



CONTEMPORARY URBAN LIVING

AFFORDABLE LUXURY

A COLLECTION OF 12 STUDIO, ONE BED & THREE BED CONTEMPORARY,
LUXURY APARTMENTS IN A CONVERTED CINEMA IN LANCING, WEST SUSSEX



SETTING THE SCENE

Luxor Court is a haven of urban style and Art Deco chic in central Lancing, West Sussex. It is a development of twelve high quality new homes from local developers Machin Group. On offer are eight one bedroom and three studio apartments on the upper floors, many with fantastic views and/or balconies, and one ground floor three bedroom home with a patio garden. The accommodation provides residents with a luxurious finish at affordable prices.

Computer generated illustration.



Situated in Station Parade, opposite Lancing Station, the property was originally built in 1939 as Luxor Cinema. This iconic building has been considerably refurbished to embrace its former identity and historical roots, by incorporating flavours of late Art Deco industrial design.

Luxor Court will form part of Lancing's ongoing regeneration, which has seen significant investment in recent years. Its excellent local facilities and transport links mean these homes are ideal for those seeking vibrant and convenient town centre living with easy access to surrounding areas for work or pleasure.

With its long stretches of beach and close proximity to the rolling South Downs National Park, Lancing provides an idyllic place to live, with much on offer whether you are looking for relaxation or a more active lifestyle. The town centre boasts a large selection of amenities, shops and eateries, including a variety of high street chains as well as local

independent outlets, and the neighbouring towns of Worthing and Shoreham-By-Sea offer further retail therapy, dining experiences and attractions such as the Dome cinema in Worthing and the Ropetackle Arts Centre in Shoreham. Also within easy reach, are the cities of culture-rich Brighton and Hove to the east, historic Chichester to the west and London to the north.

Sporting activities are equally well catered for in Lancing itself, including a well-equipped leisure centre and a seafront Eco gym and watersports, such as kite-surfing and sailing, are naturally accessible in this coastal destination. Behind the beach itself lies Lancing Beach Green, which hosts everything, from funfairs to seasonal markets, and is home to a hugely popular seafront cafe. Lancing also benefits from a monthly local farmer's market.

All of which is set to make Luxor Court one of Lancing's most desirable residential addresses.



GROUND FLOOR

APARTMENT 1	85.5 sq m / 921 sq ft		
Living/Dining/Kitchen	7.40m	x 5.70m	24'4" x 18'9"
Master Bedroom	5.40m	x 3.80m	17'9" x 12'6"
Bedroom 2	3.00m	x 3.00m	9'10" x 9'10"
Bedroom 3	4.40m	x 2.75m	14'5" x 9'0"

The original Luxor Cinema opened its doors in 1940 and had seating for 988 people

