



ROX

BRIGHTON



ROX

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

MOVE IN NOW

FINAL PHASE

ROX

FOR SALE



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THE NEW & ICONIC
BRIGHTON LANDMARK

Welcome to ROX Brighton, a bespoke collection of 68 apartments, penthouses, and two signature townhouses in the heart of the City.

Situated on the fringe of the North Laine, ROX is raising the bar for new build developments in Brighton, combining the best in design, specification, facilities, and location. ROX strikes the perfect life/work balance for your comfort, wellbeing and convenience.



ASTORIA



NEW HOMES WITH HERITAGE

ROX is the reincarnation of the Brighton Astoria Cinema, once itself a grand Art Deco Brighton landmark.

On Thursday 21st December 1933, the 'Super Cinema' opened its doors to an eagerly awaiting public. The Mayor of Brighton was among the guests who attended the special programme launched to celebrate this momentous occasion.

ROX was one in a collection of six Astoria cinemas to be designed by architect Mr Edward Albert Stone and the only one situated outside London – the others being in Brixton (now Brixton Academy), Streatham, Finsbury Park, Charing Cross Road and Old Kent Road.

The Brighton Astoria was capable of seating 1,823 people and featured full stage facilities and an Art Deco auditorium decorated by renowned interior designers Henri & Laverdet. It also housed a tea room and restaurant – a place for patrons to rendezvous and socialise.

Described as having a 'magnificent and imposing elevation', many parallels can be drawn between the site's past and present forms.

Patrons' comfort and convenience were key to the Astoria's experience planning process. This still holds true in the aims and ambitions of ROX creators, Ktesius Projects and Cove Burgess Architects.



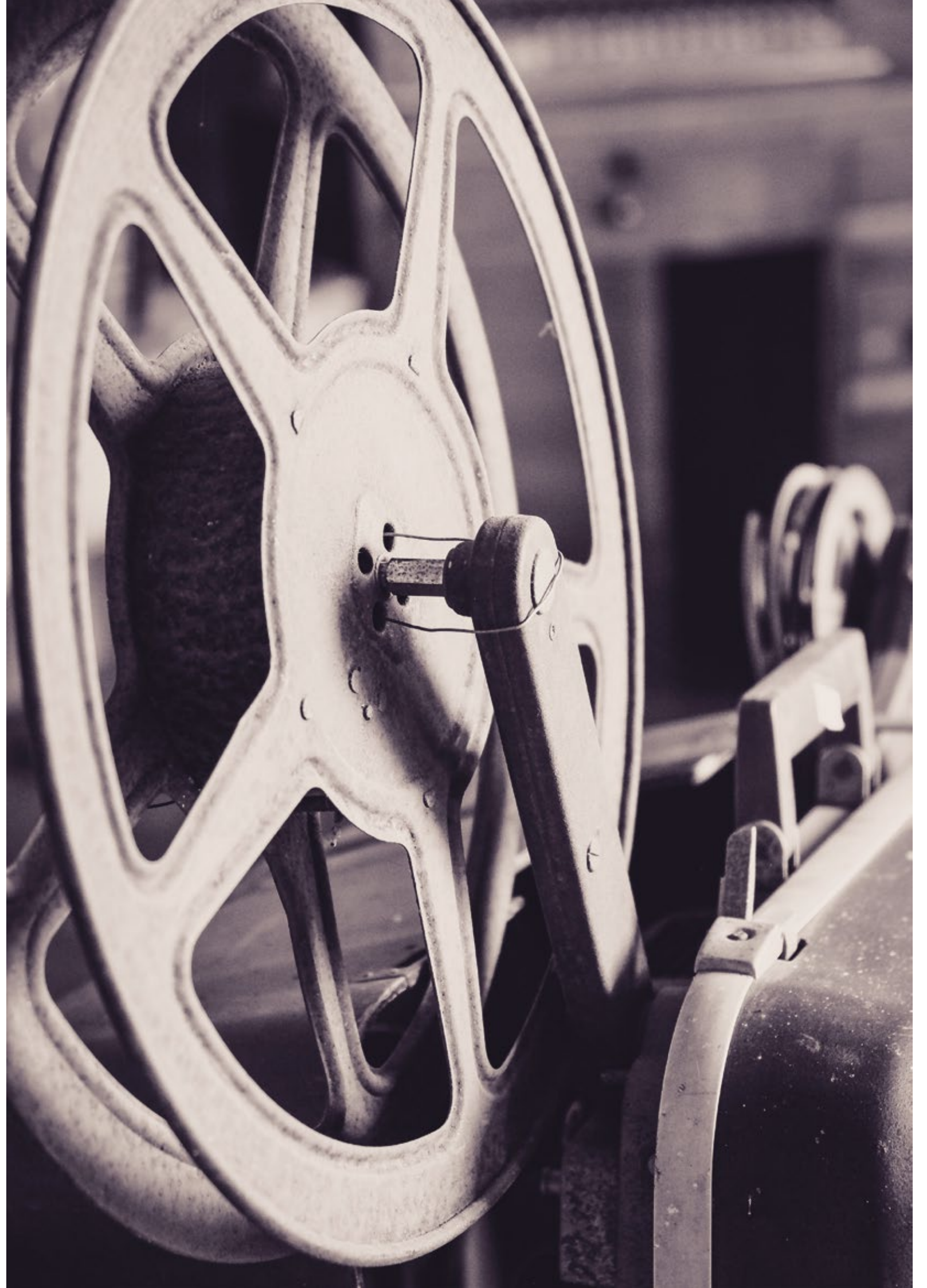
The completion of the Brighton Astoria was described as an outstanding achievement worthy of this most beautiful of towns – one of many parallels we can draw with ROX today.

