



AQUAVISTA

ROTTINGDEAN

CONTEMPORARY APARTMENTS, PENTHOUSE & HOUSES
DESIGNED WITH VISION

Unique, cliff top location.
Intelligently designed homes with sleek interiors and large open
plan living spaces to maximise breathtaking panoramic views.



In an increasingly rare and atmospheric cliff top location, AquaVista offers the opportunity to acquire an exceptional new home designed to take full advantage of its position and stand out from the crowd.

AquaVista

Just nine homes have been designed for this very special location offering a choice of apartment or three storey living. Six spacious 2 bedroom, 2 bathroom apartments, a superb 3 bedroom, 3 bathroom penthouse and two family 4 bedroom, 3 bathroom houses over three floors, each with sea views. A contemporary colour palette and detailed finishes complete the look throughout and include seamless designer kitchens and luxury bathrooms with lines that flow.

Apartments & Penthouse

Each apartment has a spacious, open plan living area featuring an expanse of floor to ceiling windows and doors opening onto a sea facing terrace/balcony to capture the vista year round. The penthouse benefits from a large, full width terrace as well as a balcony to each bedroom. All apartments feature underfloor heating and a passenger lift gives easy access to all floors. Two apartments also benefit from an additional Study. Outside, electronic security gates open onto secure garage parking and space for visitor parking. In addition, there is a gated pedestrian entrance, video entry system, secure cycle store and communal landscaped gardens for the enjoyment of all owners.

Houses

Each of the two houses benefits from an open plan living area and underfloor heating to the ground floor. Outside, both homes feature a west facing terrace and private garden with two car parking space to the front of each property.

Rottingdean village

Nestled at the foot of the beautiful South Downs National Park, the charming and friendly village of Rottingdean centres around its picturesque pond and village green. It is home to quaint character pubs, restaurants, local produce shops, independent retailers, an annual fete and a popular spring music festival. In the nineteenth century the village became popular among artists, writers and politicians - counting Rudyard Kipling, among others, as a famous former resident - and it still retains its artsy feel today.

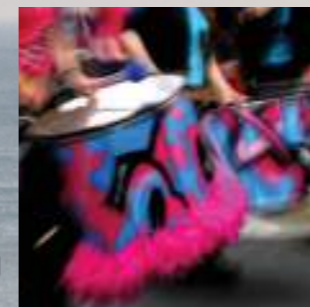
The landmark black 'Smock' windmill sits atop Beacon Hill nearby and mile upon mile of spectacular, rolling countryside provides the picture perfect backdrop. Settled beneath the chalk cliffs runs a promenade that will take you as far as the Marina and it is popular with walkers and cyclists alike.

Brighton and its Marina

The buzz and bright lights of both Brighton Marina and the cosmopolitan City of Brighton and Hove are only moments up the coast to the west with an eclectic mix of quirky independent shops, hidden lanes and an historic promenade to a multitude of world-class restaurants, theatres, music venues, shopping and leisure facilities. The annual Brighton Festival and Brighton Fringe are internationally renowned featuring a vast array of music, theatre, dance, circus, art, film, literature, debate, outdoor and family events.

Getting around

Coastal bus routes provide frequent services along the seafront and to all areas of the locality and for rail travellers, the City's mainline station provides excellent services to London in less than one hour with destinations to London Victoria, London Bridge and St Pancras International stations. The A27 at Falmer is approximately five miles away, giving fast access both east and west, and north to the A23/M23 and the national motorway network beyond.



View from second floor.



Apartment One Gross internal area: 87.4m² 940ft²

Kitchen/Dining Room	5.04m max x 3.33m max	16'6" max x 11'0" max
Living Room	5.04m x 3.74m	16'6" x 12'3"
Sea Terrace	6.48m x 6.00m	21'3" x 19'8"
Master Bedroom	5.65m max x 3.32m	18'6" max x 10'10"
Ensuite		
Terrace	11.10m x 2.40m	36'4"m x 7'9"
Bedroom Two	5.65m max x 3.54m	18'6" max x 11'7"
Bathroom		

