



**South House, Park Avenue, Preston Park Avenue, Brighton, BN1 6HL**

£1,500,000

## South House, Park Avenue, Brighton

- Stamp Duty Paid\*
- A Beautifully Designed New Eco Home
- Landscaped Garden Enjoying Sun From The South
- Within Easy Reach Of Preston Park & Brighton Mainline Stations
- Contemporary Kitchen With Quartz Worktops & Branded Appliances
- Principal Bedroom With Walk In Wardrobe & En-Suite
- Stunning Bathrooms Featuring Bespoke Grey Marble Effect Tiling
- Eco Features Such As Air Source Heat Pump, PV Panels & Predicted EPC Rating "A"
- Allocated Parking Space With EV Charging Facilities
- 10 Year Advantage Warranty



### Discover Your Exclusive Lifestyle at Park Avenue: Where Luxury Meets Sustainability

Welcome to Park Avenue, and the exclusive South House, a high-end luxury home, thoughtfully designed to provide you with the perfect blend of opulence and eco-conscious living. As you step into this three-bedroom semi-detached eco house, you'll experience a new standard of living that combines innovative technology with timeless elegance.

#### Sustainable Living:

At Park Avenue, we're committed to sustainability. Your new home includes an air source heat pump, whole house ventilation and heat recovery, PV panels, a green roof, underfloor heating, and smart Heatmiser thermostat, all culminating in a predicted EPC grade "A." But there's more - your home is an Octopus Zero Bills home, guaranteeing zero energy bills for the first five years\*.

#### Seamless Indoor-Outdoor Connection:

The sliding doors from the spacious living area lead to a charming patio and beautifully landscaped lawned garden. Enjoy the outdoors at your doorstep, complete with an outside tap and lighting for the perfect evening gatherings.

#### Warm Ambiance:

Embrace the cozy ambiance of the living area with its exposed feature brick work and feature wood burner, providing the perfect setting for relaxation and entertaining.

#### Open and Airy Design:

The open plan living area features full-height glazing, a part-glazed roof, stylized ceiling beams, and track lighting, creating an inviting and spacious environment that is second to none.

#### Gourmet Kitchen:

Your dream kitchen awaits, with soft-close handleless cabinets, marbled quartz work surfaces, a kitchen island, and top-of-the-line branded appliances, including a Siemens oven, Leica induction hob with integrated extraction, and a Caple wine cooler. Convenience is paramount, with a waste disposal unit, Quooker boiling tap, deep pan drawer, and i-mist sprinkler system.

#### Modern Technology:

Stay ahead with Cat 6 cabling, a wired security alarm, and a video entry system. Electric car charging facilities ensure you're ready for the future of transportation.

#### Premium Finishes:

Park Avenue offers premium materials and designer finishes throughout, creating an atmosphere of luxury in every corner.





#### Luxurious Interiors:

The living areas are adorned with engineered oak flooring, while the bedrooms feature plush silk-effect grey carpets, combining comfort and style in one harmonious package.

#### Bathroom and Shower Rooms:

Your bathrooms and en-suites are a masterpiece of design, with large-format marble-effect floor and wall tiles, matte black Crosswater brassware, rainwater showerheads, Kaldewei bath and shower trays, and a recessed anti-mist mirrored cabinet with a shaver socket. The Duravit stone resin basin with a floating vanity unit adds an extra touch of elegance.

#### Bedroom Retreats:

The principal bedroom boasts a dressing room and an en-suite shower room, providing a private sanctuary within your own home. The second bedroom also features its own en-suite shower room, ensuring convenience and comfort.

Park Avenue is not just a place to live; it's a place to thrive. This luxury home is meticulously crafted to meet the highest standards of sustainability and luxury, offering a lifestyle that's both sophisticated and eco-friendly. Don't miss your opportunity to make Park Avenue your home and experience the perfect fusion of elegance and sustainability







## Elevate Your Living Experience

A newly constructed three bedroom house, ideally positioned adjacent to Preston Park. The spacious house extends to 1,776 ft<sup>2</sup> (165 m<sup>2</sup>) and benefits from its own landscaped garden, allocated parking space with EV charging, and a 10 year new homes warranty.