Like its original incarnation, the ROX building is a shining example of innovation in its field. No other development in the Brighton new homes sector offers a comparable ensemble of bespoke private residents' amenities.

ROX features a wealth of inspired design elements that pay homage to the Art Deco roots of the original building. These include the residents' cinema, coffered ceilings with concealed lighting, delightful proportions, and details such as a replica of the original Astoria signage fitted to the garden wall.

There is a sense of continuity between the interiors at ROX and the Astoria. Modern design is present throughout the spaces, which are decorated in rich, warm tones and luxuriously finished and equipped. And just like its predecessor, ROX benefits from large windows with 'splendid views' looking over Gloucester Place and Valley Gardens.

The Astoria went on to be a successful Cinema for many years until the 7th May 1977, when it closed after the last showing of Barbra Streisand's 'A Star is Born'. It was a Bingo hall for the next 20 years before closing its doors for the last time in 1997, after which time it eventually became derelict. Demolition of the Astoria began in 2018 to make way for a new lease of life and to regenerate the area.





VIBRANT & DIVERSE

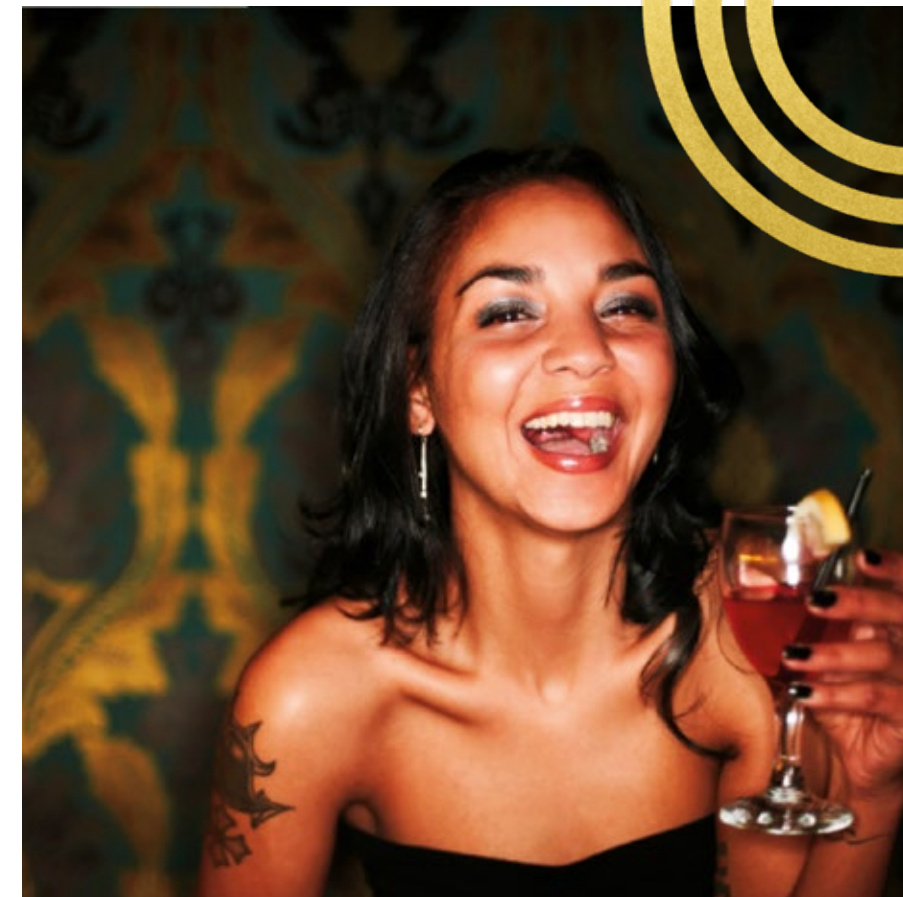
Brighton & Hove is a cosmopolitan city which exudes an irresistible buzz and vibrance. The arts are an intrinsic part of Brighton life and the renowned Theatre Royal, Brighton Dome, Duke Of York's Art House and Brighton Museum are a stroll away. The city regularly hosts exhibitions and festivals including the annual Brighton Festival, which is one of Europe's largest art events.