Apartment Two Gross internal area: 88.4m² 950ft²

Kitchen/Dining Room	4.66m max x 3.69m max	15'3" max x 12'1" max
Living Room	5.20m x 3.22m	17'0" x 10'6"
Sea Terrace	11.00m x 6.00m	36'0" x 19'8"
Master Bedroom	4.73m x 2.94m	21'1" x 15'6"
Dressing Room		
Ensuite		
Bedroom Two	4.73m x 2.94m	21'1" x 15'6"
Dressing Room		
Bathroom		

Apartment Three Gross internal area: 87.4m² 940ft²

Kitchen/Dining Room	5.04m max x 3.33m max	16'6" max x 11'0" max
Living Room	5.04m x 3.74m	16'6" x 12'3"
Sea Terrace	6.00m x 6.00m	19'8" x 19'8"
Master Bedroom	5.65m max x 3.79m	18'6" max x 12'5"
Ensuite		
Terrace	11.25m x 2.40m	36'10"m x 7'9"
Bedroom Two	5.65m max x 3.04m	18'6" max x 8'11"
Study	2.99m x 2.43m	9'9s" x 7'11"
Bathroom		

Computer generated image shows AquaVista in a street setting and is for illustrative purposes only. Exact finishes must be verified. Floor layouts are not to scale and measurements given must be verified. The developer reserves the right to alter room and floor layouts at any time.



Apartment Four Gross internal area: 82.6m² 890ft²

Kitchen/Dining Room	4.33m max x 3.33m max	14'2" max x 11'0" max
Living Room	4.33m x 3.71m	14'2" x 12'2"
Sea Balcony	4.65m x 1.80m	15'3" x 5'10"
Master Bedroom	5.65m max x 3.32m	18'6" max x 10'10"
Ensuite		
Bedroom Two	5.65m max x 3.54m	18'6" max x 11'7"
Bathroom		

Apartment Five Gross internal area: 88.4m² 950ft²

Kitchen/Dining Room	4.66m max x 3.69m max	15'3" max x 12'1" max
Living Room	5.20m x 3.22m	17'0" x 10'6"
Sea Balcony	7.70m x 1.85m	25'3" x 6'1"
Master Bedroom	4.73m x 2.94m	21'1" x 15'6"
Dressing Room		
Ensuite		
Bedroom Two	4.73m x 2.94m	21'1" x 15'6"
Dressing Room		
Bathroom		

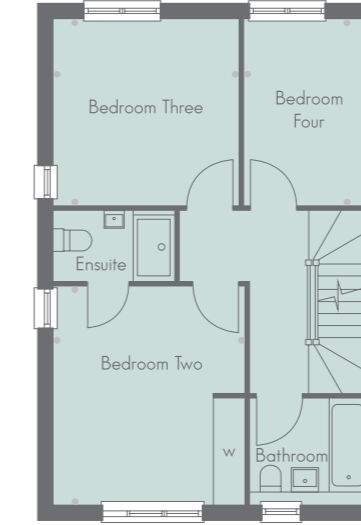
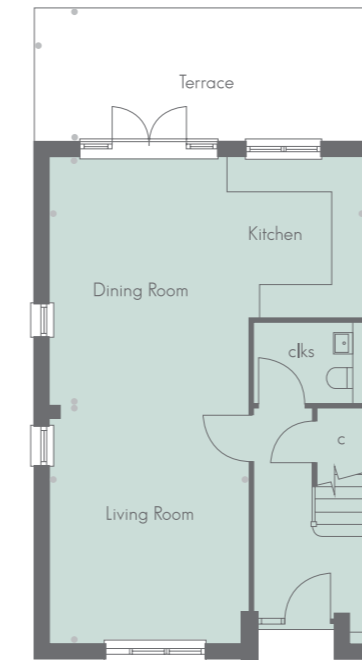
Apartment Six Gross internal area: 82.6m² 890ft²

Kitchen/Dining Room	4.33m max x 3.33m max	14'2" max x 11'0" max
Living Room	4.33m x 3.71m	14'2" x 12'2"
Sea Balcony	4.65m x 1.80m	15'3" x 5'10"
Master Bedroom	5.65m max x 3.79m	18'6" max x 12'5"
Dressing Room		
Ensuite		
Bedroom Two	5.65m max x 3.04m	18'6" max x 8'11"
Study	2.99m x 1.72m	9'9" x 5'7"
Bathroom		



