



South Coast Road, Peacehaven BN10 8ER



A CONTEMPORARY NEW HOME DESIGN MIXED WITH A SUPERB COASTAL LOCATION AWAITS AT THE HAVEN

A collection of 1, 2 & 3 bedroom contemporary apartments, The Haven strikes an elegant balance between modern simplicity and considered detail.

Enjoy spacious contemporary layouts, with open plan kitchen/diners - perfect for entertaining friends and family. And with the changing nature of working arrangements, additional power points and USB plug points to select areas enables you to work from home when required. For those chilly winter nights, enjoy underfloor heating throughout - zoned and thermostatically controlled for your comfort.

Make use of the fully integrated kitchen, with 25-year warranty. With integrated fridge/freezer, washing machine, dishwasher and oven/hob with hidden in-unit extractor fan, you're fully equipped to run a busy household. And due to the bespoke nature of The Haven, select apartments can enjoy a range of colour choice options and Quartz upgrades to appliances and finish subject to build stage. Likewise, the A* rated Spanish porcelain wall and floor tiles, contemporary bath, with glass shower screen, and vanity unit with storage drawers, adds a modern, yet classy touch in the bathrooms throughout The Haven.

Enjoy off road, private parking for each apartment and electric car charging points and for select apartments, a balcony, some with scenic sea views. Enjoy a morning coffee on your penthouse balcony - perfect to set you up for the day ahead.

For peace of mind, all apartments come with video entry and multipoint locking front door, 10-year new build warranty, and 25-year warranty for all windows and patio doors.





LOCATION

Located in the scenic coastal town of Peacehaven and above the chalk cliffs of East Sussex, enjoy a more relaxed pace of life, compared to its big brother Brighton, which is located only 8-miles to the west.

Peacehaven is the perfect all-rounder, whether you're a single professional looking for transport links into Brighton or Eastbourne, or a young family with a need for good schooling links, and outdoor space for you and your family to enjoy. Whatever your circumstance, The Haven delivers in terms of location.

With both the sea and plentiful countryside at your disposal, The Haven is an ideal location for those loving the great outdoors. Enjoy a morning beach stroll or go cycling in some of the stunning coastal routes nearby - as a nation we've recently re-discovered our love for the

great outdoors, and The Haven hits the brief for those looking to be active.

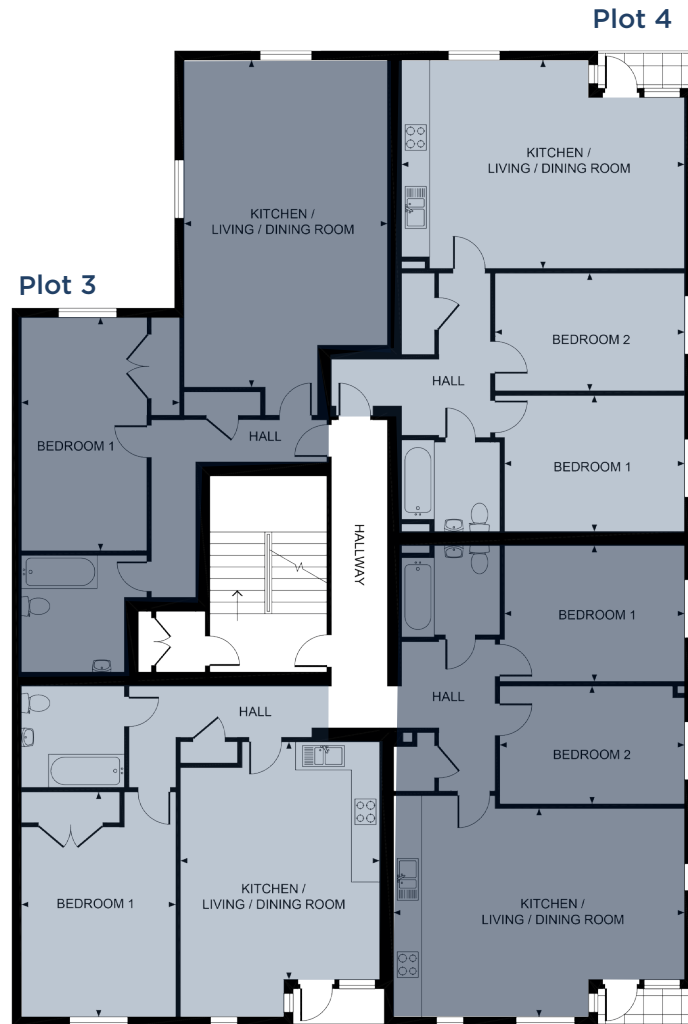
In the surrounding area, be sure to check out Firle Beacon - located near Lewes in East Sussex, enjoy the tremendous views, and an iconic area to walk and climb.

