

# MEDINA HOUSE

HOVE • SUSSEX





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A unique contemporary seafront home,  
with private parking for two cars.

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## Medina House

was completed in 2020 in fulfilment of a brief for an environmentally sustainable family home on the site of a Victorian ladies' bathhouse. Centred on a generous vaulted open-plan living area opening onto a sheltered south-facing walled courtyard garden, the accommodation provides:

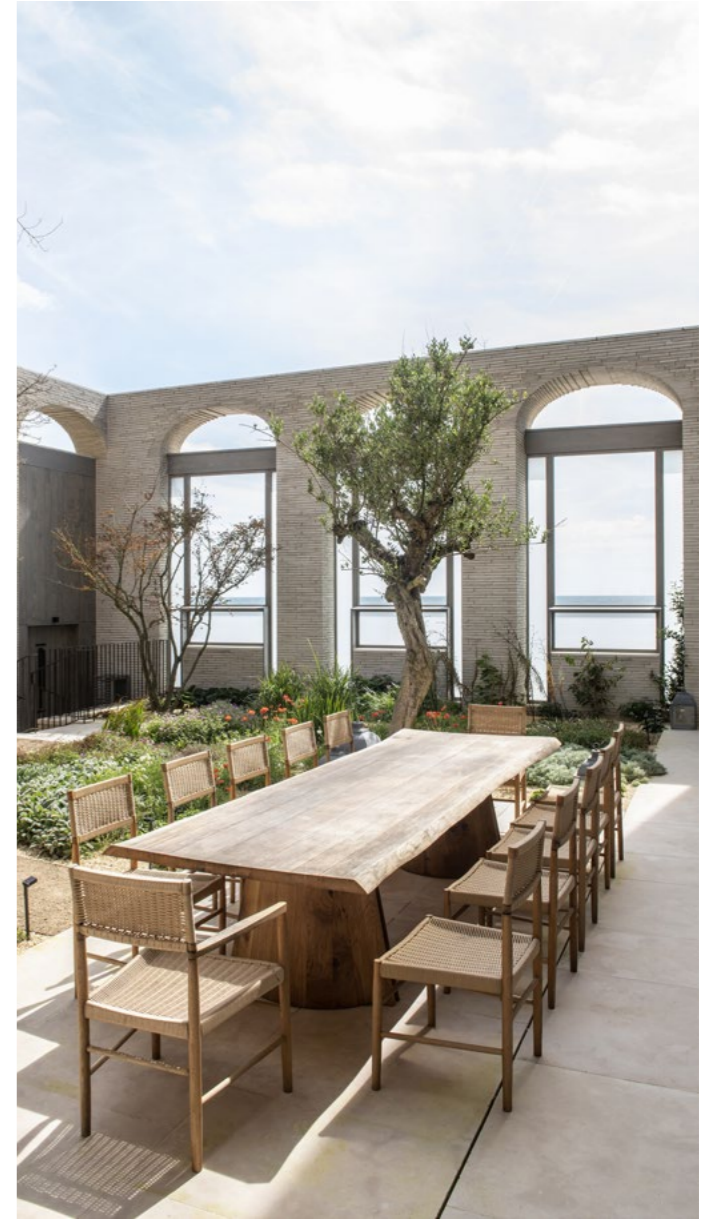
- 5 bedrooms including principal suite with dressing room and snug
    - 3 further bathrooms • shower room • cloakrooms
  - open-plan sitting room / kitchen / dining room • study • office • library
    - music room • gym • sauna • wine store
  - walled courtyard garden • sunken garden / orangery
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Nearby additional accommodation separately available.

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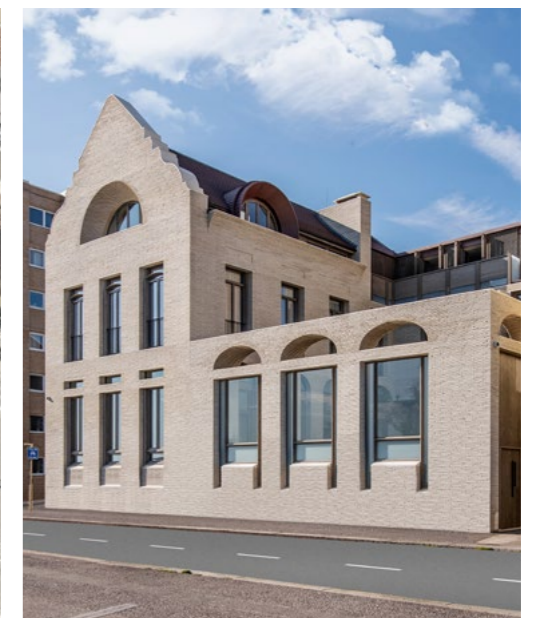






