedroom 2</b>	4.26m x 3.41m
<b>Bathroom</b>	2.27m x 1.92m
<b>Total gross area</b>	98.66 m <sup>2</sup> / 1057 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

# Plot 8.4



EIGHTH FLOOR  
2 BED APARTMENT



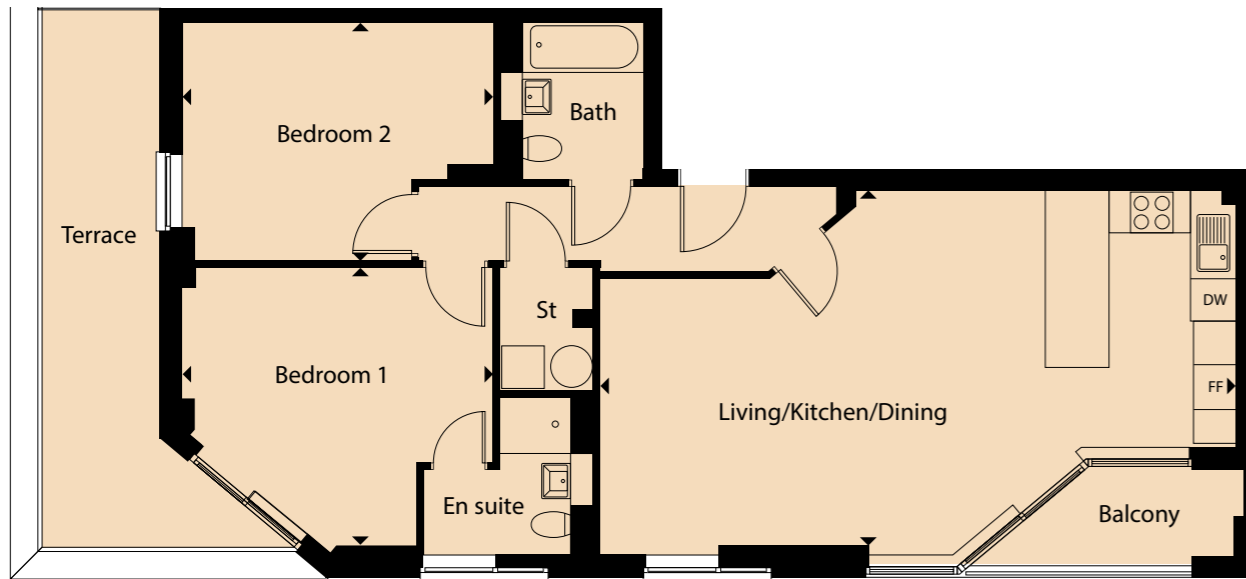
<b>Kitchen/living/dining area</b>	7.59m x 5.85m
<b>Bedroom 1</b>	5.73m x 5.21m
<b>Bedroom 2</b>	3.52m x 2.96m
<b>Bathroom</b>	2.26m x 2.03m
<b>Total gross area</b>	99.99 m <sup>2</sup> / 1,063 ft <sup>2</sup>

