



# FACTORY MEWS

Arundel Place, Kemp Town



Factory Mews offers a superb new living environment in a historic Kemp Town location, created by highly-regarded boutique developers, Creative Developments.

#### The Townhouses

The three contemporary townhouses have been created to harmonise with the historic industrial heritage of the site. Each has been created with care to maximise the light, with stunning top floor flexible living spaces, sunny south-facing terraces and sea views.



The Italian kitchens have stone worktops, and each home features designer bathrooms, wet rooms, garage, and a landscaped patio garden. Built with an agenda for low energy usage and energy efficiency, each of the townhouses is covered by a ten year NHBC New Homes warranty.

Beautiful, contemporary, well-planned accommodation with exceptional attention to detail comes as standard and each stylish home delivers ergonomic, flexible layouts, as well as sunny outside spaces including gardens, balconies and roof terraces.

### The Apartments

The three stunning loft style apartments have been skilfully created from an historic 19th century former industrial building. The conversion has been carefully executed to fully engage with the building's original heritage and retains many unique features including high vaulted ceilings and some stunning original beams.



The interiors incorporate light and airy open-plan living spaces and Italian kitchens with stone worktops. The ground and first floor apartments have modern log burners, to complete the contemporary styling. The exteriors have warehouse-style windows and the outside spaces include roof terraces, balconies or patios. The conversion has been carried out to Lifetime home standards and each apartment is covered by a New Homes Architects Warranty.

# TOWNHOUSES

## 39 Arundel Place

### Kitchen/Dining Rooms

Italian kitchens by Composit  
Natural stone work tops  
Integrated German appliances

### Lighting & Electrical

Energy efficient lighting  
Flush fitted downlights  
Wired for satellite and terrestrial TV  
CAT 5 wiring

### Energy Efficiency

Built to Code Level 3 Sustainable Homes  
Solar PV panels to reduce electricity costs  
High insulation levels  
Low energy lighting  
'A' rated appliances

### Bathrooms/Wet Rooms

Contemporary white suites  
Chrome taps  
From Bathstore range  
Stone tiled floors and walls

### Finishing Touches

Stylish neutral decor  
Engineered oak flooring  
Satin chrome door furniture  
Built in wardrobes  
Built to Lifetime Homes Standards  
10 year New Homes Warranty

### Heating

Worcester Bosch gas boilers  
Contemporary style radiators  
Individual radiator valves for room  
by room control

### Exteriors

Decked roof terrace  
Low maintenance aluminium doors  
and windows  
Galvanised steel rainwater pipes  
Patio garden  
Bin/bike store  
Integral garage with power and light  
Vehicle access via electronically  
operated gates



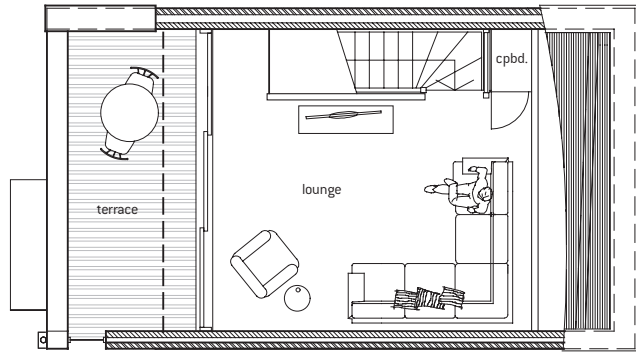
# TOWNHOUSES

## Floor Plans

### Third Floor

Lounge 16'3" x 15'6"

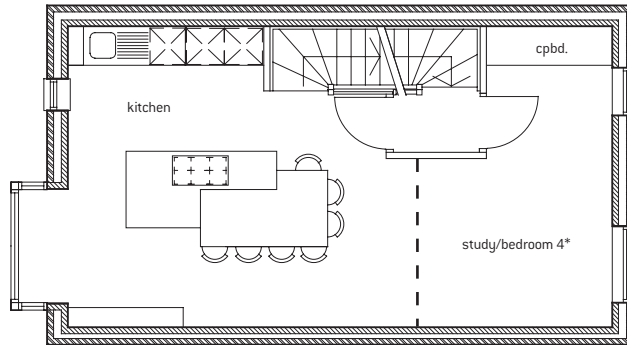
Terrace 6'6" x 15'6"



### Second Floor

Kitchen / Dining Room  
30'6" x 15'6"

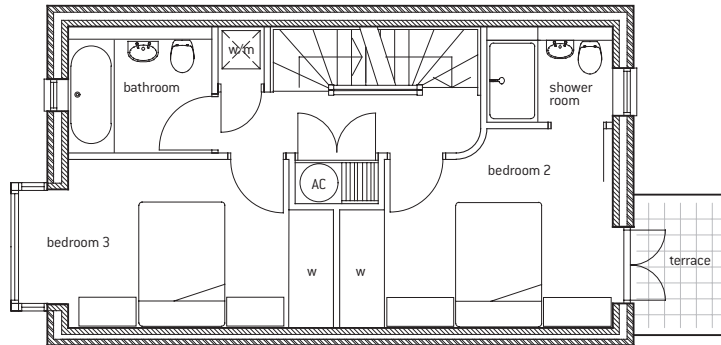
\* Can be subdivided  
to form Bedroom 4