FLOORPLANS

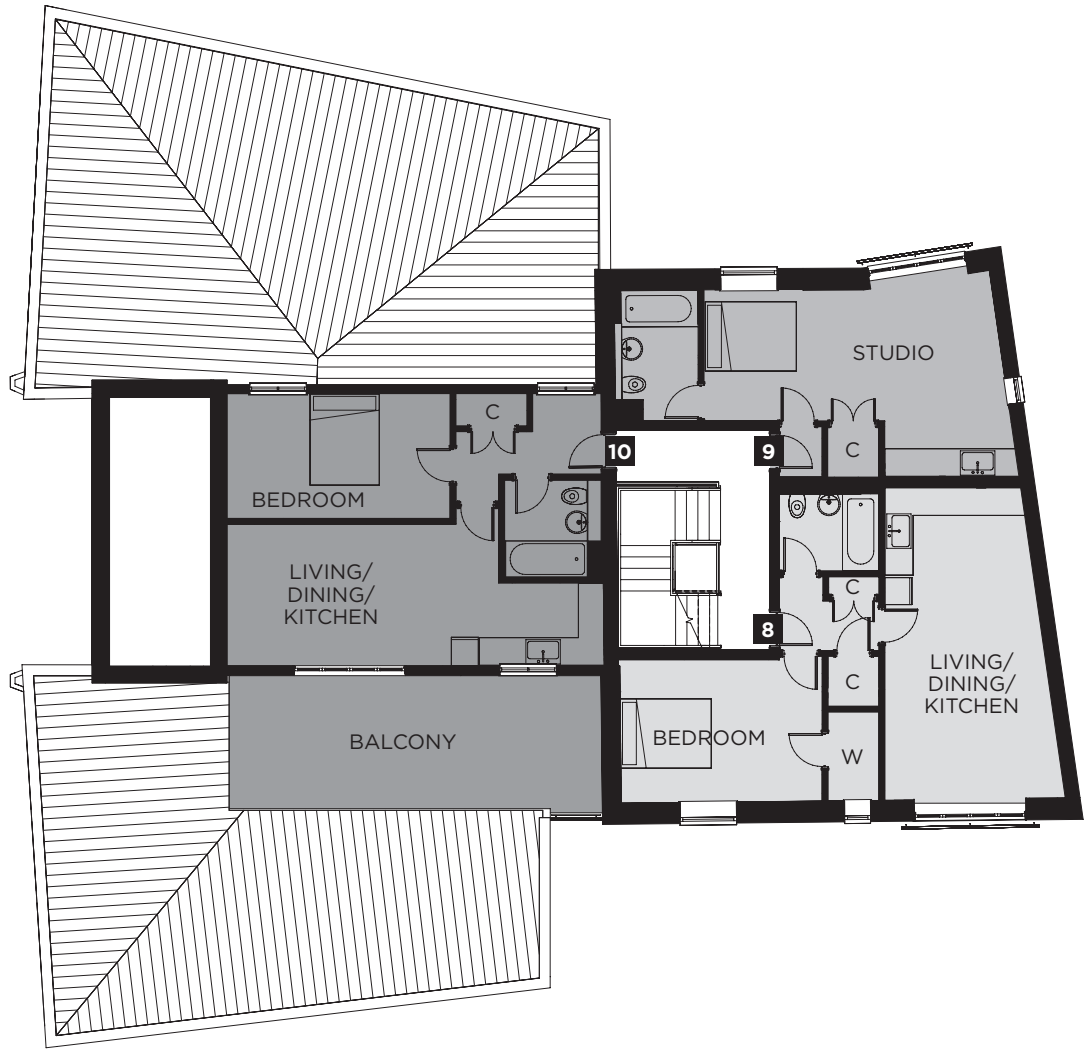
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FIRST FLOOR



APARTMENT 2	<i>51.1 sq m / 550 sq ft</i>	
Living/Dining/Kitchen	6.80m x 4.00m	22'4" x 13'2"
Bedroom	5.75m x 3.10m	18'11" x 10'2"
APARTMENT 3	<i>31.2 sq m / 336 sq ft</i>	
Studio	6.60m x 4.00m	21'8" x 13'2"
APARTMENT 4	<i>53.0 sq m / 570 sq ft</i>	
Living/Dining/Kitchen	7.90m x 4.70m	25'11" x 15'5"
Bedroom	4.75m x 2.80m	15'7" x 9'2"
APARTMENT 5	<i>51.9 sq m / 559 sq ft</i>	
Living/Dining/Kitchen	6.60m x 3.75m	21'8" x 12'4"
Bedroom	6.00m x 3.50m	19'8" x 11'6"
APARTMENT 6	<i>52.9 sq m / 569 sq ft</i>	
Living/Dining/Kitchen	5.30m x 4.50m	17'4" x 14'9"
Bedroom	5.10m x 3.20m	16'9" x 10'6"
APARTMENT 7	<i>52.7 sq m / 567sq ft</i>	
Living/Dining/Kitchen	5.20m x 5.00m	17'1" x 16'5"
Bedroom	6.80m x 2.80m	22'4" x 9'2"



SECOND FLOOR

APARTMENT 8	<i>50.9 sq m / 548 sq ft</i>		
Living/Dining/Kitchen	6.80m x 4.00m	22'4" x 13'2"	
Bedroom	5.75m x 3.10m	18'11" x 10'2"	

