



THE
PINNACLE

HOVE | EAST SUSSEX

www.thepinnaclehove.co.uk

WELCOME TO THE PINNACLE

The Pinnacle comprises a magnificent development of 57 apartments nestled a stones throw away from the beach, the Sussex countryside and the vibrant areas of Brighton and Hove.

The Pinnacle will become an exquisite new landmark for luxury living in Hove. The redesigned facade complemented by the new wings will boast a subtle contemporary design, towering over its surrounding buildings. The Pinnacle forms part of the wider School Road redevelopment which is set to bring a huge boost to the area by replacing commercial workspaces with vibrant living spaces.

Breathing new life into this former office building, with the addition of new wings and a stylish penthouse level, The Pinnacle will create a stunning new development. Still enjoying a spacious and accessible car park, with allocated parking for most homes, the new residents will be treated to far reaching views as the building rises. With the 2021/23 Government backed Help-To-Buy available on most of the units this will tick the boxes for many buyers wanting to buy a property in Hove.



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WHY CHOOSE HOVE?

The Pinnacle is located in the highly desirable area of Hove with its cosmopolitan eateries, hospitality and district shopping.

Brighton is a short journey away, as is the seafront with its bustling promenade and pop-up coffee shops. For commuters both Hove and Portslade railways stations are within walking distance. And on your doorstep Portland Road offers a variety of local shops, cafes and bakeries to suit every taste.





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PROPERTY SPECIFICATION

From chic studios, one and two bedroom apartments and luxurious penthouses with their own private terrace, each property at The Pinnacle will exude five star style. Residents will be presented with a reputable quality of specifications including sleek kitchens with integrated appliances, modern contemporary bathrooms combined with a sense of style flowing through each abode. The new wings and luxurious penthouses will boast their own private terrace offering breathtaking views over the sea or the Sussex countryside. All apartments will have lift access and access to secure parking guaranteeing the ultimate comfort and luxury for each resident.



MAIN BUILDING

Soaring above the surrounding buildings and decorated with a contemporary facade, The Pinnacle is set to be a striking residential development. Set amongst the Hove skyline, and nestled between the coast and the Sussex countryside. The building, once complete will provide a sense of luxury and affordability to its future residents.

The main building will consist of 44 chic studios, and one and two bedroom apartments over four floors. Once complete all apartments will be equipped for contemporary living with striking kitchens, eye catching bathrooms complimented by a beautiful finish throughout. The south facing upper floors will benefit from coastal views.

WEST WING

The West Wing will compromise of a newly built block of five exquisite apartments that benefit from a double aspect layout. The living accommodation facing the South basks in the glorious sun while the bedrooms face the green hills to the North. In excess of 70 m², these apartments are generous in size, each boasting access to a private terrace or balcony. The apartments on the upper floors take advantage of the tremendous views of the coast and the countryside.

These apartments will showcase ultramodern kitchens with quality integrated appliances, elegant bathrooms and a delightful open plan living area allowing you to enjoy its luxury and comfort while relishing the amazing coastal views.

EAST WING

The East Wing compromises of a newly built block of four elegant apartments benefiting from a double aspect design with bedrooms facing the North and living accommodation facing the South. In excess of 70 m², these apartments are spacious in size, each boasting access to a private terrace or balcony. The apartments on the upper floors can take advantage of the tremendous views of the coast and the countryside while the ground floor apartment will have its own terrace and a charming private garden.

Similar to the West Wing the apartments will showcase ultra modern kitchens with quality integrated appliances, luxurious bathrooms and an alluring open plan living area allowing you to enjoy its luxury and comfort while relishing the amazing outside space.

