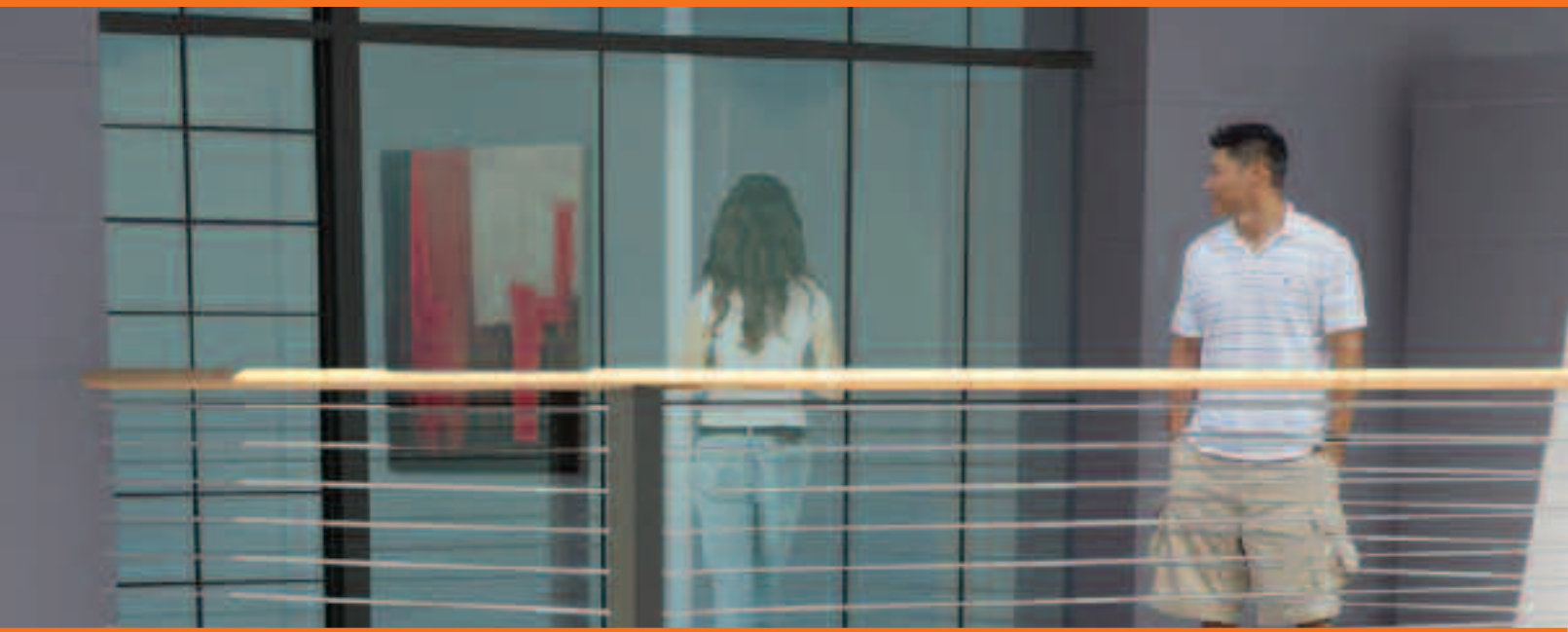




STROUDLEY ROAD, NEW ENGLAND QUARTER

City living for urban lifestyles



three bedroom townhouses with garages and panoramic views

unique design



Computer generated image of Gladstone Row

Brighton is a cosmopolitan seaside City rich in history. Set against the backdrop of the beautiful South Downs, Brighton is renowned for its diverse and sophisticated culture, invigorating sea air and beautiful architecture.

The City offers an extensive choice of entertainment. Dozens of venues include the Theatre Royal and the Komedia cabaret club, perfect for catching the latest performances. There are popular museums, contemporary art galleries, excellent bars, beachside cafés and fashionable restaurants. Alternatively, simply enjoy a long summer night's stroll along Brighton's famous promenade.

The range and quality of shopping is extensive, from the legendary bohemian boutiques and unique craft shops of the Lanes to the high street stores of Western Road and Churchill Square Shopping Centre.

As a part of the award winning New England Quarter development, Gladstone Row takes its inspiration from the 1882 Brighton-built Gladstone locomotive. This unique architect-designed development of 21 townhouses occupies a unique and elevated position, with spectacular views of both the South Downs and the surrounding City along with easy access to Brighton rail station. Rigorous attention to detail has ensured that the houses fulfil the architect's original design and quality aspirations.