Penthouse Seven Gross internal area: 131.8m² 1418ff²

Kitchen/Dining Room	4.86m max x 3.87m max	15'11" max x 12'8" max
Living Room	6.17m x 5.30m	20'3" x 17'4"
Sea Terrace	11.20m x 4.10m	36'8" x 13'5"
Utility Room		
Master Bedroom	5.56m max x 3.75m	18'3" max x 12'3"
Dressing Room	2.30m x 1.80m	7'6" x 5'10"
Ensuite		
Bedroom Two	3.64m max x 3.47m	11'11" max x 11'4"
Ensuite		
Balcony	4.10m x 1.90m	13'5" x 6'2"
Bedroom Three	3.64m max x 3.47m	11'11" max x 11'4"
Ensuite		
Balcony	4.10m x 1.90m	13'5" x 6'2"
Bathroom		



Floor layouts show House 1. House 2 is handed.

Houses 1 & 2 Gross internal area: 123.8m² 1332ft²

Ground Floor

Kitchen/Dining Room	5.73m max x 4.47m	18'9"max x 14'8"
Terrace	6.24m x 2.40m	20'5" x 7'9"
Living Room	4.38m x 3.60m	14'4" x 11'9"
Cloakroom		

First Floor

Bedroom Two Ensuite	3.98m x 3.46m	13'0" x 11'4"
Bedroom Three	3.37m x 3.35m	11'0" x 11'0"
Bedroom Four	3.37m x 2.26m	11'0" x 7'4"
Bathroom		

Second Floor

Master Bedroom Ensuite	4.64m x 4.63m max	15'2" x 15'2" max
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Kitchens

Fully fitted kitchens in grey woodgrain effect with handleless soft close doors and drawers

Siemens integrated appliances including single oven, 4 ring induction hob, fridge, freezer, dishwasher, washer/dryer and microwave

LED under unit lighting

Quartz worktops and upstands

Franke Kubus undermounted stainless steel sinks with Olympus taps

Bathrooms | En suites | Cloakrooms

High quality Laufen Pro contemporary bathroom suites

Contrasting plain full height stone tiling to wet areas

Stone tiling to floors

Backlit wall mounted unit inclusive of toothbrush charger point

Vanity unit under sinks to all bathrooms and ensuites

Heated chrome finish towel rail

Interiors

Fitted wardrobes provided to all apartment bedrooms in light oak finish

Fitted wardrobes provided to Master Bedroom and Bedroom Two to both houses in light oak finish

Quality neutral coloured fitted carpets to all bedrooms

Engineered light oak flooring to all other rooms

Neutral finish to walls, ceilings, architraves and skirtings throughout

Square topped 'Art Deco' profile to skirtings

Fire rated flat panel light oak front and internal doors

Nickle chrome switch plates and door furniture throughout

Electrical

White LED downlighting throughout

External lighting to terraces/balconies

Heating

AA rated gas fired combi boilers to both houses

AA rated communal gas fired combi boiler to apartments

Underfloor heating system throughout all apartments and ground floor of houses with individual room thermostats

Exteriors

High quality external windows and doors

Long lasting wood effect composite decking to all terraces/balconies

Storage areas for each apartment on lower ground level

Two integral garages to penthouse, one integral garage to each apartment and an additional two visitor car parking spaces

Two car parking spaces to each house

Fully landscaped communal garden to apartments

Fully landscaped front and rear garden to each house

Media

Pre-wired for TV, telephone, broadband connectivity and communal satellite dish installation

Security

Electronically controlled main entrance gates and pedestrian access gates to apartments

