



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



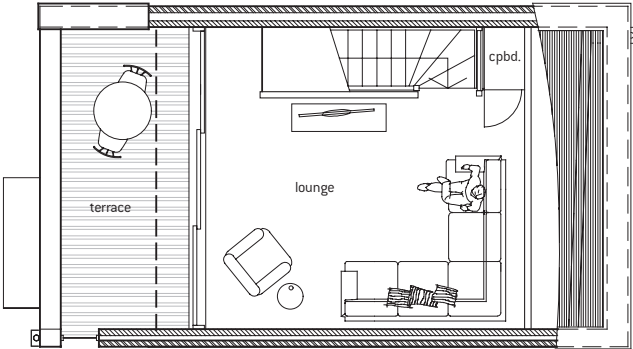
TOWNHOUSES

Floor Plans

Third Floor

Lounge 16'3" x 15'6"

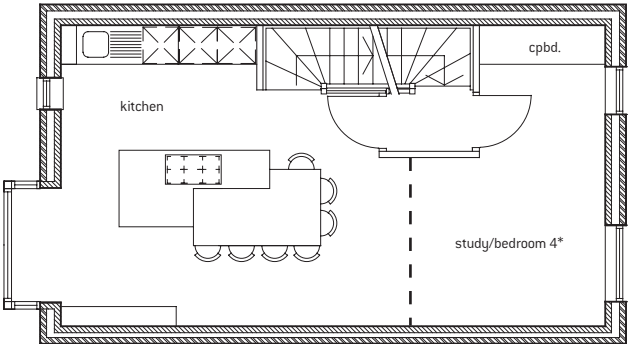
Terrace 6'6" x 15'6"



Second Floor

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

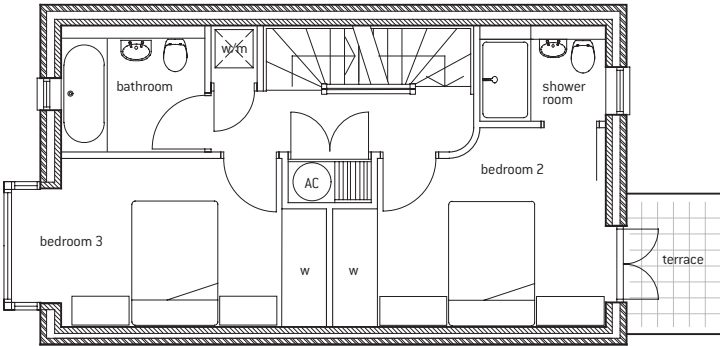
* Can be subdivided to form Bedroom 4



First Floor

Bedroom 2 14' x 10'3"

Bedroom 3 16'3" x 8'9"

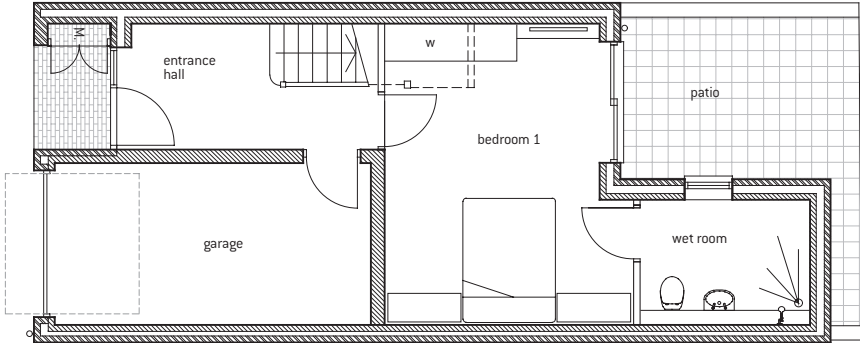


Ground Floor

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

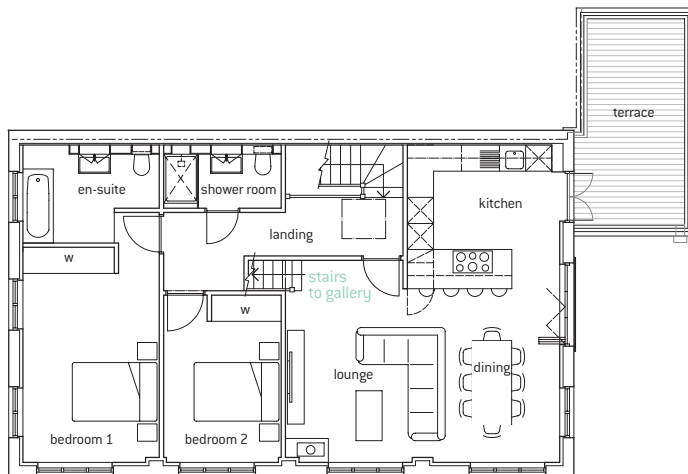
Bedroom 1 10'3" x 18'9"

Bedroom 2 8'9" x 12'6"

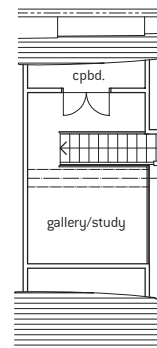
Living Room 20'9" x 24'

Gallery 8'9" x 10'6"