These highly energy efficient and sustainable homes overlook the beautifully landscaped Greenway, a traffic free pedestrian route with generous pavements and public art - all of which creates a delightful living environment.

As an integral part of the vibrant New England Quarter, Gladstone Row offers traditional roots that encompass the latest in state-of-the-art building design. High quality materials such as zinc cladding, green walls, the use of solar panels and the potential for preferential membership to the City Car Club Scheme - www.citycarclub.co.uk - have all been specified to meet the coveted Eco Homes 'Excellent' standard.

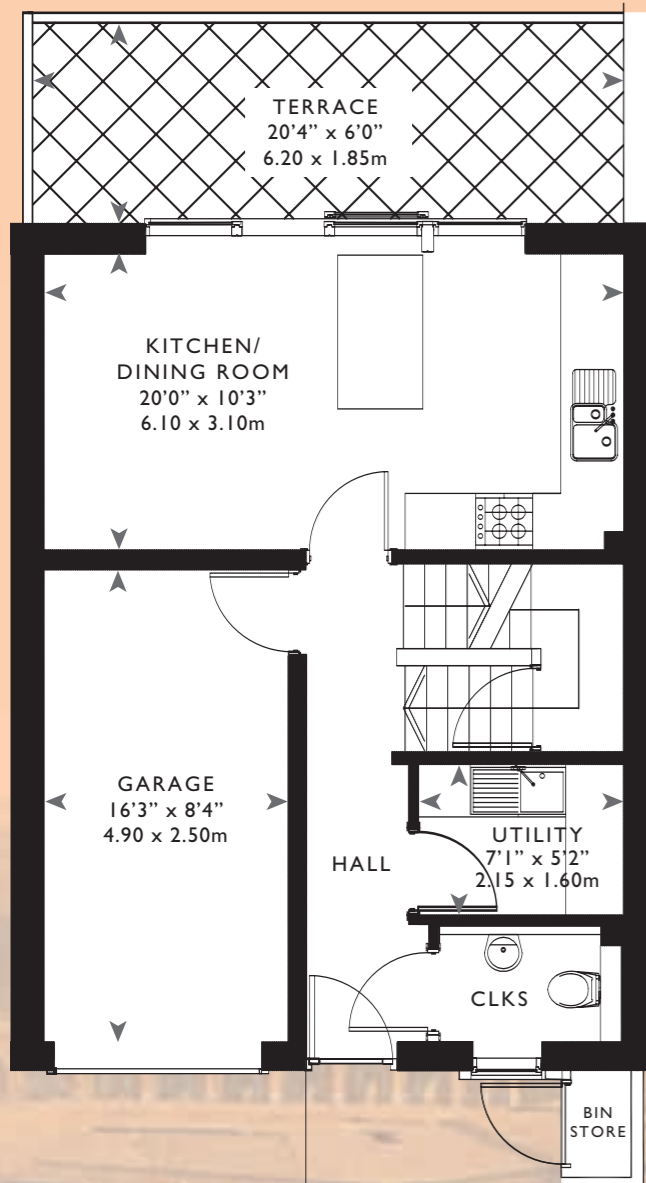


GLADSTONE ROW

vibrant living

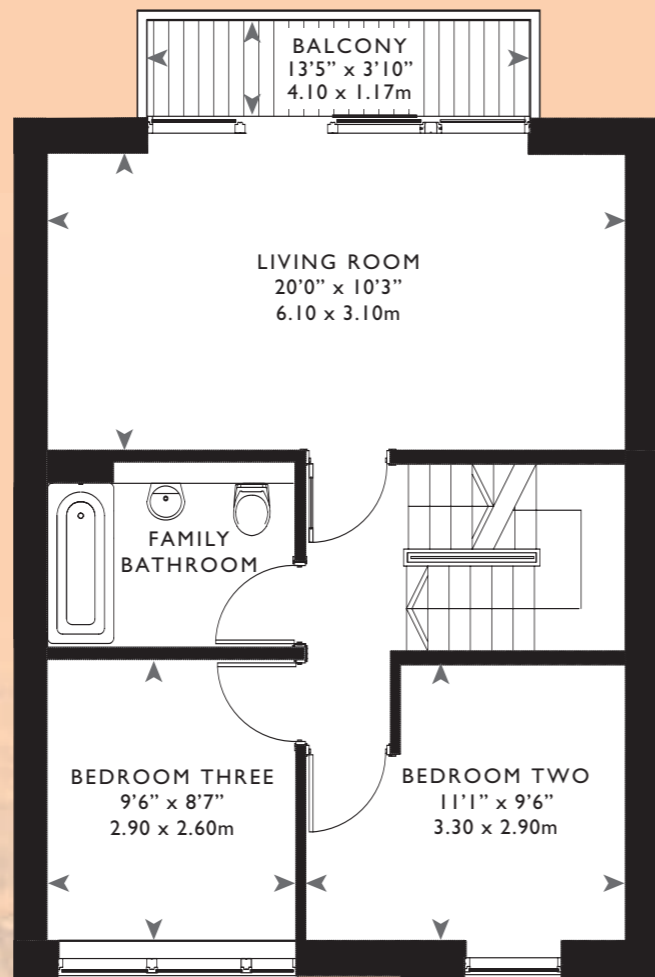
GROUND FLOOR

Please note:
Terraces to townhouses 10 to 13: 20'4" x 2'3" 6.20 x 0.70m
Townhouses 14 to 21 have Juliet balcony only.



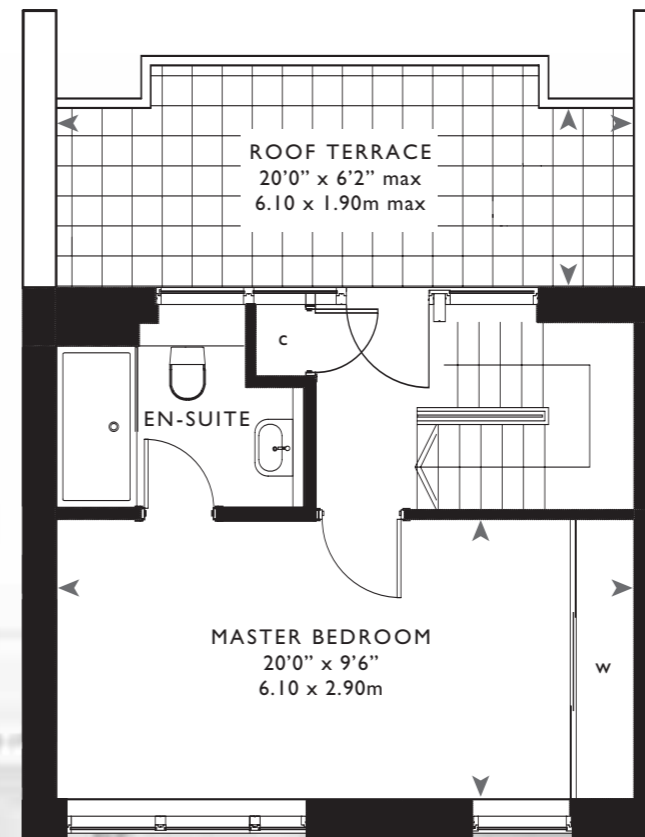
FIRST FLOOR

Please note:
Balconies to townhouses 10 to 13: 13'5" x 2'7" 4.10 x 0.79m
Townhouses 14 to 21 have Juliet balcony only.



SECOND FLOOR

Please note:
Roof terraces to townhouses 1, 9 & 10: 16'4" x 6'2" 5.00 x 1.90m



GLADSTONE ROW

space for living

detailed finishes

Kitchen