Remote access via video entry system to secure gated courtyard to apartments

Mains-fed smoke detectors with battery back-up

Guarantee

Designed to Lifetime Homes standard

LABC Buildmark warranty

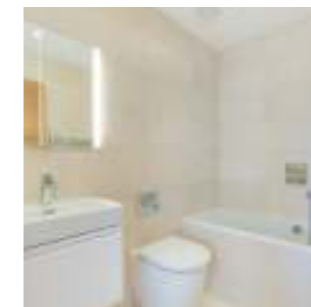
Leasehold / Freehold

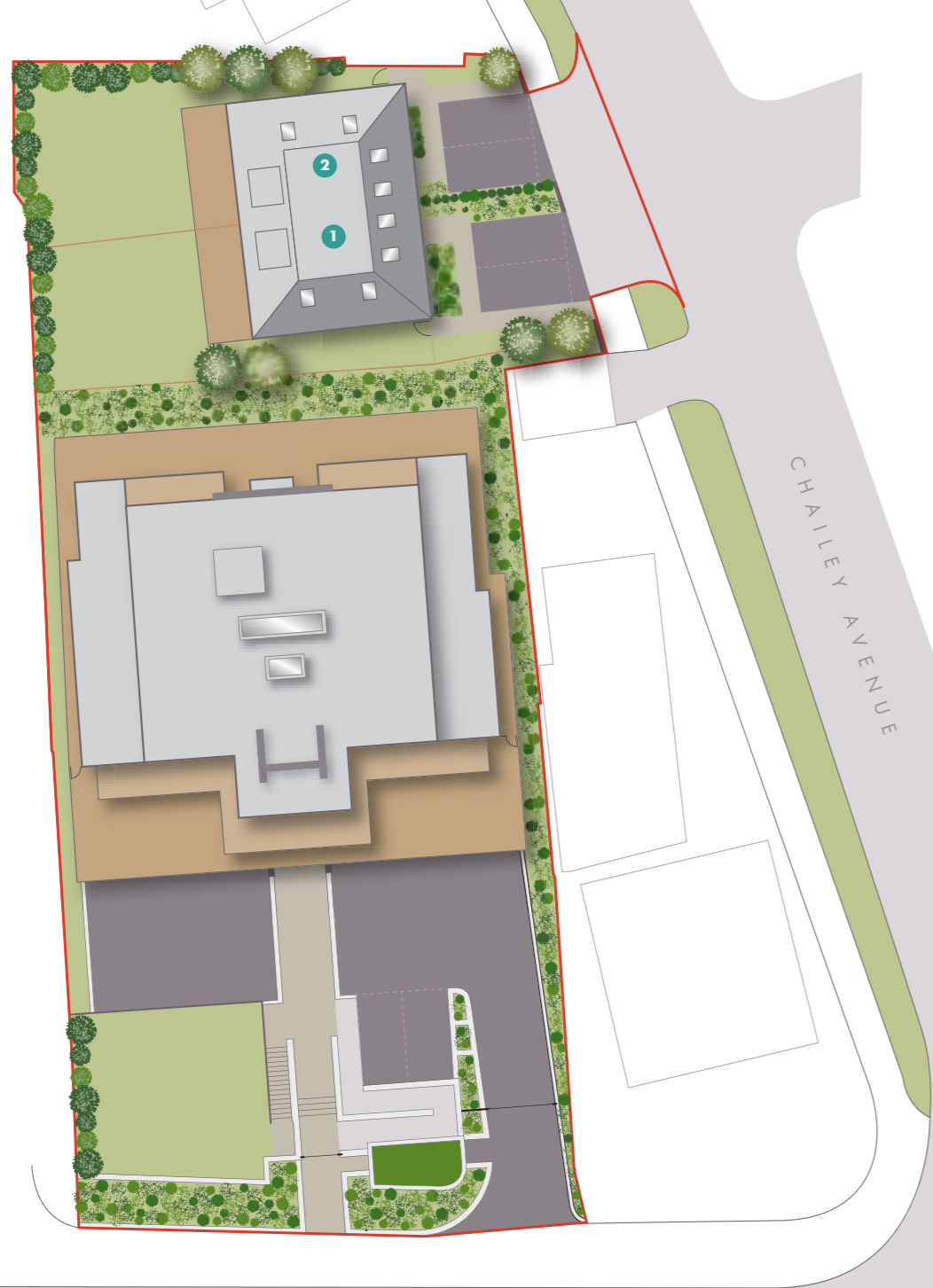
125 year lease to apartments and penthouse

Freehold to houses

Note:

Bespoke options available for early purchasers on selected items (subject to build)