### First Floor

Bedroom 2 14' x 10'3"

Bedroom 3 16'3" x 8'9"

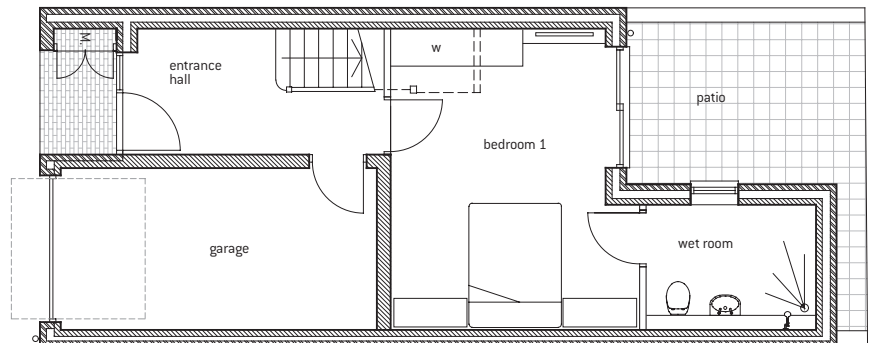


### Ground Floor

Bedroom 1 12'9" x 15'6"

Garage 16'3" x 8'3"

Patio 8'3" x 12'3"



# APARTMENTS

## 40 Arundel Place

### Kitchen/Dining Rooms

Italian kitchens by Composit  
Natural stone worktops  
Integrated German appliances

### Lighting & Electrical

Energy efficient lighting  
Flush fitted downlights  
Communal satellite dish  
CAT 5 wiring  
Audio entry phone system

### Energy Efficiency

High insulation levels  
Low energy lighting  
'A' rated appliances  
Double glazing throughout

### Bathrooms/Wet Rooms

Contemporary white suites  
Chrome taps  
From Bathstore range  
Stone tiled floors and walls

### Finishing Touches

Stylish neutral decor  
Original beams and features to selected apartments  
Engineered oak flooring  
Satin chrome door furniture  
Built in wardrobes  
Log burners to ground and first floor apartments with built in log store  
High ceilings to ground and first floor apartments

### Heating

Worcester Bosch gas boilers  
Contemporary style radiators  
Individual radiator valves for room by room control

### Exteriors

Warehouse styling  
Balconies or garden  
Low maintenance aluminium doors and windows  
Galvanised steel rainwater pipes  
Bins and bike store



# APARTMENTS

## Floor Plans

### First Floor

#### Flat 3

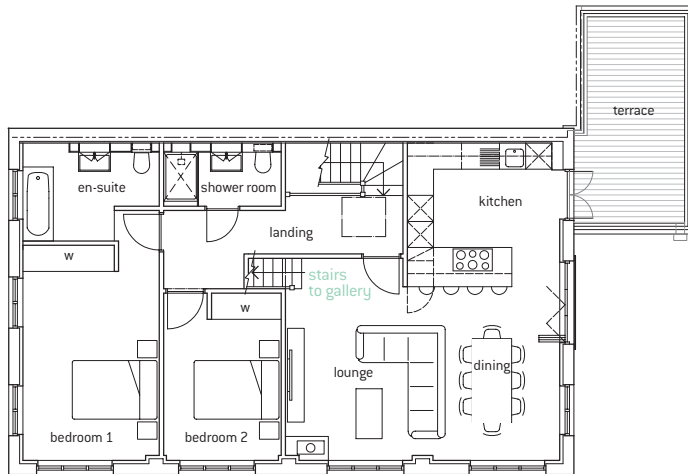
Bedroom 1 10'3" x 18'9"

Bedroom 2 8'9" x 12'6"

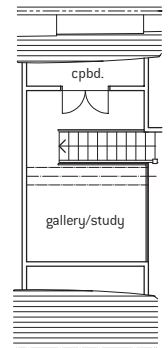
Living Room 20'9" x 24'

Gallery 8'9" x 10'6"

Terrace 7'3" x 15'6"



### Gallery



### Ground Floor

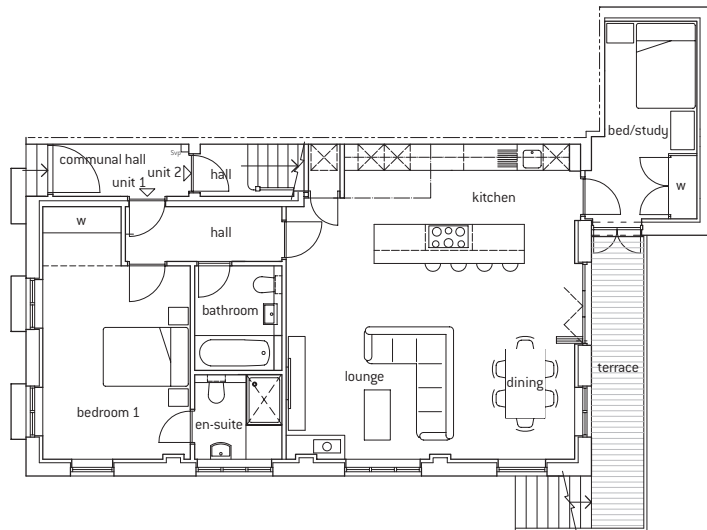
#### Flat 2

Bedroom 1 11' x 19'

