

4

LIVE  
WORK  
UNITS

contact

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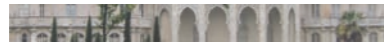
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**Tenure:** Freehold  
**Price:** On Application  
Potential discounts  
and design choices for  
early commitments

18

# 18 Marine Gardens Brighton



**ALAN PHILLIPS ARCHITECTS**

Alan Phillips Architects are a design led practice with major emphasis on concept integrity and subscribe to the doctrine that architecture is 'intelligence made visible'. As a multi-disciplinary practice, they offer expertise in conventional problem solving, including areas such as sustainability, buildability, economics and management. Alan Phillips Architects bring added value specific to individual issues raised in each unique project.

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**Property Developers**  
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location

central



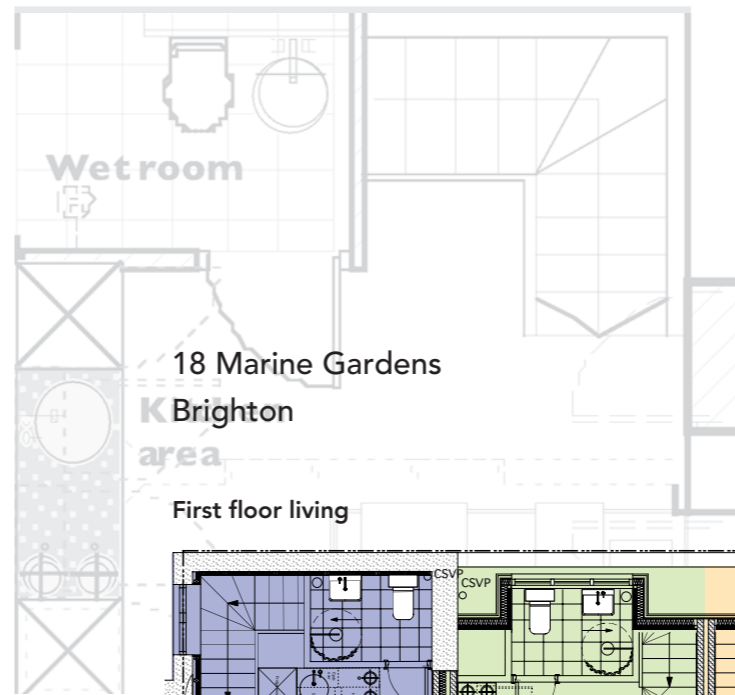
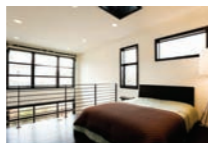
### Location

18 Marine Gardens is situated in the heart of Kemp Town Village, Brighton, between the coast road of Marine Parade (A259) and St George's Road.

Kemp Town Village is a popular residential area with it's renowned architecture and diverse shopping thoroughfares of St James's Street and St George's Road. Brighton Marina lies 1 mile to the east, whilst Brighton Pier and the seafront is just a short walk away.

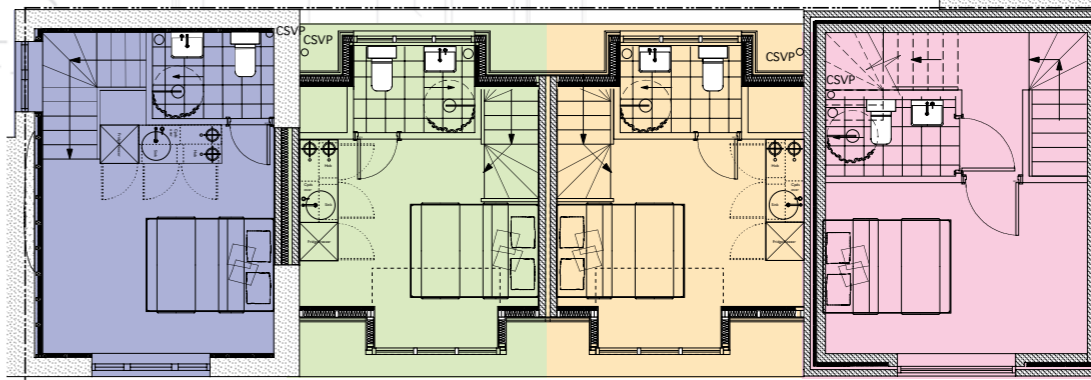
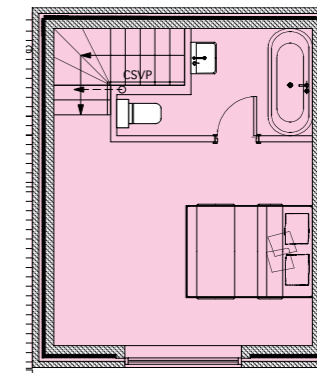
18 Marine Gardens  
Brighton

your workspace & your home



First floor living

Second floor living



4

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specification

## 18 Marine Gardens Brighton

Every care has been taken to create the ideal work & living environment.