- Architect designed contemporary style fitted kitchen with a range of quality integrated appliances including single oven, multi-function oven/microwave, 4 burner gas hob, extractor, fridge/freezer and dishwasher
- Reconstituted stone worktops with upstand and feature glass panel to hob area
- Feature island unit with built-in shelving and wine rack
- All unit drawers are self closing
- One and a half bowl Franke sink

Utility Room

- Range of units with space and plumbing for washer/dryer

Bathroom & en-suite

- Contemporary style sanitaryware from Porcelanosa
- Frameless glass shower/bath screens
- Mirrored wall with glass shelving, integral lighting and cabinet
- Chrome finish heated towel rail

Finishing Touches

- Ceramic wall and floor tiling in utility and bathrooms from Porcelanosa
- Downlights to hallways, bathrooms and kitchen area
- Dimming features in dining and living rooms
- 5 amp mood lighting circuit
- Slimline satin chrome finish switch plates and kitchen worktop sockets
- Glazed door to living room
- Glazed panel balustrade
- Complete tv/fm/satellite system to each house pre-wired for Sky+
- Mirror fronted wardrobes to master bedroom
- Garage with electrically operated door and power
- Timber decking to balcony and paving to terraces
- Zinc cladding and detailing
- Timber elevations in sustainable larch
- Wired for a **Nacoss** approved security alarm system