Terrace 7'3" x 15'6"



Gallery



Ground Floor

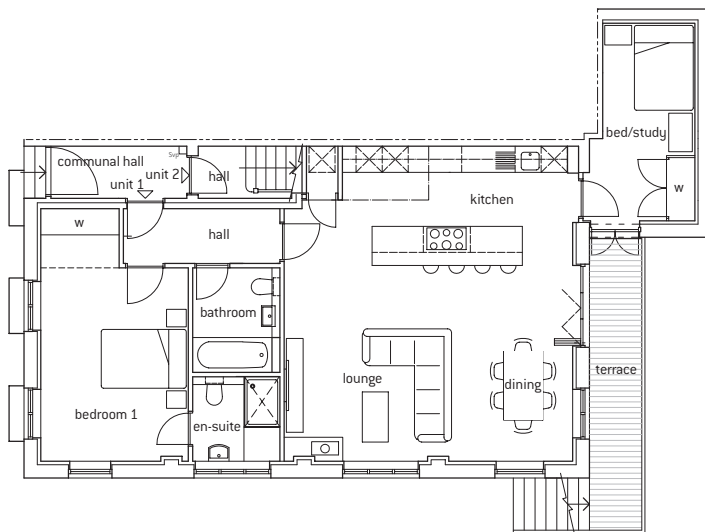
Flat 2

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

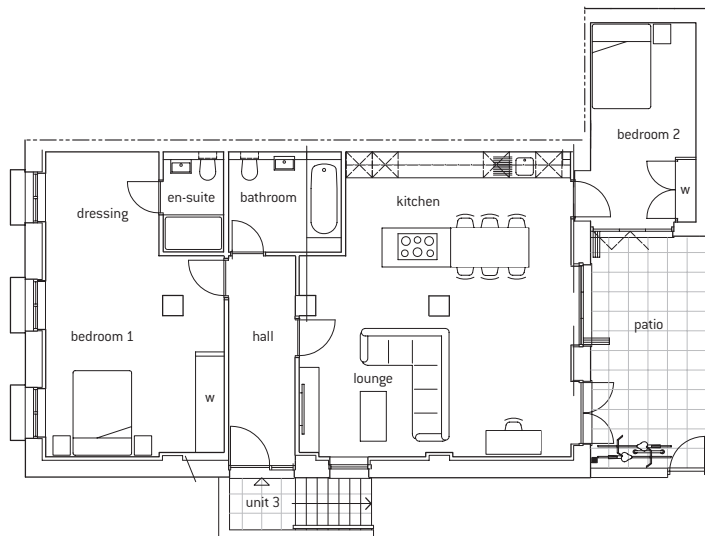
Flat 1

Bedroom 1 13'6" x 23'3"

Bedroom 2 8' x 15'

Living Room 20'3" x 23'

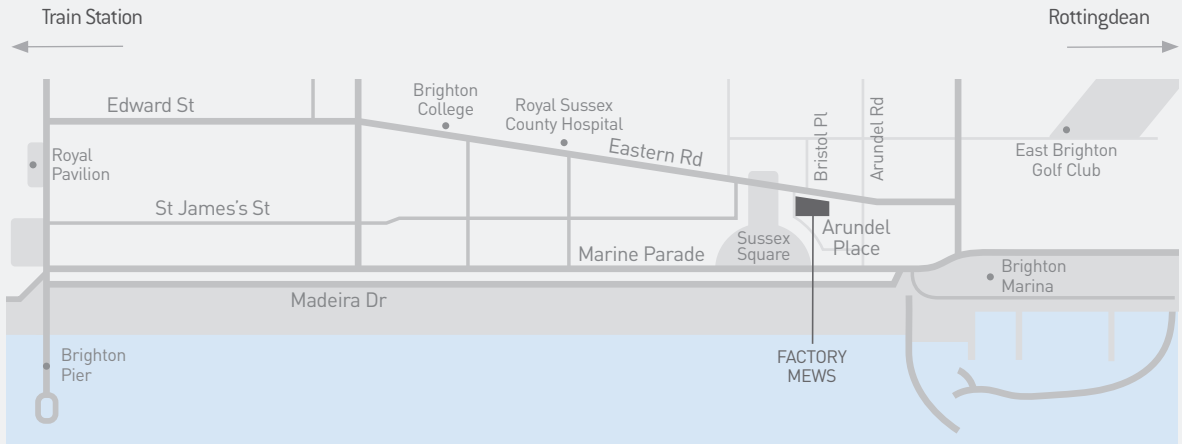
Patio 8'6" x 17'6"



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.



Factory Mews, 39 + 40 Arundel Place, Brighton BN2 1GD



mishonmackay
NEW HOMES

01273 829300
newhomes@mishonmackay.com



01273 321123
al@gsp.uk.com



Please note: Factory Mews is a marketing name only.

These particulars are for illustration only and photographs featured are from previous developments. Consequently these particulars should be treated as a general guidance only and cannot be relied upon accurately describing any of the Specified Matters prescribed by any order made under The Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Measurements given are approximate, are from wall to wall and are taken at the longest point. Measurements for properties with the same layout may vary, please check with the sales representative. Floor plans and elevational details may vary.