

LAUNCH EDITION

Preece House

Luxury studio, 1 & 2 bedroom apartments

BN3 1RE



Stylish spaces. Prime location.

Welcome to Preece House, an exclusive collection of 59 luxury apartments perfectly positioned in the vibrant coastal community of Hove.

Designed for modern living, every detail has been carefully considered to offer both style and substance.

Each apartment at Preece House boasts Karndean Oak Herringbone flooring and warm, low energy LED downlights throughout, creating a welcoming contemporary feel from the moment you step inside.

The stunning bespoke kitchens blend walnut and white finishes with high-end integrated appliances — including ovens with a built-in air fryer for effortless, healthier cooking at home.

Embracing the “connected home” ethos, every apartment is equipped for convenience. Ovens, integrated speakers and heating systems (excluding ground-floor units) can all be controlled via dedicated apps or Bluetooth, offering seamless, intuitive control at your fingertips.

This future-ready approach is supported by Cat5e data cabling throughout and a secure video entry system, ensuring connectivity, comfort and peace of mind.

Optional built-in wardrobes* add flexible storage solutions to selected units, whilst the bathrooms continue the sense of understated luxury with matt black ironmongery, low-profile showers and elegant white Onyx floor and wall tiles.

Outside provides secure gated parking with EV charging points** and dedicated cycle storage.

Preece House is more than just a place to live, with a dynamic ground-floor space offering the potential for a coffee shop, fitness studio, or gym — creating the perfect balance of convenience, wellbeing and lifestyle right on your doorstep.

South-facing third, fourth and fifth-floor apartments enjoy ocean views, while certain third-floor homes benefit from illuminated terraces accessed through elegant bifold doors — perfect for entertaining or unwinding.

A beautifully designed communal terrace on the fourth floor offers residents a stylish outdoor space to relax, with comfortable seating and a designer lighting scheme that brings the space to life after dark.

Much more than just another apartment building, Preece House combines contemporary design, exceptional finishes and thoughtful touches, all in a prime Hove location.

Discover your new coastal lifestyle — refined, connected and effortlessly sophisticated.

Developed by



*Optional extra — ask for details

**Selected apartments — ask your Sales Advisor for parking and charging details.







Photo: Benoit Fawcett, Unsplash



Vibrant. Creative. Unmistakable.

Nestled on the stunning Sussex coastline and embraced by the rolling hills of the South Downs National Park, Brighton & Hove is one of the UK's most iconic and vibrant coastal cities, just 50 miles south of London.

Renowned since the 18th century for its bohemian spirit and seaside charm, Brighton has grown into a buzzing hub of creativity, culture and community.

Brighton's bustling city centre and famous beachfront are alive with energy all year round. Discover a vibrant mix of independent boutiques, quirky vintage stores, high street favourites, cosy cafés, lively pubs and award-winning restaurants.

Lose yourself in the maze of the historic Lanes, known for their antique treasures and unique jewellers, or explore the colourful North Laine with its street markets, record shops, and street performers adding to the city's artistic vibe.

Cultural life thrives here. The striking Brighton Dome and the Royal Pavilion Theatre host world-class performances, concerts and exhibitions throughout the year, while local galleries, pop-up shows and live music venues add to the city's creative pulse.

Brighton is famous for its calendar of events, from the spectacular Brighton Festival each May — England's largest arts festival — to the iconic Brighton Pride, the city's biggest celebration of its diverse and welcoming community.

Whether it's a bracing sea-swim, a sunset on the Palace Pier, or an afternoon exploring its thriving food scene, Brighton & Hove offers a unique blend of coastal charm, cultural vibrancy and a warm community spirit that makes it an inspiring place to live and work.



Opposite page, clockwise from top: Brighton's iconic Royal Pavilion. The striking i360 viewing tower. A city alive with festivals and the arts. Colourful Hove beach huts along the seafront. The world-famous Pier.

Get active on the water. Or simply unwind on the beach. **This page:** Discover North Laine Bazaar, with its one-of-a-kind shops, bars and eateries. Enjoy stunning coastal views and cliff-top walks.





Just a short stroll from Preece House, Seven Dials or 'The Dials', as locals call it, is one of Hove's most sought-after neighbourhoods. Loved for its friendly village vibe, independent cafés, local bakeries and stylish boutiques it's a sophisticated yet easy-going destination.



Coast. Culture. Countryside.

Beyond the vibrant energy of Brighton & Hove, the wider county of East Sussex unfolds with an abundance of natural beauty, deep-rooted history and timeless English character, offering a rich tapestry of landscapes, heritage and hidden gems waiting to be explored.

