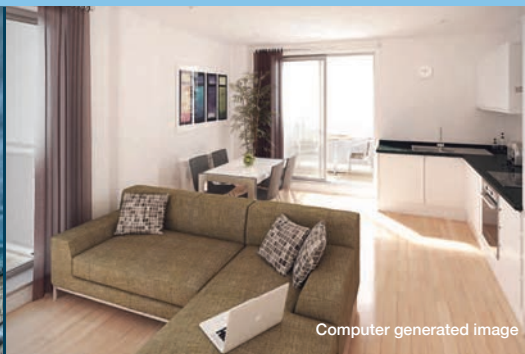




cool loft style penthouse living | Portland Road, Hove



martellolofts

THE PENTHOUSE COLLECTION

The View

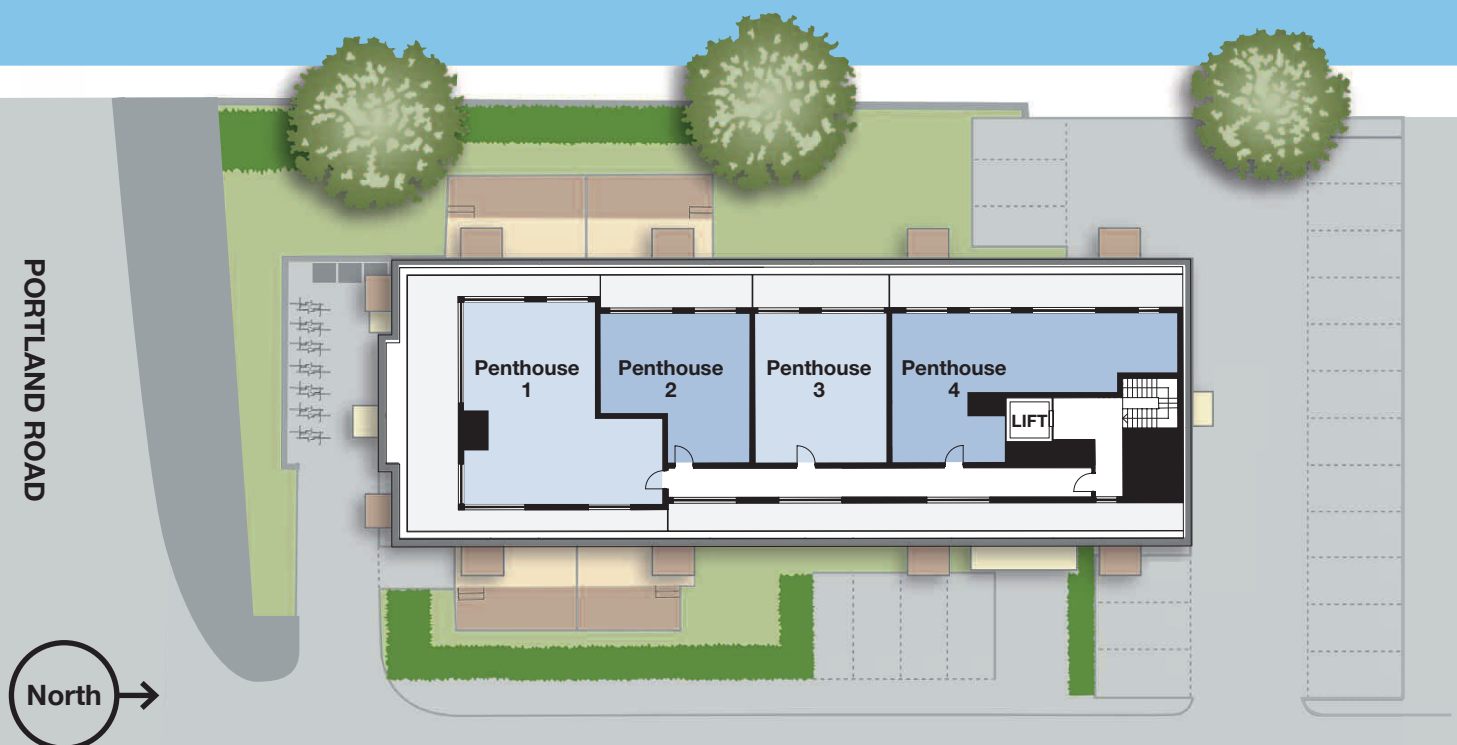


Exclusive
penthouse
apartments
combining
thoughtful
design and
a vibrant
setting for
easy living