PENTHOUSES

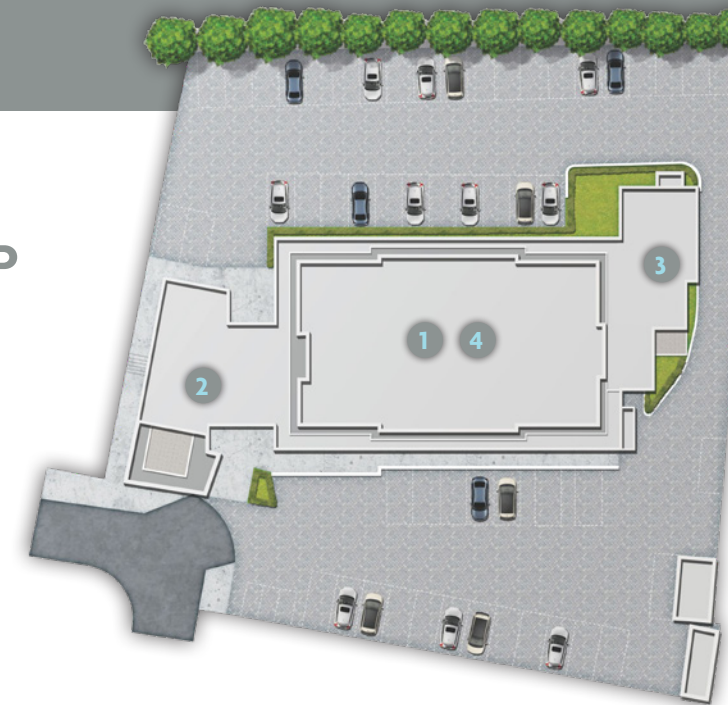
The focal point of this development will be the magnificent penthouses sprawled across the new forth floor accommodating only four apartments in excess of 90 m² each. These exceptional apartments will be the height of luxury living offering breathtaking views of the coast or the country from their very own private terrace.

The apartments will showcase sleek modern kitchens with quality integrated appliances, stylish cutting edge bathrooms and an enticing open plan living area allowing you to enjoy its luxury and comfort while relishing the amazing views.

Note: All apartments will have Lift access, secure car parking and dedicated bike stands.

SITE MAP

ADDRESS:
Apartments 1-57
The Pinnacle,
8 School Road, Hove
BN3 5EU



1
MAIN BUILDING
44 Studio, One and Two Bedroom Apartments spread over four floors

2
WEST WING
5 Two Bedroom Apartments spread over five floors

3
EAST WING
4 Two Bedroom Apartments spread over four floors

4
PENTHOUSES
4 luxury Apartments situated on the Top Floor



FLOOR PLAN
GROUND
FLOOR



Apartment 01	2 Bed
Kitchen/Living/Dining	5.5m x 4.8m
Bedroom 1	6.7m x 3.6m
Bedroom 2	4.8m x 2.9m
Total m²	76.9m²

Apartment 02	2 Bed
Kitchen/Living/Dining	3.5m x 4.7m
Bedroom 1	2.8m x 4.0m
Bedroom 2	2.7m x 4.5m
Total m²	55.6m²

Apartment 03	1 Bed
Kitchen/Living/Dining	8.0m x 3.5m
Bedroom 1	5.6m x 2.4m
Total m²	44.5m²

Apartment 04	Studio
Kitchen/Living/Dining	3.0m x 3.7m
Bedroom 1	3.0m x 3.5m
Total m²	31.6m²

Apartment 05	Studio
Kitchen/Living/Dining	3.0m x 3.7m
Bedroom 1	3.0m x 3.5m
Total m²	31.9m²

Apartment 06	1 Bed
Kitchen/Living/Dining	4.5m x 2.7m
Bedroom 1	5.5m x 2.4m
Total m²	44.5m²

Apartment 07	1 Bed
Kitchen/Living/Dining	9.0m x 3.1m
Bedroom 1	4.4m x 2.3m
Total m²	50.5m²

Apartment 08	2 Bed
Kitchen/Living/Dining	7.4m x 4.3m
Bedroom 1	4.6m x 3.4m
Bedroom 2	4.6m x 3.6m
Total m²	82m²

Apartment 09	1 Bed
Kitchen/Living/Dining	6.0m x 3.4m
Bedroom 1	5.0m x 2.6m
Total m²	43.4m²

Apartment 10	1 Bed
Kitchen/Living/Dining	6.3m x 3.3m
Bedroom 1	4.9m x 2.6m
Total m²	44.8m²

Apartment 11	1 Bed
Kitchen/Living/Dining	6.2m x 3.4m
Bedroom 1	4.5m x 2.7m
Total m²	44.3m²