Just over an hour from Central London, Sussex is famous for its stunning coastline, rolling countryside and timeless villages that capture the best of English heritage.

From the chalky peaks of the South Downs and dramatic cliffs at Beachy Head to peaceful river valleys and ancient woodlands, Sussex is a paradise for lovers of the outdoors.

Award-winning vineyards, cosy country pubs and historic landmarks like Petworth House and the world-famous Goodwood estate invite you to slow down (or speed up) and enjoy the scenery.

Bustling market towns like Lewes and Chichester offer independent shops, artisan markets and a thriving arts scene, while pretty villages and historic sites — including the magnificent Arundel Castle and the nostalgic Bluebell Railway — add to the county's charm.

With its diverse landscapes, historic treasures, vibrant towns and easy connections to London and Gatwick Airport, Sussex offers an enviable blend of countryside, coast and culture — a place where modern living and timeless English charm meet beautifully.



Opposite page, clockwise from top: Brighton Marina, East Sussex dining — from fine restaurants to vibrant street food. Explore the countryside, from the High Weald to the South Downs. Perfect cycling country, from quiet lanes to epic rides.

Lewes — a picture-perfect town full of historic charm. Beacon Mill at Rottingdean. **This page:** The iconic white-cliffed coastline. The perfect backdrop for life's best moments.



Heading to the city for work or pleasure? No problem, regular trains from Brighton Station direct to London Victoria take just over an hour.



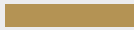
Well connected.

Perfectly located Preece House makes getting around a breeze. Fast trains, great local connections and easy airport access mean you're always plugged in – whether you're commuting to London, exploring the coast or jetting off for a weekend away.



On foot

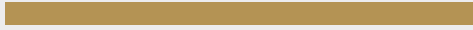
(From Preece House)

	Seven Dials 9 minutes
	Waitrose 15 minutes
	Hove Lawns 17 minutes
	Beachfront 18 minutes
	Brighton Station / Hove Station 18 minutes



By rail

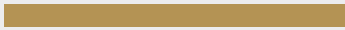
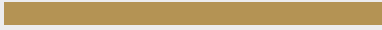
(From Brighton station)

	Gatwick Airport 30 minutes
	Eastbourne 38 minutes
	Chichester 50 minutes
	London Victoria 62 minutes
	Clapham Junction 67 minutes



By road

(From Preece House)

	Brighton City Centre 6 minutes
	Gatwick Airport 30 minutes
	Arundel 45 minutes
	M25 50 minutes
	Eastbourne 50 minutes



Postcode for Preece House

BN3 1RE

///firms.cube.leader



Live local.

Beautiful parks, indie shops, cafés, bars and buzzing venues — it's all on your doorstep. Here's just a small selection...

Food & Drink

- 1** The Palmeira
- 2** The Sussex Cricketer
- 3** The Farm Tavern
- 4** Good Companions
- 5** The Crescent
- 6** The Cow
- 7** Murasaki
- 8** Hellenic Bakery
- 9** GAIL's Seven Dials
- 10** Red Snapper
- 11** Cin Cin
- 12** Wolfox

Shopping

- 13** Sainsbury's Local
- 14** Tesco Superstore
- 15** Waitrose
- 16** Churchill Square
- 17** Brighton Open Market
- 18** Ricci's Deli

Lifestyle

- 19** Dynamo Gym
- 20** Sea Lanes open air pool
- 21** Duke of York's Picturehouse
- 22** Brighton Centre
- 23** Rockwater
- 24** Sussex County Cricket Club



Attractions

- 25 i360
- 26 Brighton Palace Pier
- 27 Royal Pavilion
- 28 The Lanes
- 29 North Laine Bazaar
- 30 Sea Life Centre





Indicative CGI for illustration purposes only.

The apartments



Preece house show apartment.



High spec interiors with a choice of communal or private outdoor space make Preece House a unique development in the heart of Hove.



CGIs are indicative and for illustration purposes only.

Ground Floor

The ground floor features four stylish 1-bedroom apartments and three spacious 2-bedroom homes, where private terraces extend your living space.