The luxurious Martello Lofts Penthouses, are a new collection of four stylish apartments with one and two bedrooms, situated atop the Martello Lofts building, which was constructed from a former commercial premises in 2016. Located in an increasingly popular part of Hove, these desirable apartments are conveniently located close to excellent local shopping facilities and eateries and only a 10 minute stroll from Hove's glorious seafront with its cycle lanes which run through Brighton to the Marina. Hove Lagoon itself is on the doorstep and is home to cafés, playgrounds and several sailing and surfing clubs.

The best of the city of Brighton & Hove is only a short distance away and offers a world-class range of leisure, culture and entertainment. From the romance of the promenade and the bohemian boutiques, to the pageantry of the annual parades and festivals and the delights of galleries, trendy bars and fashionable restaurants, the city continues to enchant new residents as it has done for more than two centuries.

The stunning South Downs National Park to the north, provides a spectacular setting that's within easy reach for walking, cycling, golf and horse-riding enthusiasts. Or journey on the train from nearby Portslade station for fast and direct services to London, Gatwick and along the south coast.





Specification

Kitchens

- Fully fitted contemporary kitchen with white high gloss units and handleless soft close doors and drawers
- Stylish black slate effect worktop
- Stainless steel inset sink with monobloc tap
- Zanussi appliances include single fan oven, touch ceramic hob and glass chimney hood
- Neue integrated fridge freezer, washing machine and dishwasher

Bathrooms & En suites

- Contemporary white suites with chrome finish taps and showers
- 'Aquatek' flat screen bathroom television
- White/cream gloss porcelain floor and wall tiling
- Heated chrome finish towel rail

Interiors

- Lift access to all floors
- One and two bedroom penthouses feature engineered oak flooring to the hall and living/dining room and bedrooms are carpeted
- Neutral finish to walls, ceilings and skirtings
- White contemporary flush fire doors
- Contemporary chrome finish door furniture
- 'Retrotouch' remote control touch glass light switches
- Contemporary white power sockets
- Recessed chrome down lights

Heating

- 'A' Rated gas condensing boiler heating system

Exteriors

- Glass balustrade to terraces
- Secure cycle storage
- Allocated parking space to all apartments