Apartment 12	1 Bed
Kitchen/Living/Dining	6.0m x 3.2m
Bedroom 1	5.5m x 2.7m
Total m²	45.6m²

Apartment 13	1 Bed
Kitchen/Living/Dining	5.6m x 3.2m
Bedroom 1	5.3m x 2.7m
Total m²	43.5m²

FLOOR PLAN
FIRST
FLOOR



Apartment 14	2 Bed
Kitchen/Living/Dining	5.5m x 4.8m
Bedroom 1	6.7m x 3.6m
Bedroom 2	4.8m x 2.9m
Total m²	78.9m²

Apartment 15	2 Bed
Kitchen/Living/Dining	3.5m x 4.7m
Bedroom 1	2.8m x 4.0m
Bedroom 2	4.7m x 4.5m
Total m²	55.6m²

Apartment 16	1 Bed
Kitchen/Living/Dining	8.0m x 3.5m
Bedroom 1	5.6m x 2.4m
Total m²	44.5m²

Apartment 17	Studio
Kitchen/Living/Dining	3.0m x 3.7m
Bedroom 1	3.0m x 3.5m
Total m²	31.6m²

Apartment 18	Studio
Kitchen/Living/Dining	3.0m x 3.7m
Bedroom 1	3.0m x 3.5m
Total m²	31.6m²

Apartment 19	1 Bed
Kitchen/Living/Dining	4.5m x 2.7m
Bedroom 1	5.5m x 2.4m
Total m²	44.5m²

Apartment 20	1 Bed
Kitchen/Living/Dining	9.0m x 3.1m
Bedroom 1	4.4m x 2.3m
Total m²	50.5m²

Apartment 21	2 Bed
Kitchen/Living/Dining	7.4m x 4.3m
Bedroom 1	4.6m x 3.4m
Bedroom 2	4.6m x 3.6m
Total m²	82m²

Apartment 22	2 Bed
Kitchen/Living/Dining	4.3m x 3.9m
Bedroom 1	4.2m x 3.1m
Bedroom 2	3.5m x 4.4m
Total m²	57.7m²

Apartment 23	1 Bed
Kitchen/Living/Dining	5.4m x 4.2m
Bedroom 1	5.6m x 2.7m
Total m²	53m²

Apartment 24	Studio
Kitchen/Living/Dining	3.0m x 3.7m
Bedroom 1	3.0m x 3.5m
Total m²	31.5m²

Apartment 25	Studio
Kitchen/Living/Dining	3.0m x 3.7m
Bedroom 1	3.0m x 3.5m
Total m²	31.5m²

Apartment 26	1 Bed
Kitchen/Living/Dining	6.6m x 2.9m
Bedroom 1	5.5m x 2.8m
Total m²	44.2m²

FLOOR PLAN
SECOND &
THIRD FLOOR



- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Apartment 27 & 40 2 Bed

Kitchen/Living/Dining	5.5m x 4.8m
Bedroom 1	6.7m x 3.6m
Bedroom 2	4.8m x 2.9m
Total m²	79m²

Apartment 28 & 41 2 Bed

Kitchen/Living/Dining	3.5m x 4.7m
Bedroom 1	2.8m x 4.0m
Bedroom 2	2.7m x 4.5m
Total m²	55.6m²

Apartment 29 & 42 1 Bed

Kitchen/Living/Dining	8.0m x 3.5m
Bedroom 1	5.6m x 2.4m
Total m²	44.5m²

Apartment 30 & 43 Studio

Kitchen/Living/Dining	3.0m x 3.7m
Bedroom 1	3.0m x 3.5m
Total m²	31.6m²

Apartment 31 & 44 Studio

Kitchen/Living/Dining	3.0m x 3.7m
Bedroom 1	3.0m x 3.5m
Total m²	31.9m²

Apartment 32 & 45 1 Bed

Kitchen/Living/Dining	4.5m x 2.7m
Bedroom 1	5.5m x 2.4m
Total m²	44.5m²

Apartment 33 & 46 1 Bed

Kitchen/Living/Dining	9.0m x 3.1m
Bedroom 1	4.4m x 2.3m
Total m²	50.5m²

Apartment 34 & 47 2 Bed

Kitchen/Living/Dining	7.4m x 4.3m
Bedroom 1	4.6m x 3.4m
Bedroom 2	4.6m x 3.6m
Total m²	82m²