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Plot 1 1 

Living/Dining/Kitchen:
6506 x 3856 / 21' 4" x 12' 7"

Bedroom:
4200 x 2730 / 13' 9" x 8' 11"

Total area: 46.2m² / 497ft²

Plot 2 2 

Living/Dining/Kitchen:
7450 x 3179 / 24' 5" x 10' 5"

Bedroom 1:
5881 x 2671 / 19' 3" x 8' 9"

Bedroom 2:
3644 x 2980 / 11' 11" x 9' 9"

Total area: 71m² / 764ft²

Plot 3 1 

Living/Dining/Kitchen:
6680 x 3390 / 21' 10" x 11' 1"

Bedroom:
3166 x 2531 / 10' 4" x 8' 3"

Total area: 39.1m² / 420ft²

Plot 4 2 

Living/Dining/Kitchen:
7425 x 3170 / 24' 4" x 10' 4"

Bedroom 1:
5876 x 2633 / 19' 3" x 8' 7"

Bedroom 2:
3644 x 2984 / 11' 11" x 9' 9"

Total area: 71.2m² / 766ft²

Plot 5 1 

Living/Dining/Kitchen:
6599 x 2904 / 21' 7" x 9' 6"

Bedroom:
3395 x 2438 / 11' 1" x 7' 11"

Total area: 39.7m² / 427ft²

Plot 6 1 

Living/Dining/Kitchen:
6625 x 3200 / 21' 8" x 10' 5"

Bedroom:
3144 x 2755 / 10' 3" x 9' 0"

Total area: 40.7m² / 438ft²

Plot 7 2 

Living/Dining/Kitchen:
7425 x 3318 / 24' 4" x 10' 10"

Bedroom 1:
5875 x 2658 / 19' 3" x 8' 8"

Bedroom 2:
3630 x 3039 / 11' 10" x 9' 11"

Total area: 73m² / 785ft²



From the welcoming entrance lobby to the stylish apartments, Preece House is all about elevated city living. Enjoy.



First Floor

On the first floor, you'll find 14 apartments: a well-planned studio, ten elegant 1-bedroom homes, and three stylish 2-bedroom residences.

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► = Measurement point C = Cupboard W = Wardrobe

Plot 8 1

Living/Dining/Kitchen:
4008 x 3929 / 13' 1" x 12' 10"

Bedroom:
3979 x 2629 / 13' 0" x 8' 7"

Total area: 39.7m² / 427ft²

Plot 9 2

Living/Dining/Kitchen:
5185 x 4132 / 17' 0" x 13' 6"

Bedroom 1:
4550 x 2772 / 14' 11" x 9' 1"

Bedroom 2:
3627 x 2794 / 11' 10" x 9' 2"

Total area: 61m² / 656ft²

Plot 10 1

Living/Dining/Kitchen:
6711 x 3052 / 22' 0" x 10' 0"

Bedroom:
4872 x 2463 / 15' 11" x 8' 0"

Total area: 40.3m² / 433ft²

Plot 11 2

Living/Dining/Kitchen:
7095 x 4254 / 23' 3" x 13' 11"

Bedroom 1:
3595 x 3526 / 11' 9" x 11' 6"

Bedroom 2:
3685 x 2138 / 12' 1" x 7' 0"

Total area: 63.3m² / 681ft²

Plot 12 1

Living/Dining/Kitchen:
6710 x 3028 / 20' 2" x 9' 11"

Bedroom:
4874 x 2464 / 15' 11" x 8' 1"

Total area: 40.4m² / 434ft²

Plot 13 S

Living/Kitchen/Bedroom:
6883 x 4713 / 22' 6" x 15' 5"

Total area: 38m² / 409ft²

Plot 14 1

Living/Dining/Kitchen:
6930 x 3180 / 22' 8" x 10' 5"

Bedroom:
4973 x 2463 / 16' 3" x 8' 0"

Total area: 40.3m² / 433ft²

Plot 15 2

Living/Dining/Kitchen:
6883 x 3373 / 22' 6" x 11' 0"

Bedroom 1:
4709 x 2980 / 15' 5" x 9' 9"

Bedroom 2:
3614 x 2597 / 11' 10" x 8' 6"

Total area: 63.5m² / 683ft²

Plot 16 1

Living/Dining/Kitchen:
6712 x 3026 / 22' 0" x 9' 11"

Bedroom:
4874 x 2480 / 15' 11" x 8' 1"

Total area: 40.3m² / 433ft²

Plot 17 1

Living/Dining/Kitchen:
6710 x 3026 / 22' 0" x 9' 11"

Bedroom:
4872 x 2468 / 15' 11" x 8' 1"

Total area: 40.2m² / 432ft²

Plot 18 1

Living/Dining/Kitchen:
5258 x 4597 / 17' 3" x 15' 0"

Bedroom:
3674 x 3427 / 12' 0" x 11' 2"

Total area: 44.9m² / 483ft²

Plot 19 1

Living/Dining/Kitchen:
6710 x 3028 / 22' 0" x 9' 11"

Bedroom:
4970 x 2464 / 16' 3" x 8' 1"

Total area: 40.4m² / 434ft²

Plot 20 1

Living/Dining/Kitchen:
5169 x 4823 / 16' 11" x 15' 9"