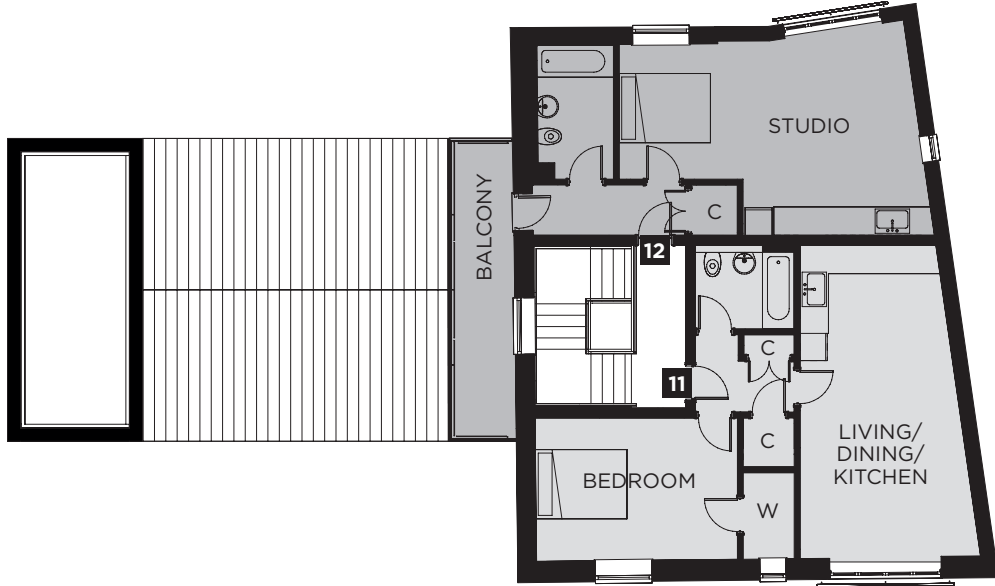
APARTMENT 9	<i>31.4 sq m / 338 sq ft</i>		
Studio	6.60m x 4.00m	21'8" x 13'2"	

APARTMENT 10	<i>65.2 sq m / 702 sq ft</i>		
Living/Dining/Kitchen	8.20m x 3.10m	26'11" x 10'2"	
Bedroom	4.90m x 2.80m	16'1" x 9'2"	

The first film to be screened at Luxor Cinema featured The Crazy Gang in "Frozen Limits"

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THIRD FLOOR

APARTMENT 11	<i>50.6 sq m / 545 sq ft</i>		
Living/Dining/Kitchen	6.80m x 4.00m	22'4" x 13'2"	
Bedroom	5.75m x 3.10m	18'11" x 10'2"	
APARTMENT 12	<i>37.3 sq m / 401 sq ft</i>		
Studio	6.60m x 4.00m	21'8" x 13'2"	





SPECIFICATION

Machin Group has a reputation for excellent quality craftsmanship and designs. Luxor Court is no exception with a cool, vibrant feel whilst providing high specifications with attention to detail and a sustainable approach to building methodology. Built in 1939 in the late Art Deco era, the imposing and striking façade of this iconic building has been sympathetically retained. You will find luxurious fitted kitchens, stylish bathrooms, and a bright living space, most with amazing views from large walk-out balconies or Juliet balconies.

HIGH QUALITY KITCHENS

- Individually designed quality British kitchens
- High quality solid London marble or Kalinga stone quartz worktops
- Hotpoint induction hob and integrated oven
- ElectriQ white glass extractor fan
- High quality integrated fridge freezer (optional)
- High quality dishwasher (optional)
- Inset stainless steel sink with brushed chrome mixer tap

STYLISH BATHROOMS

- Luxury metro tiles to shower/bath and sink areas
- Stylish lighting
- Thermostatically controlled shower
- Bath with shower mixers
- Stylish high quality bathroom suites
- Flat panel towel radiator
- Monza white WC pan and basin with vanity unit and waterfall taps
- Designer flooring (optional)

STORAGE

- Walk in wardrobes/dressing rooms included to some apartments
- Additional utility cupboards to all apartments (except flat 7) with plumbing and electrics supplied for washer/dryer
- Additional storage cupboards included to most apartments