The relaxed bohemian atmosphere of the nearby North Laine offers a melting pot of thriving culture; mixing chic vintage boutiques, avant-garde artistry and colourful pubs around the orient style spectacle of the Brighton Pavilion. This unique location is renowned for its diverse mix of shops, stylish cafes and restaurants.





EXCEPTIONAL QUALITY INTERIORS
PRIVATE WELL EQUIPPED GYM
HOTEL-STYLE DAY CONCIERGE
CO-WORKING SPACE & RESIDENTS' LOUNGE
ART DECO CINEMA & FUNCTION ROOM
SUPER HIGH-SPEED HYPEROPTICS
COMMUNAL COURTYARD GARDEN
INTERNAL BIKE STORAGE
PET FACILITIES
24 HOUR CCTV





PAIRED BACK ELEGANCE

Rising elegantly seven storeys high, design-led developer Ktesius and Cove Burgess Architects promised ROX would pick up on the attitude and spirit of 1930s urbanity. Even the name ROX is a witty play on Brighton Rock, the colourful candy stick synonymous with this discerning Victorian seaside town.

Taking reference from Brighton's signature regency buildings, white-glazed saw-tooth-pattern vertical brick fins scale the facade. Floor-to-ceiling glazing, curved glass and balconies clad in metallic coffee coloured zinc composite unite, defining the front elevation.

Ornate metal grills - replicas of those discovered inside the old cinema - screen the first-floor apartments, offset by the lush new landscape of the Valley Gardens conservation area.







THE COLLECTION

Entering via the statement entrance lobby, there is an immediate sense of arrival at ROX, with inspired interior design that pays homage to its Art Deco roots.

A collection of apartments, duplexes, penthouses and townhouses like no other, arranged around the open-air communal courtyard garden, landscaped for year-round interest.