Bedroom:
5202 x 2626 / 17' 0" x 8' 7"

Total area: 48.6m² / 523ft²

Plot 21 1

Living/Dining/Kitchen:
4910 x 4130 / 16' 1" x 13' 6"

Bedroom:
2950 x 2900 / 9' 8" x 9' 6"

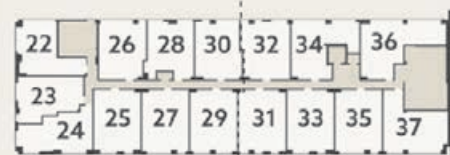
Total area: 40.7m² / 438ft²



Second Floor

Offering 16 apartments, second-floor accommodation comprises one studio and fifteen contemporary 1-bedroom homes – perfect for modern city living.

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Page 24



► = Measurement point C = Cupboard W = Wardrobe

Plot 22 1

Living/Kitchen/Bedroom:
5258 x 4749 / 17' 3" x 15' 6"

Total area: 39.2m² / 422ft²

Plot 23 1

Living/Dining/Kitchen:
6155 x 2940 / 20' 2" x 9' 7"

Bedroom:
4944 x 2442 / 16' 2" x 8' 0"

Total area: 39.9m² / 429ft²

Plot 24 1

Living/Dining/Kitchen:
5635 x 4394 / 18' 5" x 14' 4"

Bedroom:
3260 x 2914 / 10' 8" x 9' 6"

Total area: 40.3m² / 433ft²

Plot 25 1

Living/Dining/Kitchen:
7425 x 3081 / 24' 4" x 10' 1"

Bedroom:
5494 x 2445 / 18' 0" x 8' 0"

Total area: 44.6m² / 480ft²

Plot 26 1

Living/Dining/Kitchen:
5069 x 3019 / 16' 7" x 9' 10"

Bedroom:
4662 x 2540 / 15' 3" x 8' 4"

Total area: 40.9m² / 440ft²

Plot 27 1

Living/Dining/Kitchen:
7235 x 2929 / 23' 8" x 9' 7"

Bedroom:
5592 x 2514 / 18' 4" x 8' 2"

Total area: 44.9m² / 483ft²

Plot 28 1

Living/Dining/Kitchen:
4886 x 2971 / 16' 0" x 9' 8"

Bedroom:
3494 x 2439 / 11' 5" x 8' 0"

Total area: 39.5m² / 425ft²

Plot 29 1

Living/Dining/Kitchen:
7544 x 3082 / 24' 9" x 10' 1"

Bedroom:
5706 x 2463 / 18' 8" x 8' 0"

Total area: 44.9m² / 483ft²

Plot 30 1

Living/Dining/Kitchen:
6853 x 2815 / 22' 5" x 9' 2"

Bedroom:
5158 x 2438 / 16' 11" x 7' 11"

Total area: 40.5m² / 435ft²

Plot 31 1

Living/Dining/Kitchen:
7425 x 3028 / 24' 4" x 9' 11"

Bedroom:
5717 x 2595 / 18' 9" x 8' 6"

Total area: 44.9m² / 483ft²

Plot 32 1

Living/Dining/Kitchen:
5270 x 2705 / 17' 3" x 8' 10"

Bedroom:
7082 x 3159 / 23' 2" x 10' 4"

Total area: 42.4m² / 456ft²

Plot 33 1

Living/Dining/Kitchen:
7552 x 3065 / 24' 9" x 10' 0"

Bedroom:
5706 x 2451 / 18' 8" x 8' 0"

Total area: 44.6m² / 480ft²

Plot 34 1

Living/Dining/Kitchen:
5258 x 4622 / 17' 3" x 15' 1"

Bedroom:
3421 x 3707 / 11' 2" x 12' 1"

Total area: 44.9m² / 483ft²

Plot 35 1

Living/Dining/Kitchen:
7332 x 3082 / 24' 0" x 10' 1"

Bedroom:
5588 x 2445 / 18' 4" x 8' 0"

Total area: 44.9m² / 483ft²

Plot 36 1

Living/Dining/Kitchen:
5033 x 4922 / 16' 6" x 16' 1"

Bedroom:
5084 x 2889 / 16' 8" x 9' 5"

Total area: 48.6m² / 523ft²

Plot 37 1

Living/Dining/Kitchen:
5100 x 4961 / 16' 8" x 16' 3"

Bedroom:
3802 x 2684 / 12' 5" x 8' 9"

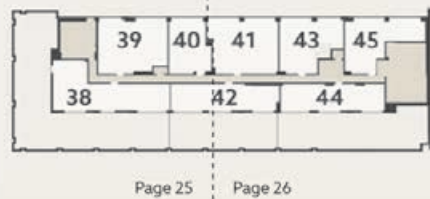
Total area: 46.3m² / 498ft²



Third Floor

Offering 8 apartments, third floor accommodation comprises one studio, four 1-bedroom and three 2-bedroom apartments.