Apartment 35 & 48 1 Bed

Kitchen/Living/Dining	6.0m x 3.4m
Bedroom 1	5.0m x 2.6m
Total m²	43.4m²

Apartment 36 & 49 1 Bed

Kitchen/Living/Dining	6.3m x 3.3m
Bedroom 1	4.9m x 2.6m
Total m²	44.8m²

Apartment 37 & 50 1 Bed

Kitchen/Living/Dining	6.2m x 3.4m
Bedroom 1	4.5m x 2.7m
Total m²	44.3m²

Apartment 38 & 51 1 Bed

Kitchen/Living/Dining	6.0m x 3.2m
Bedroom 1	5.5m x 2.7m
Total m²	45.6m²

Apartment 39 & 52 1 Bed

Kitchen/Living/Dining	5.6m x 3.2m
Bedroom 1	5.3m x 2.7m
Total m²	43.5m²

FLOOR PLAN
FOURTH
FLOOR



- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Apartment 53 2 Bed & Terrace

Kitchen/Living/Dining	5.5m x 4.8m
Bedroom 1	6.6m x 3.6m
Bedroom 2	4.8m x 2.9m
Total m²	76.9m²

PENTHOUSES (Apartments 54-57)

Apartment 54 3 Bed + Terrace

Kitchen/Living/Dining	6.3m x 4.2m
Bedroom 1	6.2m x 2.9m
Bedroom 2	3.5m x 2.2m
Bedroom 3	2.9m x 3.0m
Total m²	115.7m²

Apartment 55 3 Bed + Terrace

Kitchen/Living/Dining	6.3m x 4.3m
Bedroom 1	6.3m x 2.9m
Bedroom 2	3.7m x 2.8m
Bedroom 3	3.0m x 2.9m
Total m²	115.7m²

Apartment 56 3 Bed + Terrace

Kitchen/Living/Dining	6.3m x 4.3m
Bedroom 1	6.3m x 2.9m
Bedroom 2	3.7m x 2.8m
Bedroom 3	3.0m x 3.0m
Total m²	117.8m²

Apartment 57 3 Bed + Terrace

Kitchen/Living/Dining	6.3m x 4.2m
Bedroom 1	6.2m x 2.9m
Bedroom 2	3.5m x 3.0m
Bedroom 3	3.0m x 3.0m
Total m²	115.7m²

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VIBRANT COLOURFUL & CREATIVE



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The image shown is a computer generated image and is indicative of a typical Penthouse Floorplan



SPECIFICATION

KITCHEN

- High quality white gloss handle-less units
- Contemporary quartz stone worktops with up stands
- Stainless steel under mount sink with lever taps
- Integrated oven and hob
- Integrated fridge/freezer
- Integrated slimline dishwashers
- Freestanding washer dryer
- Extractor fans

BATHROOMS

- Modern tiles with contemporary brushed tile trim
- Contemporary white suite
- Modern vanity units
- Heated ladder tower rails in chrome finish
- Chrome plated single lever basin taps
- Polished chrome thermostatic bath and shower mixers
- Chrome down lights
- Large inset mirror

GENERAL

- Walls and ceilings finished in brilliant white
- White satinwood paint to all woodwork
- Brushed steel door furniture
- High quality Kronotex 12mm flooring
- Integrated storage areas
- Serviced lift operating through all floors
- Allocated parking for residents
- Cycle storage

ELECTRICAL

- Video entry intercom system
- Pre-wired for Sky
- TV, Sky and BT points to living areas
- BT Openreach fiber optic cabling
- Low energy LED lighting
- Brushed metal switches and socket plates
- Energy efficient Creda panel heaters

WARRANTIES

- Global Home 10 year structural defects warranty
- Manufacturer appliance guarantees
- 12 month insurance backed electric warranty
- 12 month plumbing works guarantee





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