The studio, one and two-bedroom apartments are situated in the Gloucester Place building to the East - many of which have balconies and look out over Valley Gardens.

The penthouses situated above, offer unrivalled views in all directions across the City, up to the South Downs and down to the sea. These apartments are named after prolific people either from the era or cinematography to honour the heritage of the site.

The two townhouses and the duplexes encase the development to the South and West. The duplex apartments enjoy their own entrance over the bridge via the residents' lounge and the townhouses benefit from their own entrances from the quiet, pedestrianised walkway, Blenheim Place.

MANY OPTIONS,
ONE QUALITY

Interiors composed of refined materials, organic textures and bespoke features, the apartments at ROX offer a hotel-like depth of character.

United by a seamless elegance throughout, living spaces are a balance of bespoke aesthetic and a sense of place which gives each individual residence a distinct design-orientated character of its own.







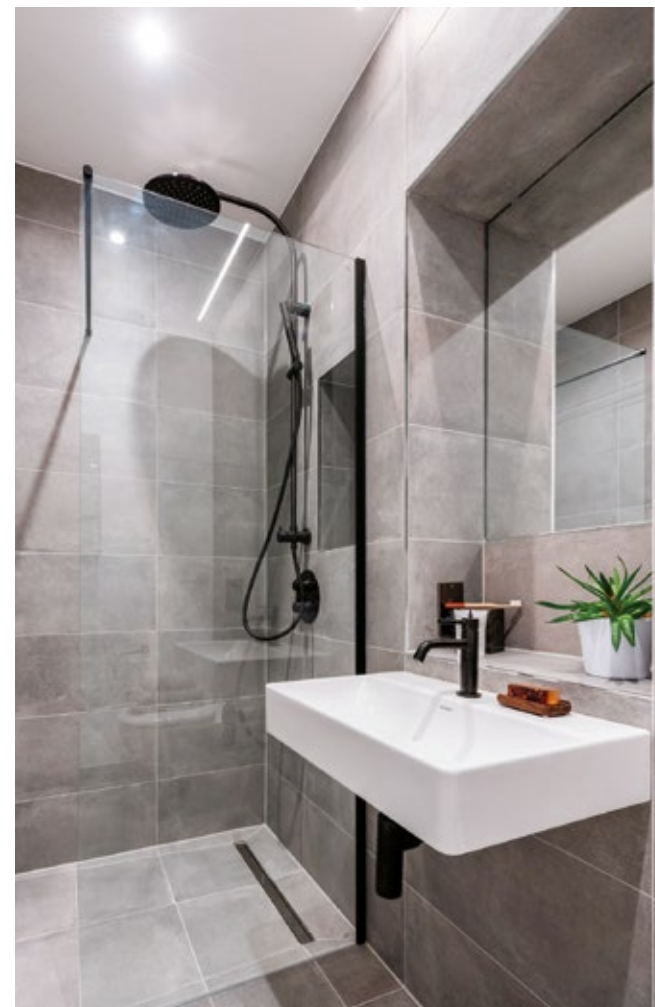
MODERN LIVING

Each apartment type in the collection offers you modern open plan living.

Supplied by the beautiful interiors showroom- SIMETRIA - the kitchens feature sleek marble-effect worktops, handleless cabinetry, powder-coated matt black Franke fixtures and branded appliances such as Bosch and Siemens throughout.

All offset by the soft ambient lighting created by the coffered ceilings, and the warming, engineered-oak herringbone-pattern parquet flooring.





A LITTLE BIT OF LUXURY

With the perfect layouts and an elegant monochrome aesthetic, the bathrooms are designed to be as beautiful as they are functional. Emanating quality throughout, every detail has been considered.

Recessed shelving and soft mood lighting feature as well as wall-mounted fixtures to maximise space. The bathrooms are also linked to the fully customisable underfloor heating system for ultimate comfort.