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Plot 38 2

Living/Dining/Kitchen:
6342 x 4342 / 20' 9" x 14' 2"

Bedroom 1:
3234 x 2379 / 10' 7" x 7' 9"

Bedroom 2:
4172 x 3569 / 13' 8" x 11' 8"

Total area: 67.9m² / 730ft²

Plot 39 2

Living/Dining/Kitchen:
6889 x 2984 / 22' 7" x 9' 9"

Bedroom 1:
3446 x 3310 / 11' 3" x 10' 10"

Bedroom 2:
3560 x 2294 / 11' 8" x 7' 6"

Total area: 62.9m² / 677ft²

Plot 40 S

Living/Kitchen/Bedroom:
6875 x 4817 / 22' 6" x 15' 9"

Total area: 37.9m² / 407ft²

Plot 41 2

Living/Dining/Kitchen:
7001 x 3277 / 22' 11" x 10' 9"

Bedroom 1:
4914 x 3104 / 16' 1" x 10' 2"

Bedroom 2:
3674 x 2595 / 12' 0" x 8' 6"

Total area: 63.3m² / 681ft²

Plot 42 1

Living/Dining/Kitchen:
5913 x 3487 / 19' 4" x 11' 5"

Bedroom:
5816 x 3302 / 19' 0" x 10' 10"

Total area: 49.9m² / 537ft²

Plot 43 1

Living/Dining/Kitchen:
5077 x 4593 / 16' 7" x 15' 0"

Bedroom:
3674 x 3441 / 12' 0" x 11' 3"

Total area: 44.9m² / 483ft²

Plot 44 1

Living/Dining/Kitchen:
5884 x 3592 / 19' 3" x 11' 9"

Bedroom:
5203 x 3568 / 17' 0" x 11' 8"

Total area: 48.5m² / 522ft²

Plot 45 1

Living/Dining/Kitchen:
5076 x 4822 / 16' 7" x 15' 9"

Bedroom:
5041 x 2722 / 16' 6" x 8' 11"

Total area: 48.6m² / 523ft²



South-facing apartments boast expansive private terraces, perfect for entertaining, dining al fresco or just unwinding with a cocktail.



Fourth Floor

Featuring an open-air resident's terrace, accommodation on the fourth floor at Preece house comprises seven 1-bedroom apartments arranged between two distinct wings.

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Plot 46 1

Living/Dining/Kitchen:
4635 x 4167 / 15' 2" x 13' 8"

Bedroom:
4614 x 2538 / 15' 1" x 8' 3"

Total area: 39.9m² / 429ft²

Plot 48 1

Living/Dining/Kitchen:
4836 x 4762 / 15' 10" x 15' 7"

Bedroom:
3501 x 2842 / 11' 5" x 9' 3"

Total area: 45.3m² / 487ft²

Plot 50 1

Living/Dining/Kitchen:
6138 x 3170 / 20' 1" x 10' 4"

Bedroom:
3721 x 3103 / 12' 2" x 10' 2"

Total area: 39.2m² / 422ft²

Plot 52 1

Living/Dining/Kitchen:
6007 x 2876 / 19' 8" x 9' 5"

Bedroom:
3331 x 3231 / 10' 11" x 10' 7"

Total area: 39m² / 419ft²

Plot 47 1

Living/Dining/Kitchen:
4301 x 4259 / 14' 1" x 13' 11"

Bedroom:
3238 x 2391 / 10' 7" x 7' 10"

Total area: 39m² / 419ft²

Plot 49 1

Living/Dining/Kitchen:
4627 x 4349 / 15' 2" x 14' 3"

Bedroom:
4246 x 2512 / 13' 11" x 8' 2"

Total area: 40.5m² / 435ft²

Plot 51 1

Living/Dining/Kitchen:
4389 x 4373 / 14' 4" x 14' 4"

Bedroom:
2488 x 2443 / 8' 1" x 8' 0"

Total area: 41.8m² / 450ft²



*With an exclusive member's club vibe,
enjoy views to the coast from the
impressive resident's terrace.*



Fifth Floor

The top floor of Preece House is home to seven thoughtfully planned 1-bedroom apartments, combining comfort, style, and a sense of exclusivity.