### Specification

#### EXTERIOR

The external elevations have been carefully designed to blend with the surrounding properties, complementing the existing street scene.

- UNIT 1 Two storey 40.7 sq m (438 sq ft)
- UNIT 2 Two storey 37.1 sq m (399.34 sq ft)
- UNIT 3 Two storey 38.3 sq m (412.26 sq ft)
- UNIT 4 Three storey 62.9 sq m (677.05 sq ft)

#### INTERIOR

Each of the Units have;

- Oak veneered interior doors with satin stainless steel ironmongery.
- Engineered oak flooring to the ground floor with fitted carpets to stairs and bedrooms.
- Stylish designer micro kitchens complete with integrated appliances, stainless steel inset sink, chrome mixer tap and under cabinet lighting.
- Bathrooms that are fitted with the latest designer Kaldewei Sanitaryware, Hansgrohe taps and shower fittings, heated chrome towel rails and tiled floors and walls to shower rooms, tiles by Porcelanosa.
- Contemporary lighting and decoration with TV sockets fitted to ground floor work space and first floor living / bedroom areas, 2 telephone points to work space and 1 to living space and Wi Fi Internet connection.

# quality



18 Marine Gardens has been carefully designed to blend with the surrounding properties.

# 4

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accommodation

## Accommodation

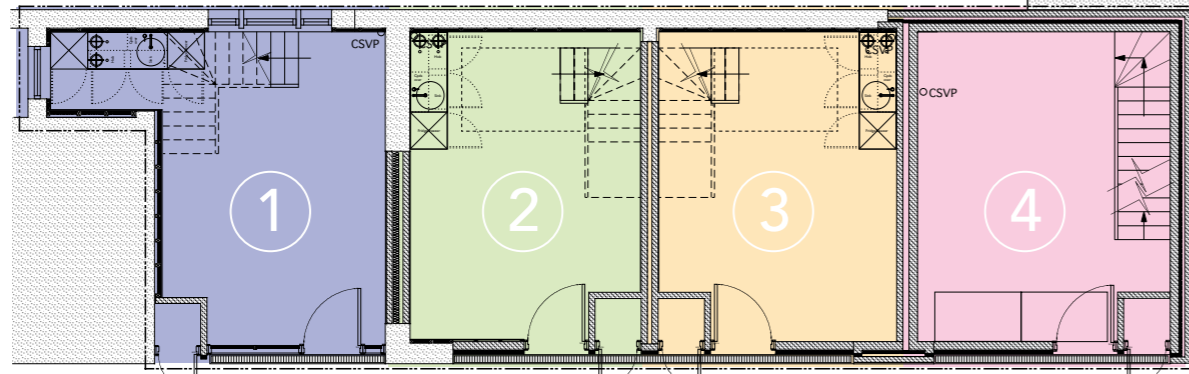
### PAST

18 Marine Gardens is thought to be about 200 years old and was probably built to house the coaches and horses of nearby seafront properties. The existing entrance would most likely have been a tack room with sleeping quarters for the stable boys above. Viewed from the garden of nearby Tamworth House, flint knapping can still be seen in place on the rear wall.

### PRESENT

These new live/work units still retain their historic ethos, enabling owners to live above their own work space. The building has been transformed by the addition of 21st century technology and creature comforts allowing owners to work and play in a vibrant and colourful area of what has to be the UK's most exciting city. Marine Gardens provides a safe choice in today's ever changing economic climate!

### Ground floor work units



### just around the corner...

Kemp Town Village - a host of amenities, shops, banks, restaurants, pubs, clubs & churches

City Centre

Brighton Marina

Royal Pavilion

The Dome Theatre

Brighton Pier & Seafront

East Brighton Park

Brighton Racecourse

Royal Sussex County Hospital