INTERNAL SPECIFICATION & FINISHES

- Hard wearing Karndean flooring (parquet optional) for open plan Living/Dining/Kitchen areas - large range of colours available
- Carpet to bedrooms and hallways
- Contemporary white painted doors with stylish brushed chrome door furniture
- White emulsion walls with one Farrow and Ball feature wall in each living space
- Open plan living space many with sea/South Downs views
- Full height stylish aluminium windows powder coated in anthracite grey to flats 4,5 & 6
- Aluminium door out to balcony - powder coated in anthracite grey to flat 12

COMFORT, HEATING & INSULATION

- 9 Kw Electric boilers with water storage tank
- High grade insulation throughout
- Double glazed aluminium or uPVC windows and balcony doors throughout
- Acoustic barriers to facilitate solid floors and excellent sound insulation
- Towel warmers to bathrooms
- Trickle vents in all windows

TECHNOLOGY & ELECTRICAL

- FTTP (Fibre to the premises) connectivity providing high speed broadband
- Virgin enabled living room TV point
- Telephone/broadband points to each apartment
- Low energy LED lighting to all apartments and common parts

PEACE OF MIND & SECURITY

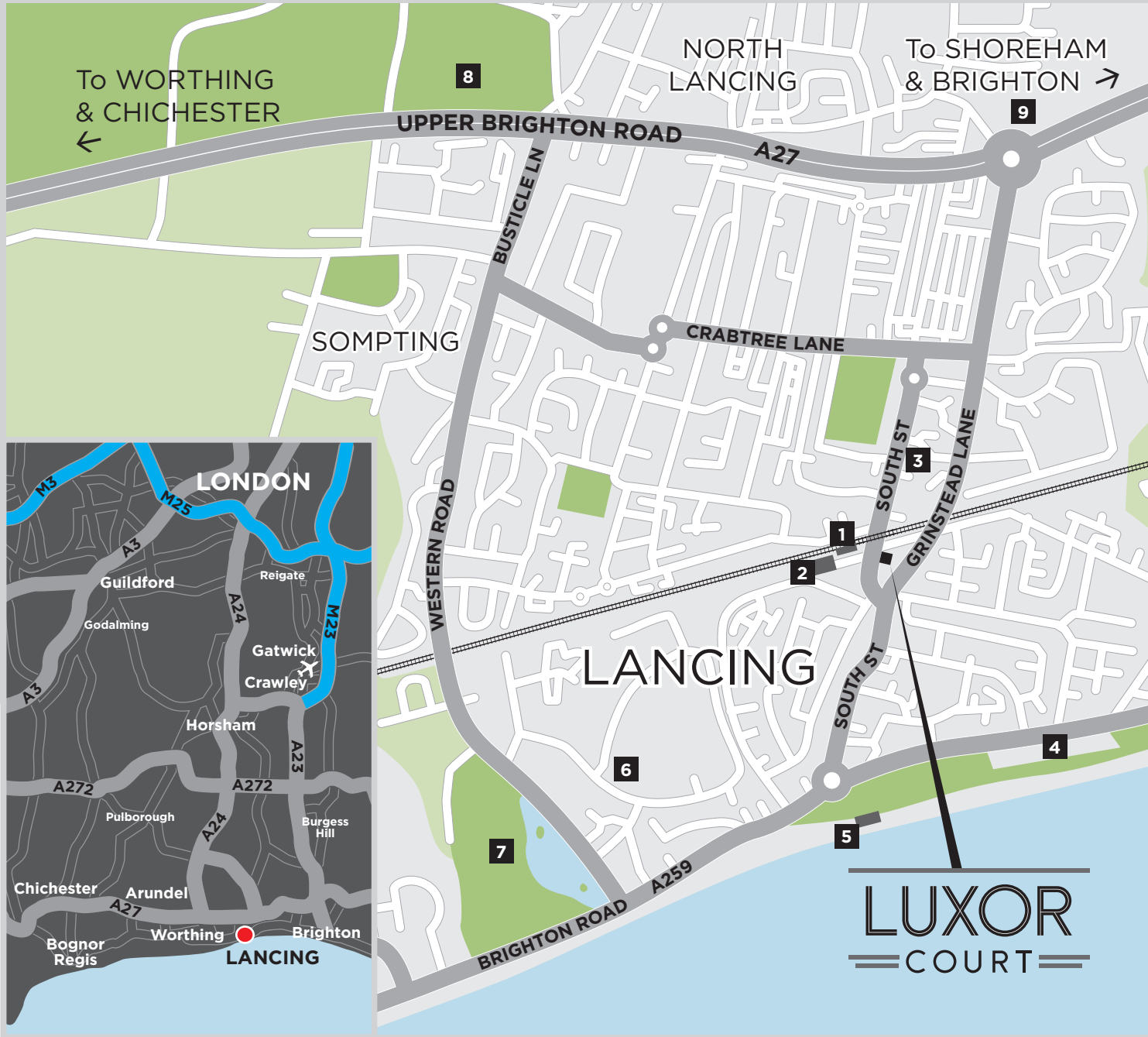
- Buildzone 10 year Home Warranty Scheme
- Entry phone security system
- Fire detection/alarm systems to all apartments and communal areas
- 125 year lease. Residents will be offered the right to first refusal to buy the Freehold under the Landlord & Tenant Act