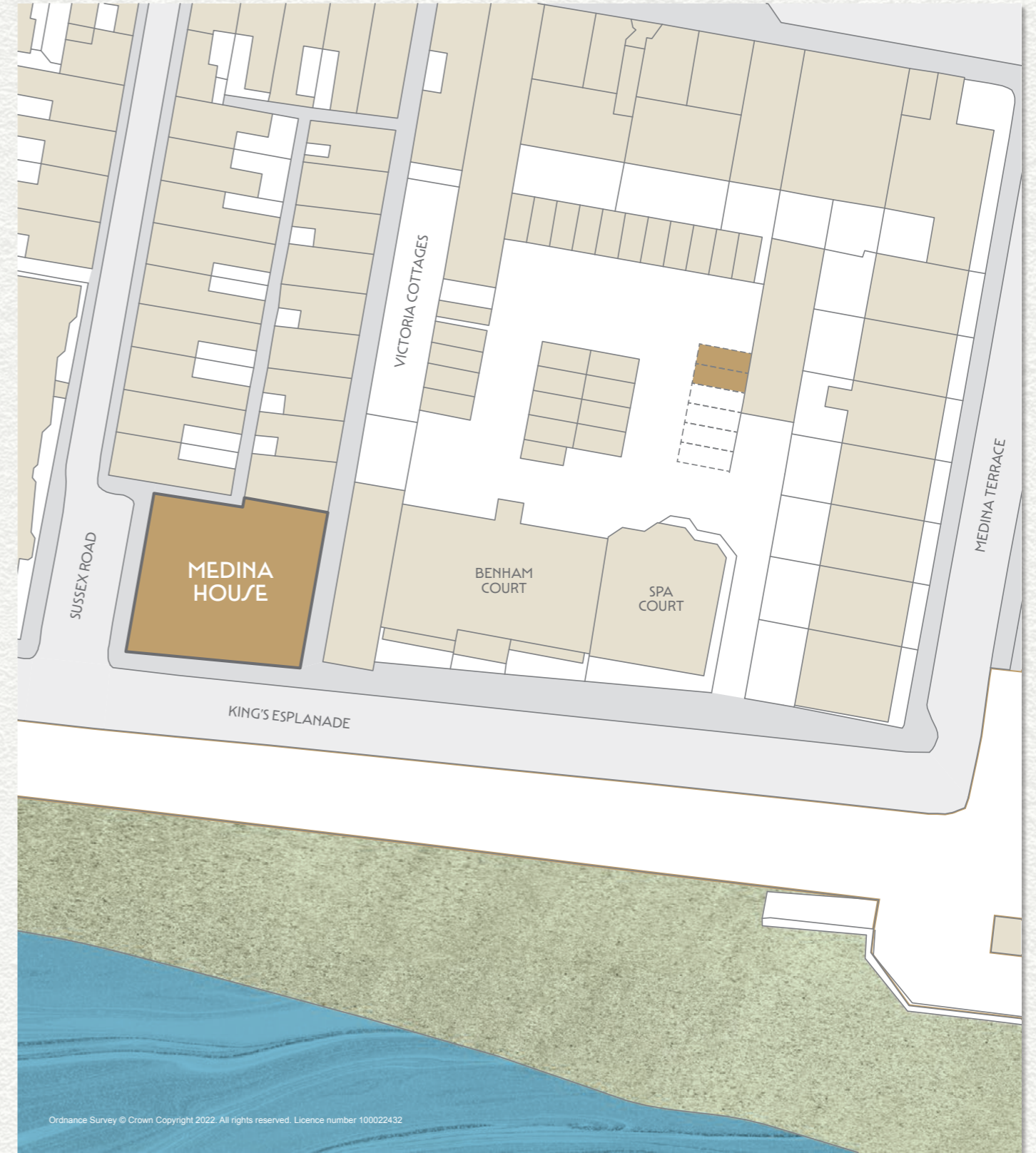
## Medina House Specification Summary

- architect: Keb Garavito Bruhn, Pilbrow & Partners
    - main contractors: Size Group London
  - project management: C D Morris & Associates
    - landscape gardening: Arabella Lennox-Boyd
      - interiors: Studio Ashby
  - bespoke exterior brickwork: Kolumba by Petersen Tegi
  - wireless network, Kef sound system & Apple TV installation by Tillman Domotics
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- Lutron lighting / Crestron controls
  - heating and cooling controlled by Heatmiser Neo app allowing individual room programming via discreetly located "neostats"
  - automatic mechanical ventilation in basement, gym, kitchen (above cooker), all bathrooms and cloakrooms
  - Ground Source Heat Pump installed
  - integral pumps boost water pressure throughout
  - underfloor heating boosted by automatically operated fan-assisted trench heaters
  - individually controlled air-conditioning units in wine store, kitchen pantry and gym
  - wine store humidifier designed to maintain 70% relative humidity
  - log-burning & gas-operated open fires
  - integral zoned intruder alarm system
  - fire alarm system with fire suppression
  - integral CCTV system with remote monitoring
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- remote-controlled door entry system with biometric fingerprint access





## SITE PLAN



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GROUND FLOOR

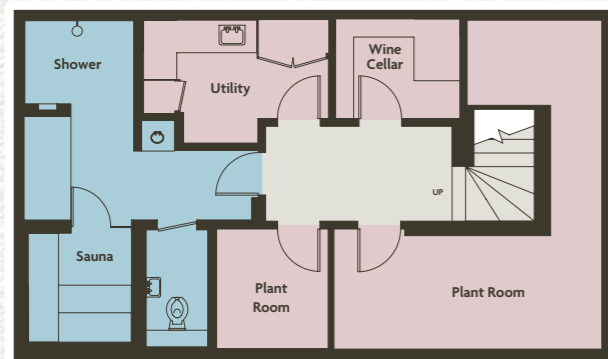


SECOND FLOOR

Approximate Gross Internal Area  
**6,284 sq ft / 584 sq m**  
 including under 1.5m and under eaves  
**6,255 sq ft / 581 sq m**  
 excluding under 1.5m and under eaves



FIRST FLOOR



BASEMENT



MEZZANINE

Energy Efficiency Rating	
Energy efficient - best saving costs	Current - Potential
92-100 <b>A</b>	73 75
81-91 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	

England & Wales

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