The vibrant, cosmopolitan sea-side city of Brighton is only a short drive away and offers an abundance of entertainment, gastronomy and retail. Whether strolling through the lanes browsing independent boutiques or soaking up the atmosphere from the iconic Brighton Pier, there is something to suit everyone.





FIRST FLOOR



Plot 1

Plot 2

Plot 1

Kitchen/Living Area
Bedroom
Total Area

5.1m x 4.3m / 16'9 x 14'0
4.8m x 3.3m / 15'10 x 10'11
50 sq.m. / 538 sq.ft.

Plot 2

Kitchen/Living Area
Bedroom 1
Bedroom 2
Total Area

6.2m x 4.5m / 20'6 x 14'8
3.9m x 2.9m / 12'8 x 9'7
4.0m x 2.5m / 13'0 x 8'4
61 sq.m. / 657 sq.ft.

Plot 3

Kitchen/Living Area
Bedroom
Total Area

7.0m x 4.4m / 23'1 x 14'4
5.0m x 3.4m / 16'5 x 11'2
57 sq.m. / 614 sq.ft.

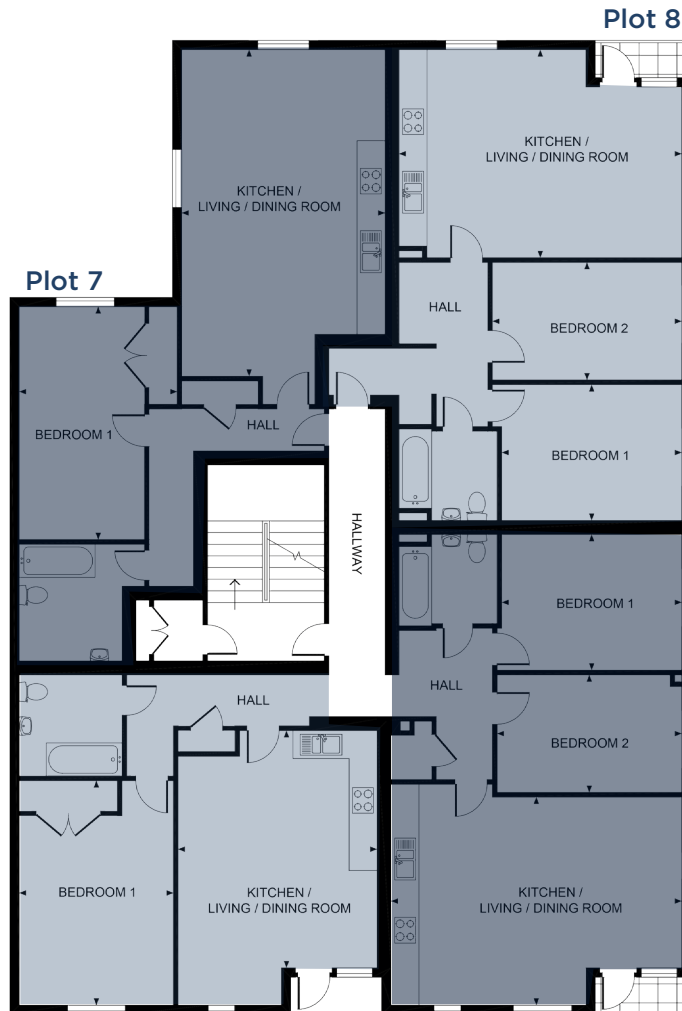
Plot 4

Kitchen/Living Area
Bedroom 1
Bedroom 2
Total Area

6.1m x 4.5m / 19'11 x 14'8
3.9m x 2.9m / 12'8 x 9'7
4.1m x 2.5m / 13'4 x 8'4
62 sq.m. / 667 sq.ft.



SECOND FLOOR



Plot 5

Plot 6

Plot 5

Kitchen/Living Area
Bedroom
Total Area

5.1m x 4.3m / 16'9 x 14'0
4.8m x 3.3m / 15'10 x 10'11
50 sq.m. / 538 sq.ft.

Plot 6

Kitchen/Living Area
Bedroom 1
Bedroom 2
Total Area

6.2m x 4.5m / 20'6 x 14'8
3.9m x 2.9m / 12'8 x 9'7
4.0m x 2.5m / 13'0 x 8'4
61 sq.m. / 657 sq.ft.

Plot 7

Kitchen/Living Area
Bedroom
Total Area

7.0m x 4.4m / 23'1 x 14'4
5.0m x 3.4m / 16'5 x 11'2
57 sq.m. / 614 sq.ft.

Plot 8

Kitchen/Living Area
Bedroom 1
Bedroom 2
Total Area

6.1m x 4.5m / 19'11 x 14'8
3.9m x 2.9m / 12'8 x 9'7
4.1m x 2.5m / 13'4 x 8'4
62 sq.m. / 667 sq.ft.



THIRD FLOOR



Plot 9



Plot 9

Kitchen/ Living Area	7.5m x 4.0m / 24'7 x 13'3
Bedroom 1	4.0m x 3.5m / 13'3 x 11'5
Bedroom 2	3.5m x 3.3m / 11'5 x 10'9
Bedroom 3	4.4m x 2.2m / 14'6 x 7'1
Total Area	90.3 sq.m. / 972 sq.ft.





SPECIFICATIONS

External