### The Location

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Park Avenue is ideally positioned adjacent to the attractive expanse of landscaped parkland of Preston Park, Brighton's largest Urban Park. Preston Park Avenue is within easy reach of the seafront / beach and many of the city's café's, restaurants, culture and independent retailers.

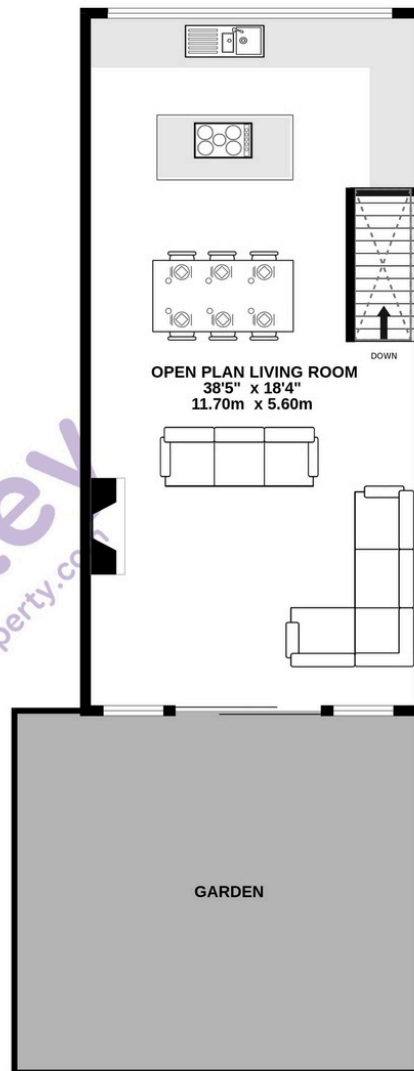
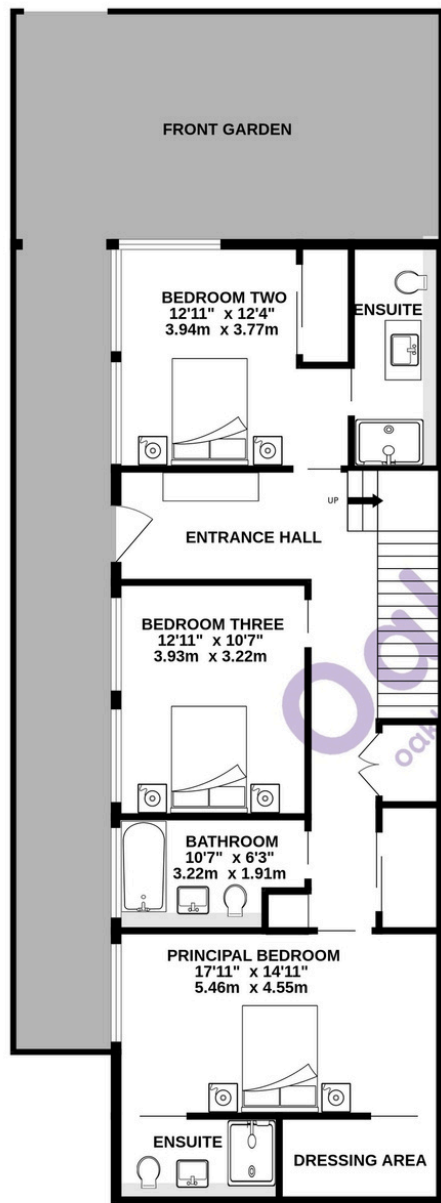
Closer to home, the sought after Fiveways Village area provides relaxed café's and craft beer pubs to choose from, as well as the charming café at Blakers Park. The area also boasts some of the best pub Sunday roasts in the city, to name the Cleveland Arms and The Preston Park Tavern.

Just moments from the doorstep, Preston Park is one of Brighton and Hove's most treasured city parks, and the perfect spot to relax and unwind within a captivating setting of ancient trees, exotic plants and winding pathways.



GROUND FLOOR

FIRST FLOOR



TOTAL FLOOR AREA : 1776sq.ft. (165.0 sq.m.) approx.

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Agents Notes

Tenure - Freehold  
 Estate Charge- Approx. £750 per annum  
 Council Tax Band - TBC  
 \*Stamp duty paid on reservations in August

Predicted Energy Performance Certificate



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