



Oakley

Your Sussex Property Expert



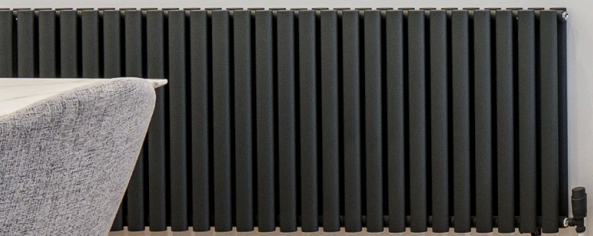
Timbers

Exclusive New Homes Development in
Portslade, Brighton – Two Stunning Residences

Introducing two creatively designed homes in the popular residential area of Portslade, Brighton, these properties blend modern elegance with thoughtful functionality, perfect for contemporary living. Each home offers a balance of style and comfort, crafted to meet the needs of today's discerning buyers.



Ideal for both
entertaining and
everyday living



Open Plan Living

Upon entering, you are welcomed into a spacious and inviting open-plan kitchen, living, and dining area, ideal for both entertaining and everyday living.

The kitchen features dusky blue handleless cabinetry, complemented by pristine white Quartz Stone composite worktops and splashbacks. It is equipped with stylish branded appliances, including a 4-ring gas hob, fan oven, dishwasher, 60/40 fridge freezer, and extractor fan, making this kitchen as practical as it is beautiful. It is further enhanced by a separate utility room and a convenient cloakroom, ensuring that everything has its place. The entire ground floor is adorned with stylish porcelain oak-effect tiles, which seamlessly integrate underfloor heating, creating a warm and comfortable environment year-round. Outside, a low-maintenance front courtyard garden offers the perfect space for relaxation and enjoying the westerly sun.



Bedrooms

The first floor features two well proportioned bedrooms, each with unique oriel windows that fill the rooms with natural light, complemented by an additional skylight window that creates an airy and bright atmosphere

Additional storage is available with ladder access to a boarded loft space, providing ample room for all your needs.



A place made
for relaxing and
pampering



Bathrooms

The bathrooms are luxuriously appointed, complete with a bath featuring a rainwater shower, a separate hand shower attachment, and a glass shower screen.

Grohe taps, a heated towel rail, large format marble effect porcelain wall and floor tiles, a recessed shelf, illuminated mirror, vanity unit, and a floating WC with a concealed cistern create a spa-like feel in the comfort of your home.



Combining
modern design
with practical
features



Specification

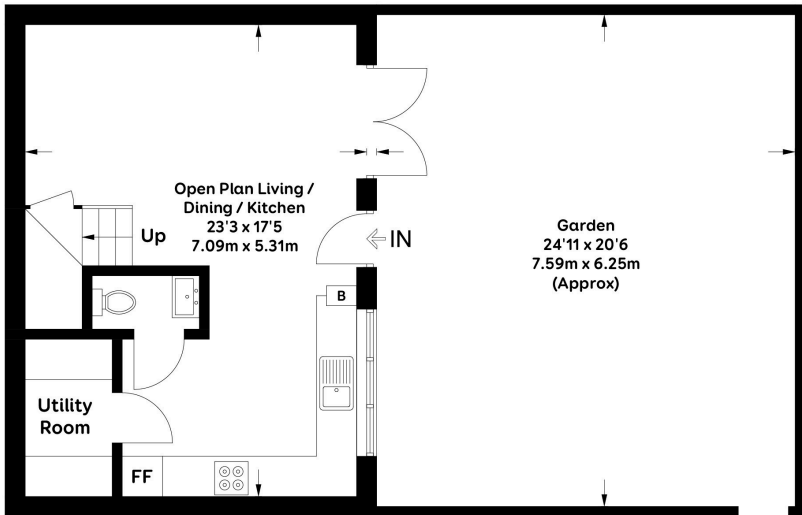
Energy-efficient LED downlighting is featured throughout the homes, enhancing the modern aesthetic while providing a warm and inviting ambiance.

Comfort is ensured year-round with modern gas radiators on both floors and the added luxury of underfloor heating on the ground floor. Soft neutral carpets cover the top floor, adding a touch of coziness and comfort to the sleeping quarters.

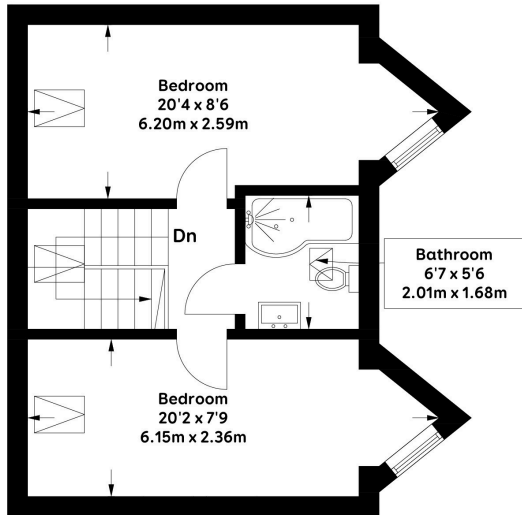
Security is a priority with a high-quality, multi-locking, composite front door, and a dedicated cycle store adds convenience for cycling enthusiasts. Residents can also apply for a parking permit in Zone X (light-touch). Finally, peace of mind comes standard with a 10-year Buildzone Warranty, ensuring your new home is protected for years to come.