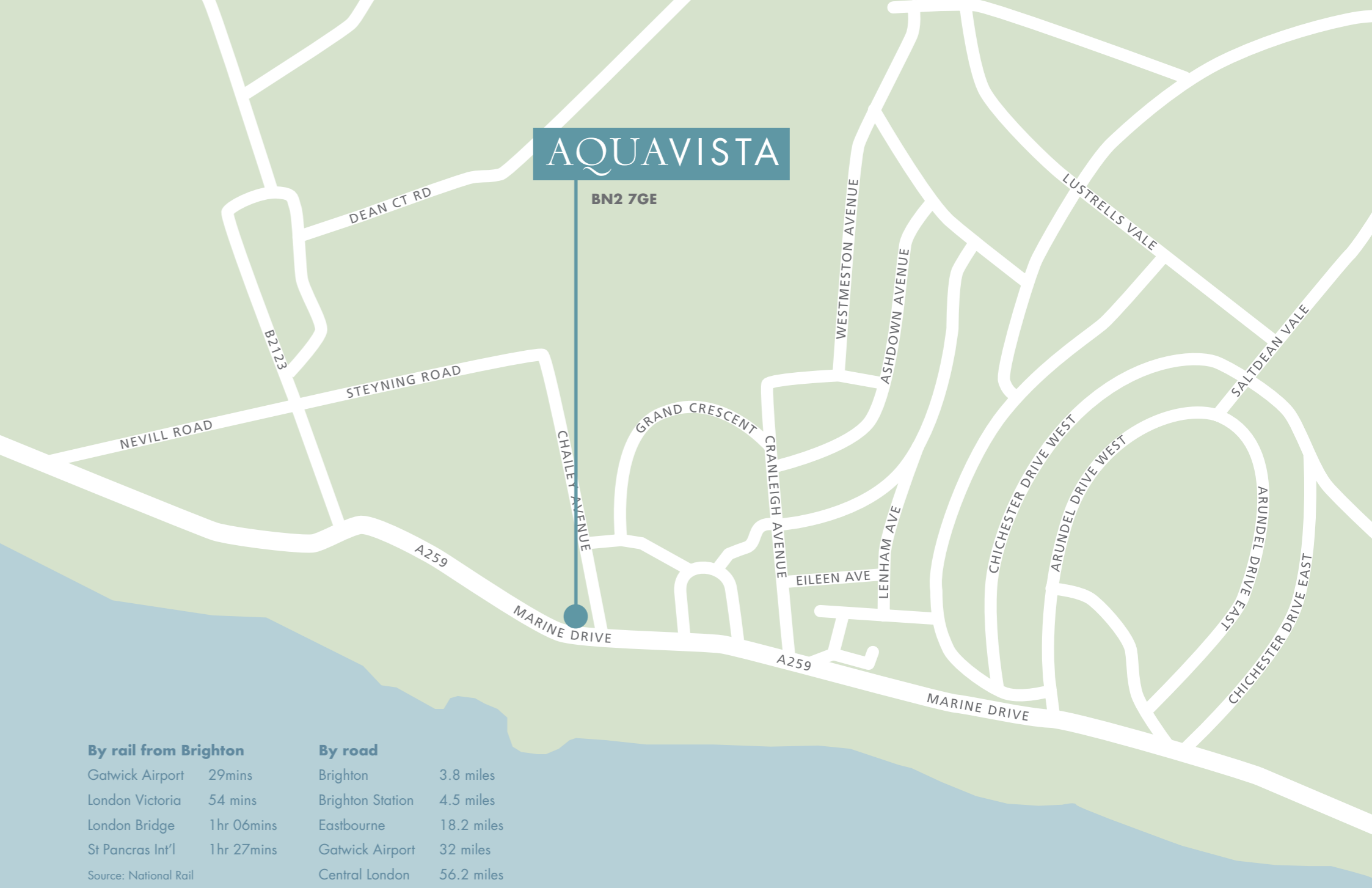
- 1 House 1
- 2 House 2

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M A R I N E D R I V E

AQUAVISTA

BN2 7GE



By rail from Brighton

Gatwick Airport	29mins
London Victoria	54 mins
London Bridge	1 hr 06mins
St Pancras Int'l	1 hr 27mins
Source: National Rail	

By road

Brighton	3.8 miles
Brighton Station	4.5 miles
Eastbourne	18.2 miles
Gatwick Airport	32 miles
Central London	56.2 miles
Source: The AA	

mishonmackay
NEW HOMES



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www.thshomes.co.uk

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