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Page 30



Plot 53 1

Living/Dining/Kitchen:
4635 x 4167 / 15' 2" x 13' 8"

Bedroom:
4614 x 2538 / 15' 1" x 8' 3"

Total area: 39.1m² / 420ft²

Plot 54 1

Living/Dining/Kitchen:
4297 x 4271 / 14' 1" x 14' 0"

Bedroom:
4048 x 2392 / 13' 3" x 7' 10"

Total area: 44.3m² / 476ft²

Plot 55 1

Living/Dining/Kitchen:
4864 x 4111 / 15' 11" x 13' 5"

Bedroom:
3192 x 2633 / 10' 5" x 8' 7"

Total area: 45.5m² / 489ft²

Plot 56 1

Living/Dining/Kitchen:
6620 x 2570 / 21' 8" x 8' 5"

Bedroom:
3394 x 2511 / 11' 1" x 8' 2"

Total area: 40.3m² / 433ft²

Plot 57 1

Living/Dining/Kitchen:
3645 x 2646 / 11' 11" x 8' 8"

Bedroom:
5102 x 3013 / 16' 8" x 9' 10"

Total area: 40.8m² / 439ft²

Plot 58 1

Living/Dining/Kitchen:
7098 x 4287 / 23' 3" x 14' 0"

Bedroom:
4013 x 3713 / 13' 1" x 12' 2"

Total area: 49.7m² / 535ft²

Plot 59 1

Living/Dining/Kitchen:
3355 x 2959 / 11' 0" x 9' 8"

Bedroom:
6042 x 2722 / 19' 9" x 8' 11"

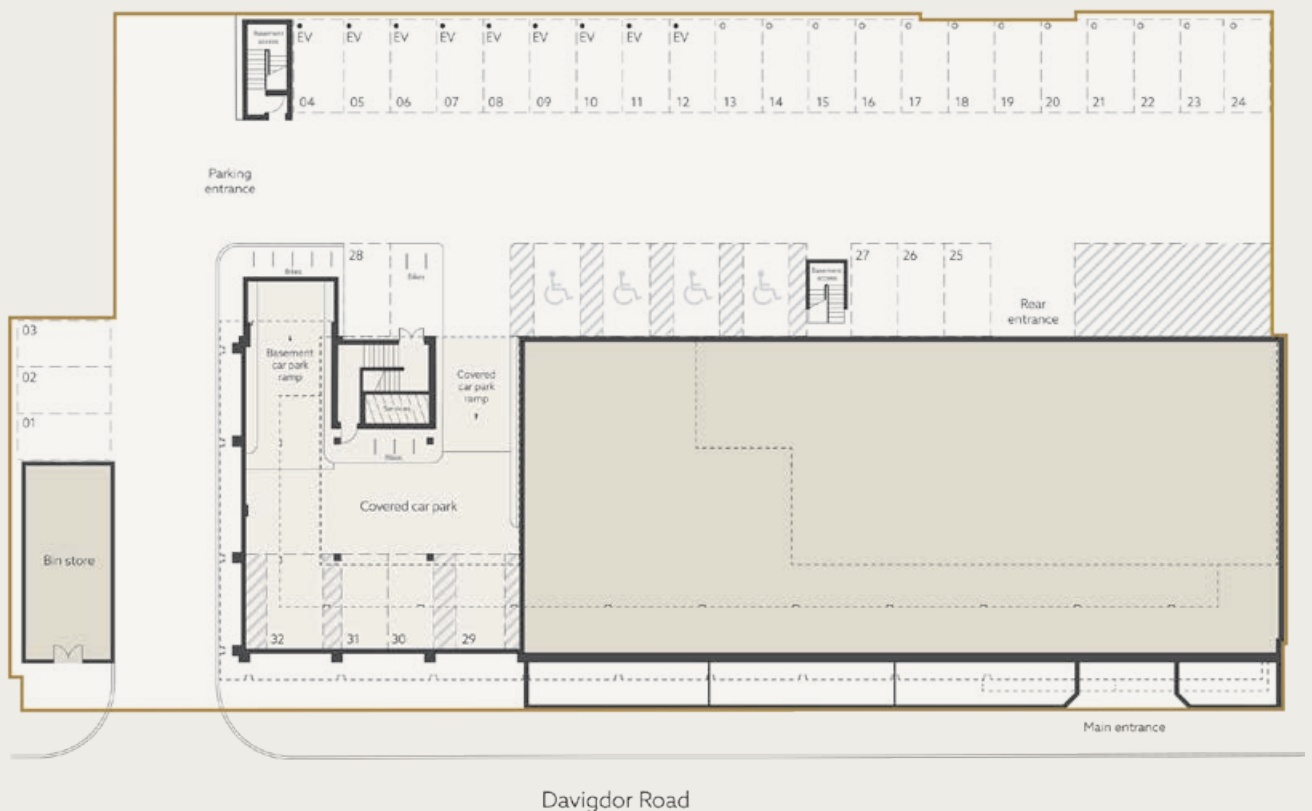
Total area: 39.3m² / 423ft²



Site plan & Parking

Private off-road parking for 47 vehicles, secure storage for 80 bicycles and 9 EV charging points, all designed for convenience and peace of mind.