- Integrated branded appliances including oven, gas hob, fridge freezer and dishwasher
- Porcelain oak-effect tiles to the ground floor, neutral carpets to the bedrooms
- Large format, marble effect, porcelain wall and floor bathroom tiling
- Pre-wired for BT Open Reach broadband
- L.E.D. downlighting throughout
- Underfloor heating to the ground floor with additional modern gas radiators throughout
- Ladder access to boarded loft space
- Predicted EPC Rating "B"
- 10 year Buildzone Warranty





Ground Floor
380 sq ft / 35.3 sq m

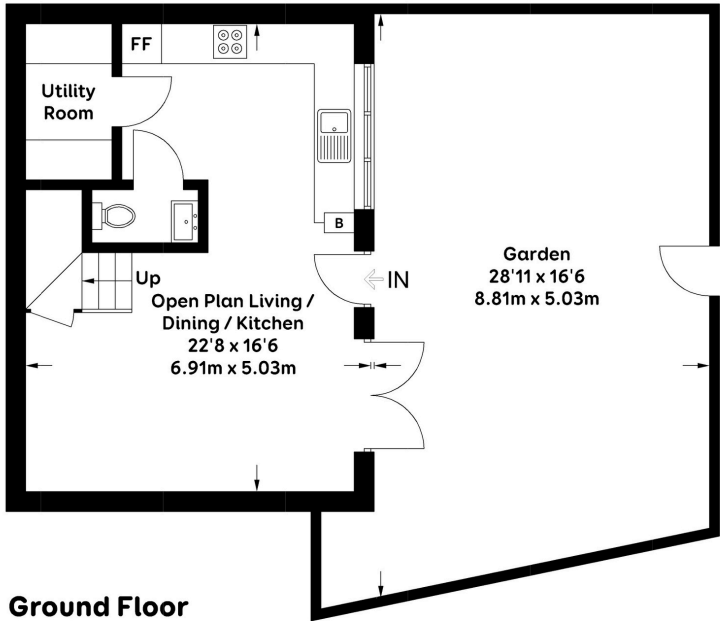


First Floor
399 sq ft / 37.1 sq m

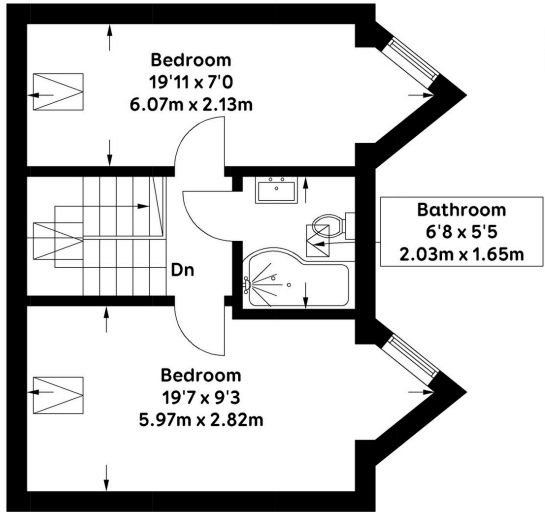


House One

Approximate gross internal area
779 sq ft / 72.4 sq m



Ground Floor
380 sq ft / 35.3 sq m



First Floor
399 sq ft / 37.1 sq m



House Two

Approximate gross internal area
779 sq ft / 72.4 sq m



Location

This Timbers is perfectly situated to enjoy the best of Portslade, with a wealth of amenities and attractions just moments away.

Residents can enjoy the green spaces of nearby Vale Park and Victoria Park, the latter fitted with new outdoor gym equipment for fitness enthusiasts. For those seeking more adventurous activities, Boulder Brighton offers indoor rock climbing without the need for ropes and harnesses, while Sea City CrossFit provides high-intensity interval training just around the corner.

Everyday convenience is also at your doorstep, with a Tesco superstore, Sainsburys superstore, and Aldi nearby for all your shopping needs. When it's time to unwind, 17GRAMS serves up fresh ingredient brunches and in-house roasted coffee beans, making it a local favourite. The Railway Inn is short stroll away, a charming, dog-friendly pub with a beer garden, and hosts events including live music and paint and sip nights, offering a cozy spot to relax and socialize.

Location

For commuters, Portslade Station is easily accessible (0.2 miles), providing quick transport to Brighton in just 8 minutes, and direct trains to London Victoria in 73 minutes.

For outdoor lovers, Hove Lagoon offers watersports including wakeboarding, windsurfing, and paddleboarding, as well as Fat Boy Slim's iconic Big Beach Cafe. The area is also well-served by local schools, making it an ideal location for families. With its mix of leisure, convenience, and excellent transport links, this development is perfectly positioned to enjoy the best of coastal living.

Train times

Portslade to Brighton	8 minutes
Portslade to Worthing	13 minutes
Portslade to London Victoria	73 minutes
Portslade to Gatwick	37 minutes





TIMBERS

PORTSLADE





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