SPECIFICATION

SPECIAL RESIDENTS AMENITIES

Resident's lounge & Co-working space
 Day concierge for residents' convenience and security monitoring
 Residents' 'break-out' & TV/ cinema room for entertaining friends
 Resident's gym and yoga space
 Pet-friendly building with central wet room for dog washing
 Internal cycle storage area for all residents

SECURITY & PROTECTION

Secure, monitored access system, with CCTV throughout
 Mains supply smoke and heat detectors
 Fire sprinkler system to all apartments and communal areas

HEATING & COOLING

MVHR (Mechanical Ventilation with Heat Recovery) system
 Zoned underfloor heating
 Ecologically sensitive systems throughout
 Central plant hot water and heating

BATHROOMS, SHOWER ROOMS & EN SUITES

High quality black Vado brassware including rainwater showerhead and hand shower apparatus
 Duravit sanitaryware
 Wall hung WC with soft close seat, concealed cistern
 Large profile porcelain tiled bathrooms, en suites and cloakroom/WC by SIMETRIA
 Bespoke mirrored cabinets with integrated LED strip

KITCHENS

Individually designed layouts
 Contemporary kitchen design by SIMETRIA with sleek matt grey handle-less units
 Integrated branded appliances throughout, including electric oven and induction hob with integrated extractor, fridge freezer and dishwasher
 High-quality dark marble effect work surfaces and upstands
 Powder-coated matt black Franke sink and mixer tap
 Undercabinet lighting
 Pull out recycling bins
 Plumbed for washer/dryer in utility/storage cupboard

FLOORING

Herringbone engineered oak flooring to living areas
 Neutral grey carpet to bedrooms

ELECTRICAL

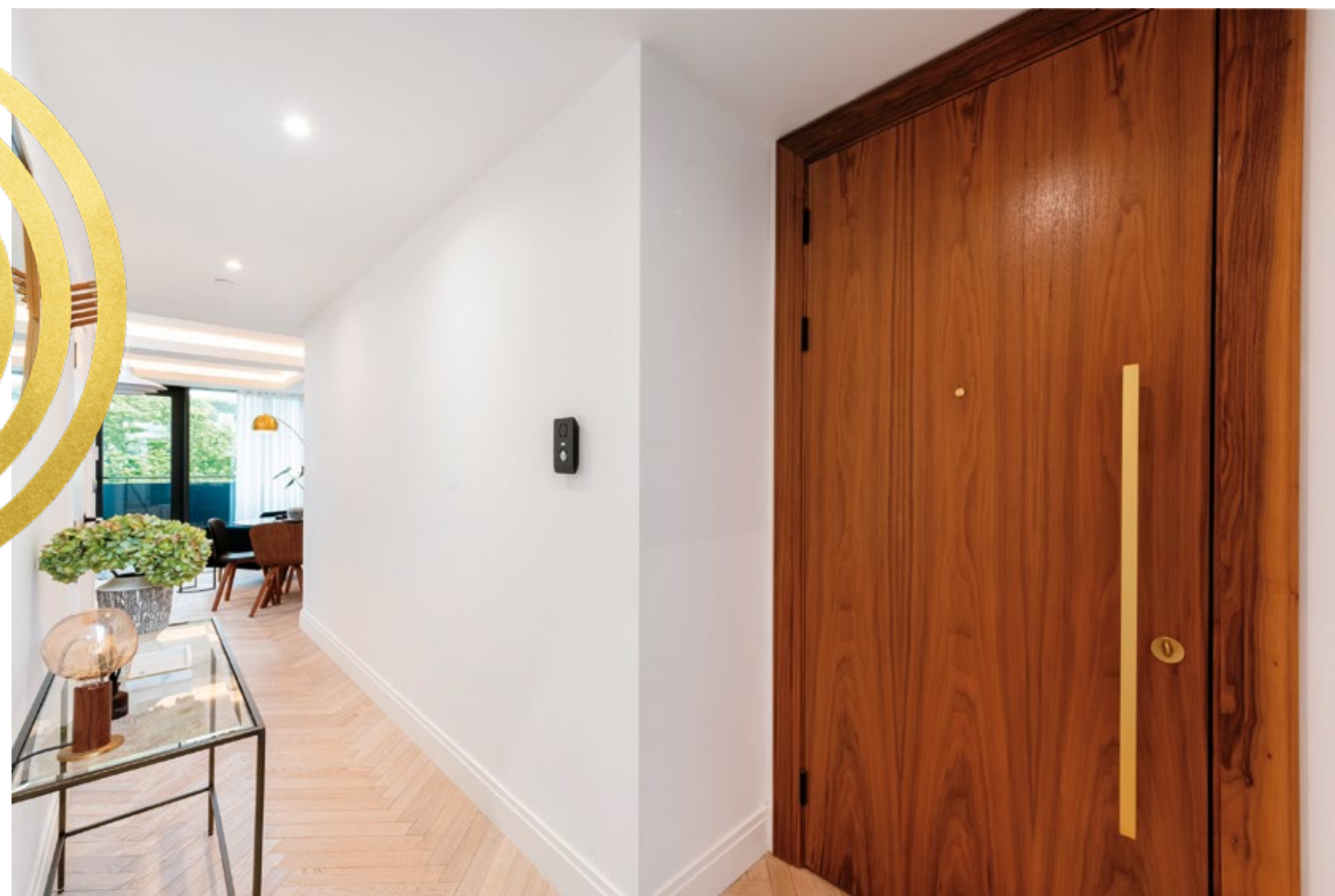
Low energy downlights
 Illuminated coffered ceilings to living areas
 Additional pendant fitting outlets to certain areas
 Five amp lighting circuit to reception rooms and bedrooms
 TV/ FM Sky+ to the living room
 Hyperoptic broadband
 Mains operated smoke detectors