Ground floor



47

Parking spaces

44 parking spaces are located behind secured gates.

09

EV chargepoints

* Includes infrastructure to support an additional 12 EV charge points, for installation by a third party, subject to agreement and associated costs.

- Supplied EV chargepoint
- Possible future EV chargepoint

80

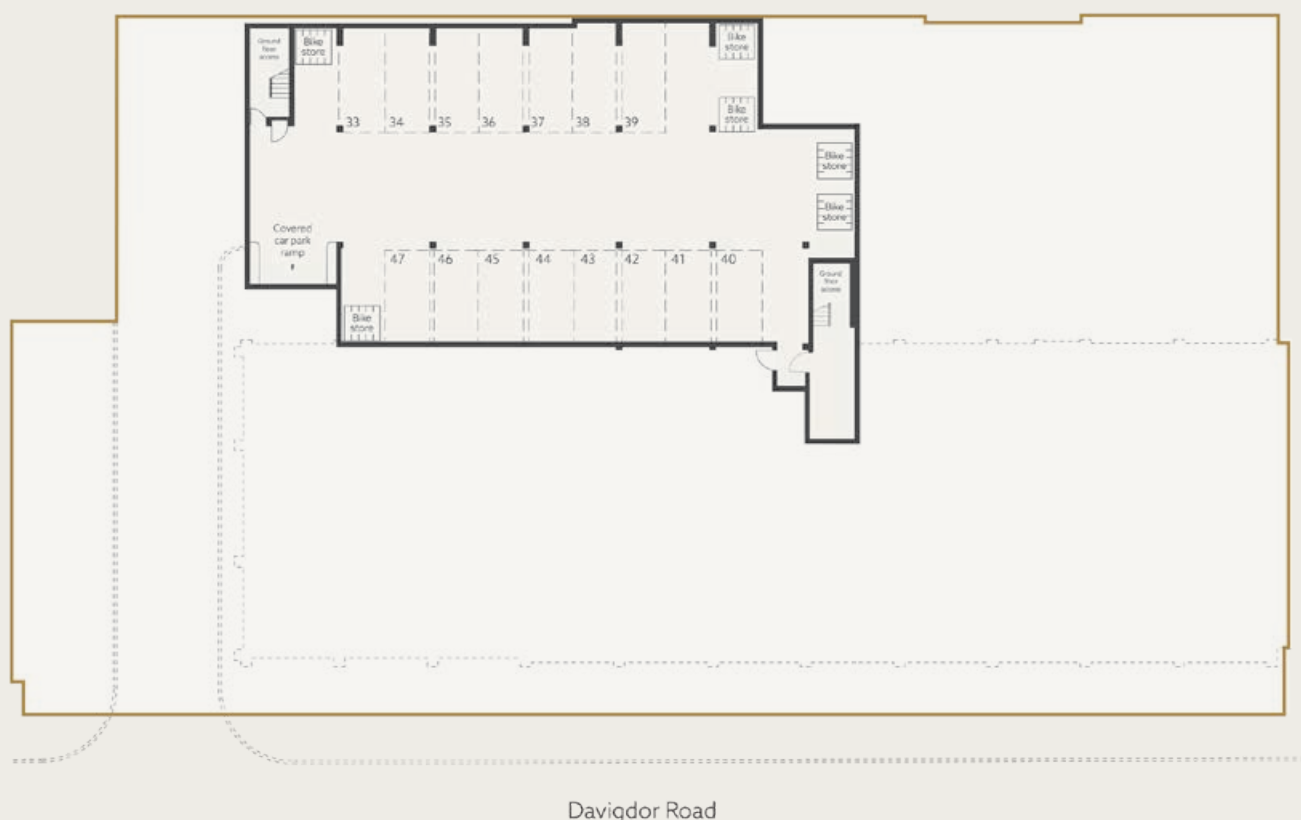
cycle spaces

60 spaces are located in the basement parking area, with a further 20 at ground/lower ground level.

With secure, private off-street parking available, Preece House provides a total of 47 car parking spaces (19 covered and a further 4 accessible), storage for up to 80 bicycles and 9 EV charging points*. Parking allocation will be available by separate arrangement, please speak with your Sales Advisor for details.