Media

- Pre-wired for TV, telephone, broadband and communal satellite

Security

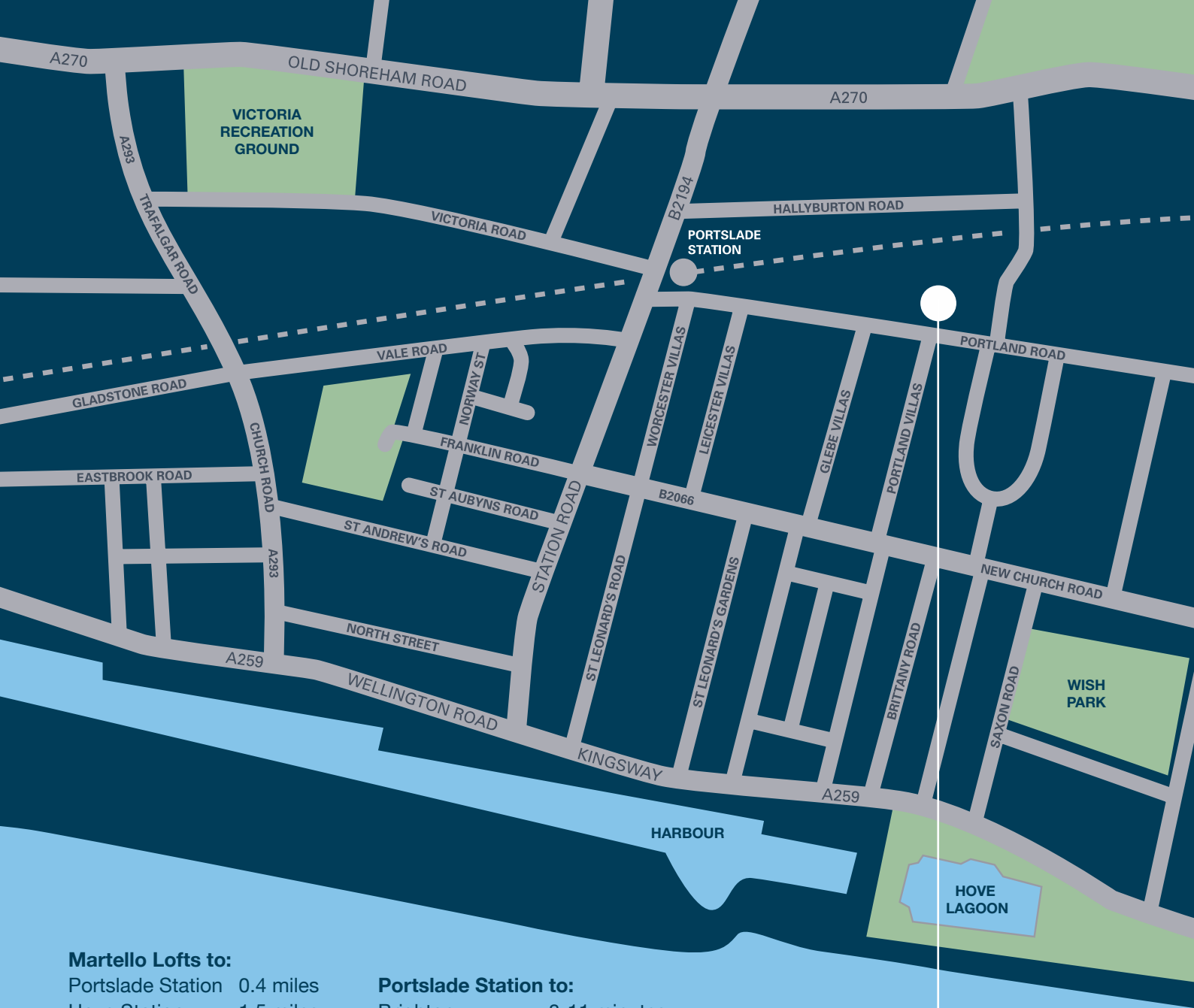
- Video entry system with key fob access
- Mains fed smoke detectors with battery back up

Guarantee

- CRL 10 year Structural Warranty

Lease

- Each property has a 125 year lease



Martello Lofts to:

Portslade Station	0.4 miles
Hove Station	1.5 miles
Brighton Station	3.7 miles
Worthing	19 miles
Crawley	22 miles
Gatwick	28 miles

Portslade Station to:

Brighton	8-11 minutes
Worthing	14-20 minutes
Gatwick	40 minutes
London Victoria	68 minutes
London Bridge	80 minutes

martellolofts

For more information or to arrange a viewing please contact the Martin Homes sales team
020 7129 1427 | sales@martinhomes.co



Martin Homes are committed in guiding our buyers over the hurdles of purchasing a new property. We understand the process from initial viewing, agreeing the purchase, instructing solicitors and arranging mortgages. Getting set for the all important moving day with our dedicated team of professionals, always willing to make the process as smooth as can be. We're always here to assist and are "With you every step of the way". www.martinhomes.co

These particulars are for illustration purposes only, are believed correct at the time of going to print, should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. The company reserves the right to alter specification at any time without prior notice. These particulars do not constitute a contract, part of a contract or a warranty. 2017.