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

# Plot 9.2



NINTH FLOOR  
2 BED APARTMENT



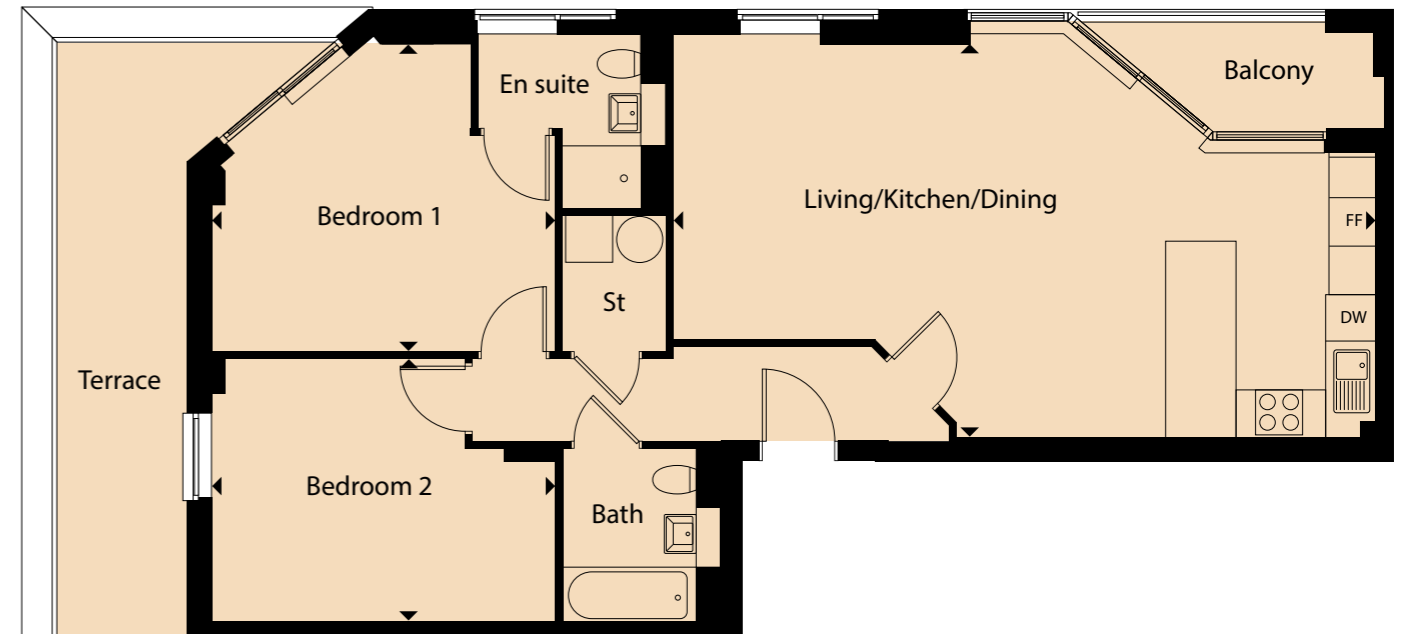
<b>Kitchen/living/dining area</b>	8.91m x 5.02m
<b>Bedroom 1</b>	4.40m x 3.93m
<b>Bedroom 2</b>	4.40m x 3.36m
<b>Bathroom</b>	2.21m x 1.95m
<b>Total gross area</b>	86.46 m <sup>2</sup> / 924 ft <sup>2</sup>

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

# Plot 9.3



NINTH FLOOR  
2 BED APARTMENT



<b>Kitchen/living/dining area</b>	8.91m x 5.02m
<b>Bedroom 1</b>	4.40m x 3.89m
<b>Bedroom 2</b>	4.40m x 3.39m
<b>Bathroom</b>	2.25m x 1.95m
<b>Total gross area</b>	86.37m <sup>2</sup> / 924 sq ft

Floorplans shown are indicative only. Preliminary floorplans: Wardrobe included to Bedroom 1. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# VISIT US



## DIRECTIONS

1A Grand Avenue, Hove BN3 2LS

**BY CAR:**  
From A23:

- Take A23 to M23 in West Sussex
- Use the left lane to merge onto London Rd via slip road to London/Gatwick Airport
- Merge onto A27
- At the roundabout, take the 2nd exit
- Continue onto Devil's Dyke Rd
- At the roundabout, take the 3rd exit
- Turn left onto Dyke Rd
- Turn right onto Woodruff Avenue
- Continue onto Shirley Drive
- Turn right onto Grand Avenue
- Turn right onto Kingsway
- Turn right at the 1st cross street onto Second Avenue
- Head east on Queen's Gardens towards Second Avenue

**BY TRAIN:**  
From London Bridge:

- Take the Thameslink train to Brighton
- At Brighton station find bus stop C
- Take the number 6 bus to the Town Hall stop A
- It is then a 7 min walk to Grand Avenue

Scan for directions



Southern Housing terms and conditions apply. Images are for illustrative purposes only. Maps not to scale. Times, distances and directions are taken from nationalrail.co.uk and google.co.uk/maps and are approximate only. All content within this document is indicative only. Southern Housing reserves the right to make any changes at any time. Please speak to a member of the Sales Team for up-to-date information when reserving your new home. Information is correct at time of going to print. January 2024.



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