Basement



04

Accessible spaces

Development boundary

Plans are not to scale.
Layouts are indicative only and subject to change.
Ask your Sales Advisor for details.





Indicative CGI for illustration purposes only.

Specification

From the considered finishes to the welcoming design, every aspect of Preece House is crafted to offer a lifestyle that feels both elevated and approachable.

Kitchen

- + Loxwood handleless Brown Warmia Walnut base units
- + Premium White wall units with stainless steel rails
- + Soft close units throughout
- + Recessed LED downlights under wall units
- + "White Levanto Marble" square edged laminate worktops with upstands
- + White glass splashbacks behind Induction Hobs
- + Reginox single bowl composite sink in white with black swan neck mixer tap
- + A rated, app controlled Bosch single oven with integrated air fryer
- + A rated, app controlled Bosch induction Hob
- + Elica extractor
- + A rated integrated dishwasher,
- + A rated Integrated fridge/freezer
- + Integrated or freestanding washer/dryer, please ask your Sales Advisor for plot specific details

Heating

- + Underfloor heating to ground floor
- + Low profile wall mounted app controlled WiFi electric heaters to floors 1 - 5
- + Energy efficient ASHP cylinder for hot water

Lighting

- + Low energy LED downlights
- + External lighting to apartments with terraces, up/down wall lights or LED concealed strips. Please ask your sales advisor for plot specific details

Decoration

- + Walls to all areas painted in Dulux Supermatt White
- + White matt emulsion to ceilings
- + White Satinwood woodwork

Flooring

- + Karndean Limed Oak Herringbone finish manufactured wood to kitchen & living area
- + FusionBac premium carpet to bedrooms
- + Alaska White Onyx floor and wall tiles to bathrooms

Electrical

- + Matt white metal screwless sockets and switches
- + USB types A and C to high level sockets
- + Integrated Bluetooth ceiling speaker
- + Pre-wired for fibre broadband
- + High level media plate with wall support behind tv point, wired to cupboard with Cat5e cabling

Bath/shower rooms

- + Concealed shower valve with rainfall head and hand-held/shower over bath*
- + Niches to shower
- + Vanity unit with integrated basin
- + Push button flush toilet with soft close seat
- + Heated towel rail
- + Black hardware

Joinery

- + White Liberty internal doors with black furniture
- + Triple step architrave and skirting

Parking

- + Parking spaces available under separate negotiation
- + Secure bike store

Safety & Security

- + Video entry system
- + Sprinkler system
- + Hard wired fire alarm
- + Fob/code controlled electrical gates with separate pedestrian gate

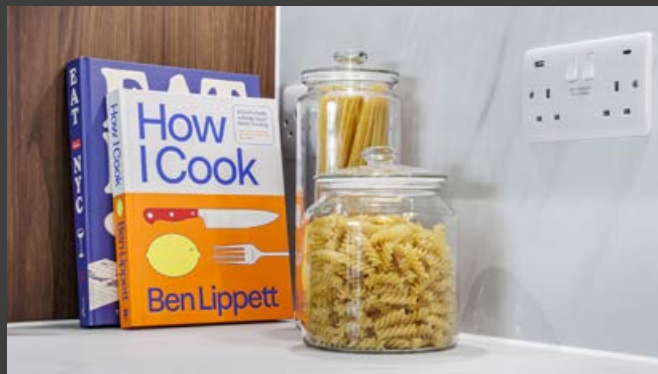
Exterior

- + Communal terrace to 4th Floor with seating and lighting
- + Private terraces to some apartments, please ask your Sales Advisor for plot specific details

*Depending on apartment, please ask your Sales Advisor for details.



Photography shows Preece House show apartments.



Additional information



10 year warranty

Your property comes with a comprehensive ICW warranty, covering the structure for a full ten years.

ICW is a leading structural warranty provider, authorised and regulated in the UK by the FCA. ICW operate a Consumer Code for New Homes.

This Consumer Code not only ensures that a property covered by an ICW Warranty is constructed to the highest quality standard, but it also enables you, the home buyer, to be confident that you will always receive the correct level of customer service.

Service charge

An annual charge will be payable for the management of communal areas, cycle and bin stores, communal lighting, parking, and the access road. This service charge will be transparent, with associated costs reflecting the actual works undertaken. Please ask your Sales Advisor for further details.

Share of the freehold

Each apartment is sold with a share of the freehold, held through ownership of a share in the building's management company. Please ask your Sales Advisor for details.

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The front entrance lobby, with its luxurious materials and high-end finish sets the tone for Preece House.



Indicative CGI for illustration purposes only.

Preece House

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