COMMUNAL AREAS

- Private parking may be available on request - please ask for details
- Interior designed stylish entrance lobbies with low-maintenance Karndean flooring to entrance lobby and corridors and cinema/Art Deco/locally themed artwork
- Cycle store
- Refuse and recycling store

MANAGEMENT & MAINTENANCE

- A committee of residents is encouraged to work with the Managing Agent to ensure the efficient and transparent running of the management service
- Detailed transparent budgetary control information for reasonable service charge, ground rents will be available



LUXOR
COURT

OUT & ABOUT

Lancing is extremely well connected, being situated on the border of East and West Sussex, with excellent transport links by road and rail to the best the south coast has to offer.

Luxor Court is positioned directly opposite Lancing station which offers frequent direct services along the coast, calling at all the major towns and cities including Southampton, Chichester, Worthing and Brighton. Central London is directly accessible in 80 minutes and there are regular trains to Gatwick Airport.

Journeys by road are also straightforward, whether taking the scenic route along the A259 coast road or the A27 main road which stretches from East Sussex all the way to Wiltshire.

This convenient location therefore uncovers a world of market towns, picturesque villages, countryside pubs and cosmopolitan cities which are ready and waiting to be explored and enjoyed.



LOCATIONS

MAP:

- 1 Lancing Station
- 2 Asda Supermarket
- 3 Local Shops
- 4 Seafront Car Park
- 5 The Perch Cafe & Eco Gym
- 6 Business District
- 7 Brooklands Pleasure Park
- 8 South Downs
- 9 Lancing Manor Leisure Centre

PHOTOGRAPHS:

- A Chichester Cathedral
- B Shoreham Estuary
- C Brighton Pavilion
- D Worthing Pier
- E Adur Valley
- F The Perch Cafe & Eco Gym
- G Shoreham-By-Sea
- H Brighton Lanes
- J Shoreham (Brighton City) Airport

TRAVELLING INFORMATION

LUXOR COURT TO:

- | | |
|----------------------------------|-----------|
| Local shops | 200 ft |
| Lancing Station | 100 ft |
| Seafront Cafe | 0.5 miles |
| Sompting Village | 1.5 miles |
| Worthing | 2.5 miles |
| Shoreham (Brighton City) Airport | 2 miles |
| Shoreham-by-Sea | 3 miles |
| Brighton | 10 miles |
| Chichester | 25 miles |
| Gatwick Airport | 32 miles |
| London | 60 miles |

LANCING STATION TO:

- | | |
|---------------------|---------|
| Worthing Central | 5 mins |
| Shoreham-by-Sea | 5 mins |
| Hove | 15 mins |
| Brighton | 23 mins |
| Chichester | 36 mins |
| Gatwick Airport | 50 mins |
| Portsmouth | 60 mins |
| Southampton Central | 90 mins |
| London Victoria | 80 mins |
| London Bridge | 90 mins |

LUXOR

COURT

A DEVELOPMENT BY



MACHIN
GROUP LTD



MACHIN
INVESTMENTS

The Machin Family has been proudly building properties for decades. Their aim is simple, to build high quality homes in great locations for people to enjoy. They enjoy adding value to local communities and use construction methods in an environmentally sympathetic way wherever possible. Developments are carefully considered and built to high standards to provide homes for future generations.

For more information, contact joint agents:



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