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beyond the stairwell and large cupboard. Boasting sleek modern fixtures and appliances, and great planning – right down to special recycling facilities – this spacious room is cleverly located so it's hardly visible from the main living spaces. Open-plan, but not in your face. A peninsular unit houses a dishwasher so that the journey from table to appliance is a short lift, and cupboards on the dining side offer similar ease for storage of china and glass, once clean. It is clever design concepts like this that raise the ante on these modern homes.

Beyond the dining room a second wall of sliding glass doors open onto a pretty terrace garden and beyond the kitchen is a spacious ground floor WC. Having invested in clever design, the developer has certainly not skimped on materials and finishes and a quality and tone has been set that continues throughout the rest of the property.

I love the open design, but there are times when you simply want to shut the door on domesticity and the debris of cooking. The problem is solved with a slick solid wood screen door that slides out from the wall in



one movement screening the kitchen and dining area from the rest of the ground floor.

At the front of the first floor the large window theme is repeated in the master bedroom which runs the full width of the property. The floor to ceiling windows open and the open space is protected with a striking plain glass balustrade.

Masses of space are matched by massive wardrobes – storage galore. Off the room is a large modern wet-room with shower, sink and WC set in natural limestone tiles – the smart lines reminiscent of a boutique hotel. Also off the first landing is a large family bathroom of the same smart design and quality and at the rear the second bedroom, again a double but this time with an L-shaped wing configured as a dressing area – again with large wardrobes.

From the landing you can see that the developers eye for detail is reflected in the beautiful stairwell ceilings where the fanned steps are echoed above your head.

The stairs rise once more, this time perhaps to the biggest surprise. Here you find a massive space, a suite-sized room in which the double bed is dwarfed, even with a sofa in the room. And again the huge glass doors, this time opening onto a large decked roof terrace of generous proportions offering pretty views of the adjoining Victorian and Edwardian terraces and the park and church beyond. Architectural scale planters lend yet again that sense of Miami or Hollywood, a distinct David Hockney feel and an undeniable sense of luxury.

I had arrived expecting modern family terraces, what I had not expected was luxury and style on this scale. Clearly the talents of great architecture and design, coupled with developers who share a sense of the modern and a view of the future. There is a balance here of style and function, fine detailing and practical ideas combine to lift these homes above the ordinary. The details are also matched by integral solar panels that heat the water and levels of sound and heat insulation of the highest standard. In fact the eco qualifications of this

development are exemplary. The homes are also fitted with intelligent wiring systems to accommodate the most up-to-date technology.

Shown as a three-bedroom family house you can also easily imagine this as a live and work space for a busy couple and the combination of rooms can be rethought and reformed in any number of ways. Poets Corner has long been a desirable location for family living but in recent years there has been an increased interest that has made this one of the city's most fashionable areas.

Creative Developments UK, well known in the city for their high quality construction standards, is run by Lewis Watts and Julie Turner who specialise in creating contemporary new builds. Their experience in both residential property and design gives them a perfect balance when working together and by bringing in excellent architects and specialist builders they achieve their goals.

Rhyme and reason, a balance of design and needs. A coming together of the very best of the new, with the experience of the past, which makes the stylish homes in Poets Place one of the city's most attractive new developments.

**Poets Place,  
Stoneham Road, Hove  
Prices start at £369,950**

Mishon Mackay City Land and New Homes

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[www.creativedevelopmentsuk.com](http://www.creativedevelopmentsuk.com)





DREAMHOME

# Rhyme and reason

Stylish, spacious, eco-friendly family homes in Poets Corner



Brighton and Hove for so long was at the core of the period-property market. Everyone wanted detail, features, period style and original fittings. It was a fashion that lasted for years and one bolstered by an almost obsessive belief in the city's architectural integrity.

Then suddenly the wind changed and all around we saw pockets of stylish contemporary architecture that reflected a mood swing. People were tired of the old and wanted new: clean lines, modern technologies, eco-conscious builds, light, space and convenience.

**"Clean lines, modern technologies, eco-conscious builds, light, space and convenience. Poets Place exemplifies those demands"**



Poets Place exemplifies those demands. A smart terrace of stunning new-build properties that bring a welcome breath of light and modernity to Poets Corner, an area of the city famous for its period homes. Standing on the site of a now demolished church, one of little architectural merit, the staggered terrace of clean-lined modern houses make a striking but not obtrusive statement. There is an air of seaside Miami about the look, sharp lines, brilliant white render and big windows, far bigger than one might expect and one that shuns the notion of the dark urban terraced home and introduces a new sense of light.

This is obvious from the moment you step up to the front door and see the large glazed sliding windows that open up onto the front terrace. Located on a quiet side street with little passing traffic noise is not going to be an issue and this idea certainly maximises the space. Walking under the modern glass and steel canopy you enter a good sized hall. Ahead the stairs rise and a door surprisingly reveals a large cupboard. The wall curves elegantly. To the front of the property the first door leads into the main living area, a comfortable space filled with light from the large sliding doors.

The room continues to the back of the house and beyond the living space the show property has been laid out to demonstrate a study area followed by a dining room. From this aspect I cannot see a kitchen and as I move through I realise that a large and well appointed one lies