Important Information

- Each property will have a 10 year NHBC warranty and a 999 year lease



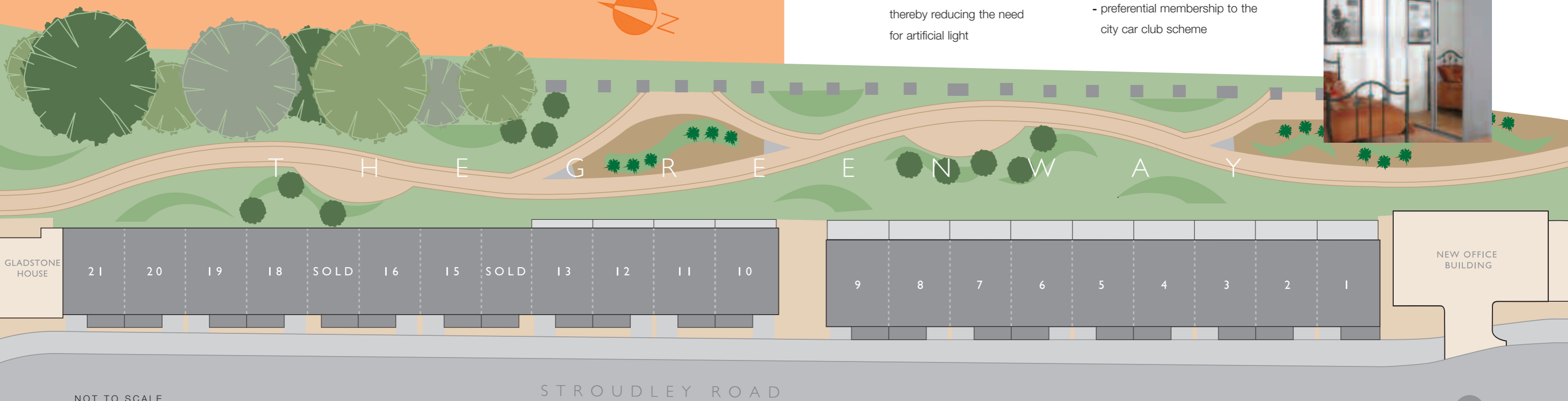
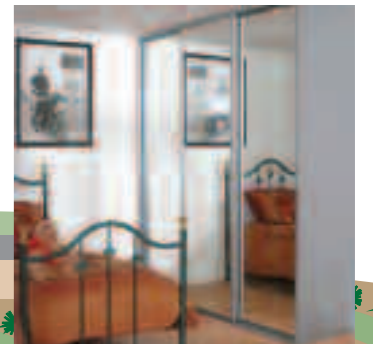
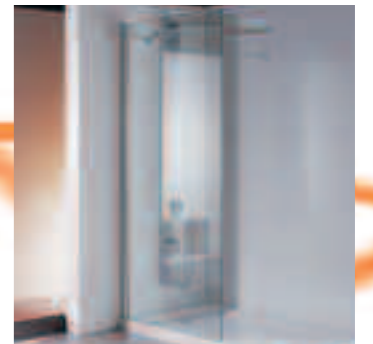
eco excellence

Gladstone Row has been designed to achieve an 'Excellent' EcoHomes Rating.

ECO HOMES is an authoritative rating for homes specifically designed to help tackle climate change, reduce CO₂ emissions and reduce the environmental impact of development.

The benefits of owning an 'Excellent' rated EcoHome:

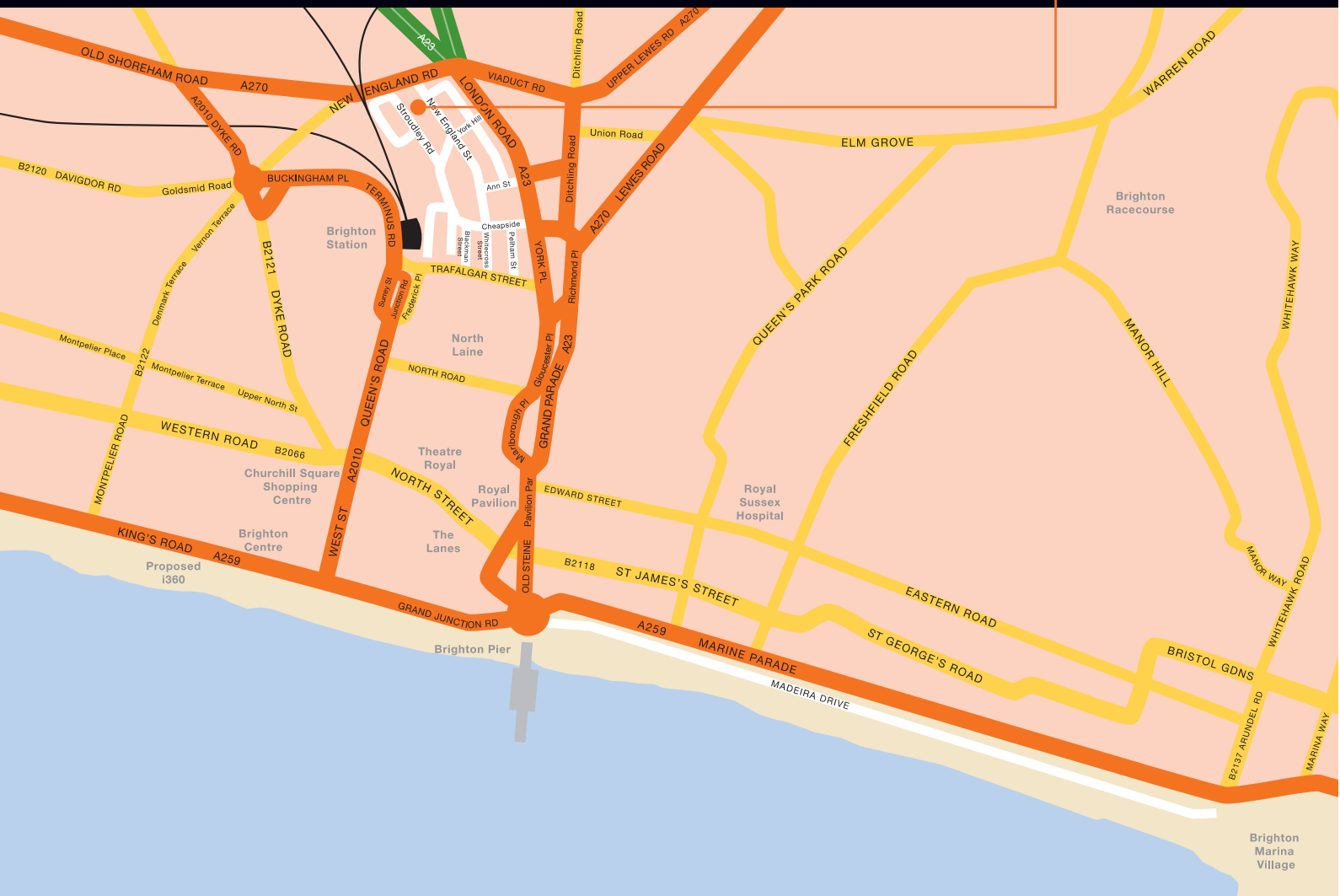
- **Reduced running costs through greater energy and water efficiency through the provision of**
 - solar panel
 - energy efficient internal and external lighting
 - dual flush lavatories
 - low water use through energy efficient 'A' graded white goods
 - aerating taps
 - high efficiency condensing gas heating system and controls
- **Excellent access to local amenities and transport facilities**
 - a ground floor terrace*, first floor balcony and roof terrace for private use
 - *plots 1-13 only
 - Sainsbury's supermarket in the New England Quarter
 - local shops and services
 - approximately 250m to Brighton Station
- **Healthy, comfortable and flexible internal environments through the provision of**
 - secure cycle storage
 - easy access to various modes of public transport
 - preferential membership to the city car club scheme
- **Less dependence on the car through the provision of**
 - good sound insulation
 - excellent daylighting thereby reducing the need for artificial light



well placed

GLADSTONE ROW

STROUDLEY ROAD, NEW ENGLAND QUARTER, BRIGHTON BN1 4BH



By Road

A27/M27 Southampton Airport 67 miles

A23/M23 Gatwick 28 miles

A23/M23 Junction 7 M25 33 miles

Central London 54 miles

Via M25 Eurotunnel 98 miles

Information supplied by the AA

By Rail

Brighton to Gatwick 23 minutes

Brighton to London Victoria 51 minutes

Brighton to London Bridge 60 minutes

From December 2008 Gatwick Express will run from Brighton to London Victoria

Fastest travel times supplied by National Rail

For more details
please contact the selling agent:

 **mishonmackay**
citylandnewhomes

01273 829300

clnh@mishonmackay.com

www.mishonmackay.com

Please note: Gladstone Row is a marketing name only.

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A development by QED (Brighton) Ltd.



www.qedproperty.co.uk