- Electric car charging points
- Parking for each apartment
- Balconies to select apartments some with sea views
- Penthouse with large roof terrace, south facing sea views

Internal

- Pas 24 entrance
- Midnight black high efficiency UPVC windows
- Spacious contemporary layouts
- TV points in all living and bedrooms
- Underfloor heating throughout - Zoned and Thermostatically controlled
- High efficiency Gas boilers A rated (10 year warranty)
- **Oak style flooring
- **High quality carpets in bedrooms
- Additional power points to accommodate home working spaces
- USB plug points to select areas

Kitchens

- **Bespoke options on all kitchen doors
- Fully integrated kitchens with 25 year warranty
- Integrated branded 70/30 fridge freezer
- Integrated 8kg washing machine
- Integrated full sized dishwasher
- ** options to work tops colours.
- ** select apartments with quartz (can be upgraded) (options available)
- Branded integrated oven and hob - double ovens to select apartments (upgrades available)
- Hidden in-unit extractor fans

Bathrooms

- ** A* rated Spanish porcelain wall and floor tiles
- Large over sink mirror
- Vanity unit with storage draws
- Ceramic sinks
- ** options to taps
- Contemporary bath with glass **shower screen
- ** Rain head shower with separate hand held
- Contemporary Rimless toilet with soft close seat
- **Duel fuel ladder style towel radiators
- Shaver socket

Additional

- 10 year new build warranty with ICW
- 25 year warranty to all windows and patio doors
- Multipoint locking front door
- Contemporary communal hallways with sensor lighting
- 125 year Lease

General

- Video entry
- Secure bike storage
- Fibre optic internet

**** bespoke colour options available**



cubitt&west
Land & New Homes



Backed by
HM Government

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