Bedroom 2 7' x 14'9"

Living Room 21'9" x 23'9"

Terrace 4' x 22'



### Lower Ground Floor

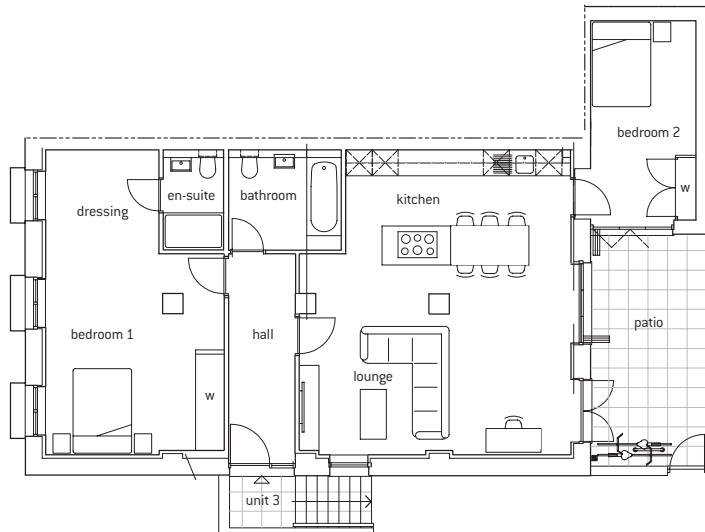
#### Flat 1

Bedroom 1 13'6" x 23'3"

Bedroom 2 8' x 15'

Living Room 20'3" x 23'

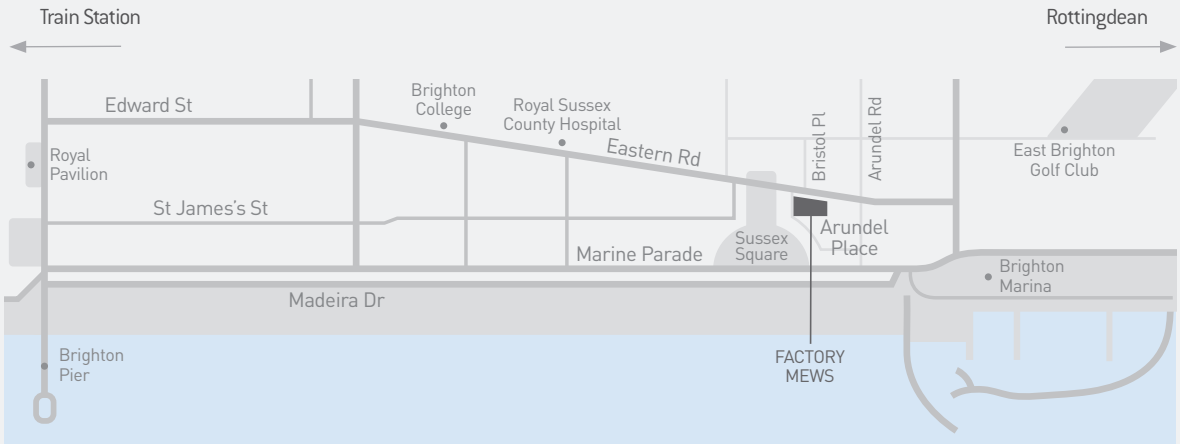
Patio 8'6" x 17'6"



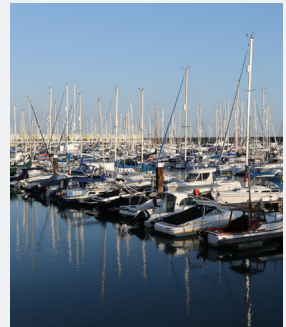
## The Area

Kemp Town is an area with a flamboyant mix of grand seafront crescents and elegant squares. There is a bustling central shopping area known as 'Kemp Town Village' with an eclectic mix of quirky antique shops, restaurants and deli/bars all adding to the unique bohemian vibe in this famous district. The development itself lies adjacent to the iconic Sussex Square

and Lewes Crescent and only a short walk from Kemp Town Seafront and the beach. Brighton Marina is close by with shops, cinemas and other shopping and leisure facilities. Brighton College and the Royal Sussex County Hospital are a short drive along Eastern Road and Brighton city centre and main line station are easily accessible via car or nearby public transport.



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Please note: Factory Mews is a marketing name only.

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