EXTERNAL FEATURES

Private balcony or terrace to most apartments and duplexes
 Beautifully landscaped central residents' courtyard garden

WARRANTY

10 year Build-Zone warranty





PRIVATE RESIDENTS' AMENITIES

An extension of your home, the thoughtfully designed amenities are intended to reflect the needs of today's discerning residents and provide that little touch of luxury.



COMMUNAL COURTYARD GARDEN

The open-air internal courtyard garden is expertly landscaped and planted for all year interest - a place of sanctuary to take a moment for yourself, enjoy a coffee or catch some rays.



ASTORIA

*Furniture has been computer generated



DAY CONCIERGE

There is a hotel-style day concierge at your service to meet and greet, take deliveries, and give peace of mind when away, on top of a secure monitored access system with CCTV throughout.

RESIDENTS' LOUNGE

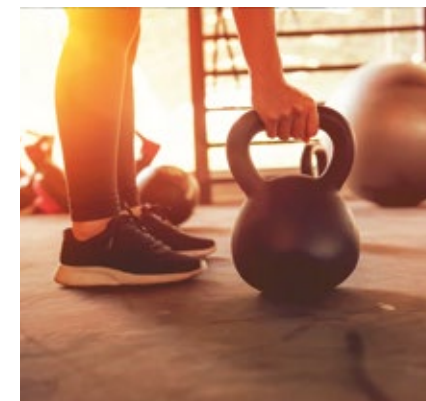
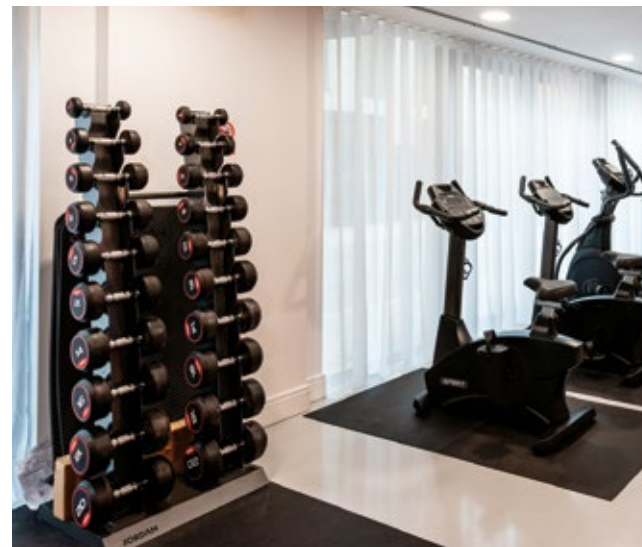
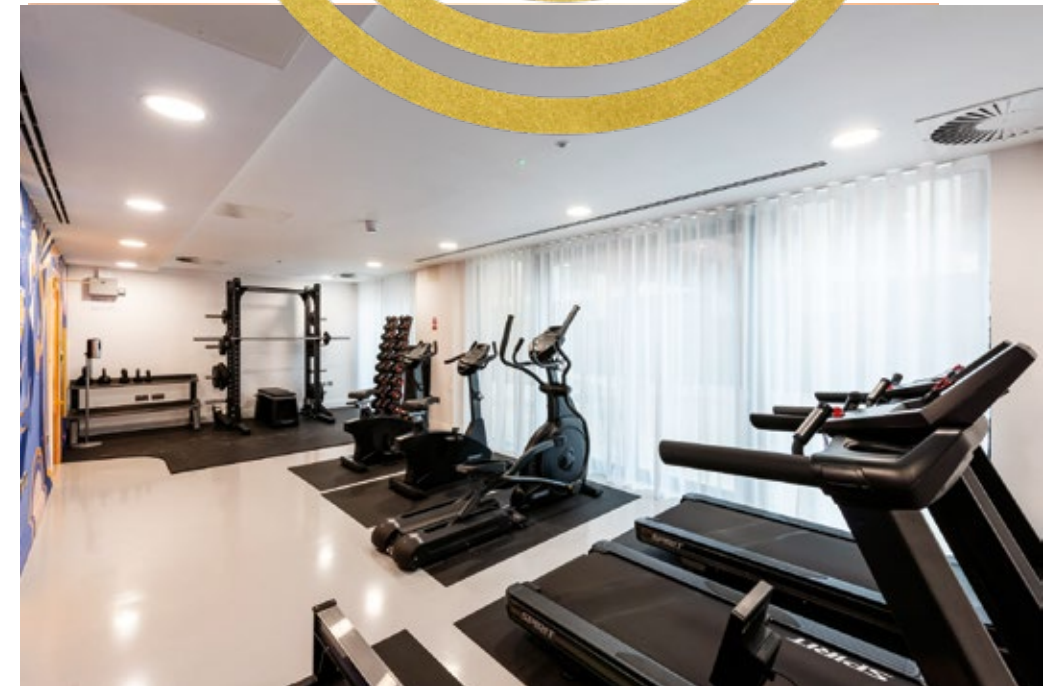
Enjoy ample comfort with zoned seating areas in the Residents' Lounge - the perfect place to relax, socialise with friends and meet fellow neighbours.

CO-WORKING SPACE

ROX reinvents working from home. Recline into work in any of the bright co-working spaces all supported by power points and the ROX Hyperoptics high-speed broad band.

ART DECO CINEMA & FUNCTION ROOM

A dedicated space which looks over the gardens aptly named the 'Cinema Speakeasy', is free for residents to reserve for any occasion. Start a film club and hold a private screening for up to 15 guests, celebrate a birthday or launch a new business. An extension of your home, the possibilities are endless.



PRIVATE GYM & YOGA SPACE

Complimentary and private for residents only, the bright, well-equipped gym and yoga studio are located at lower ground level accessed by stair or lift, moments from home. The space provides an exceptional place for wellbeing with floor to ceiling windows and views across the courtyard garden.



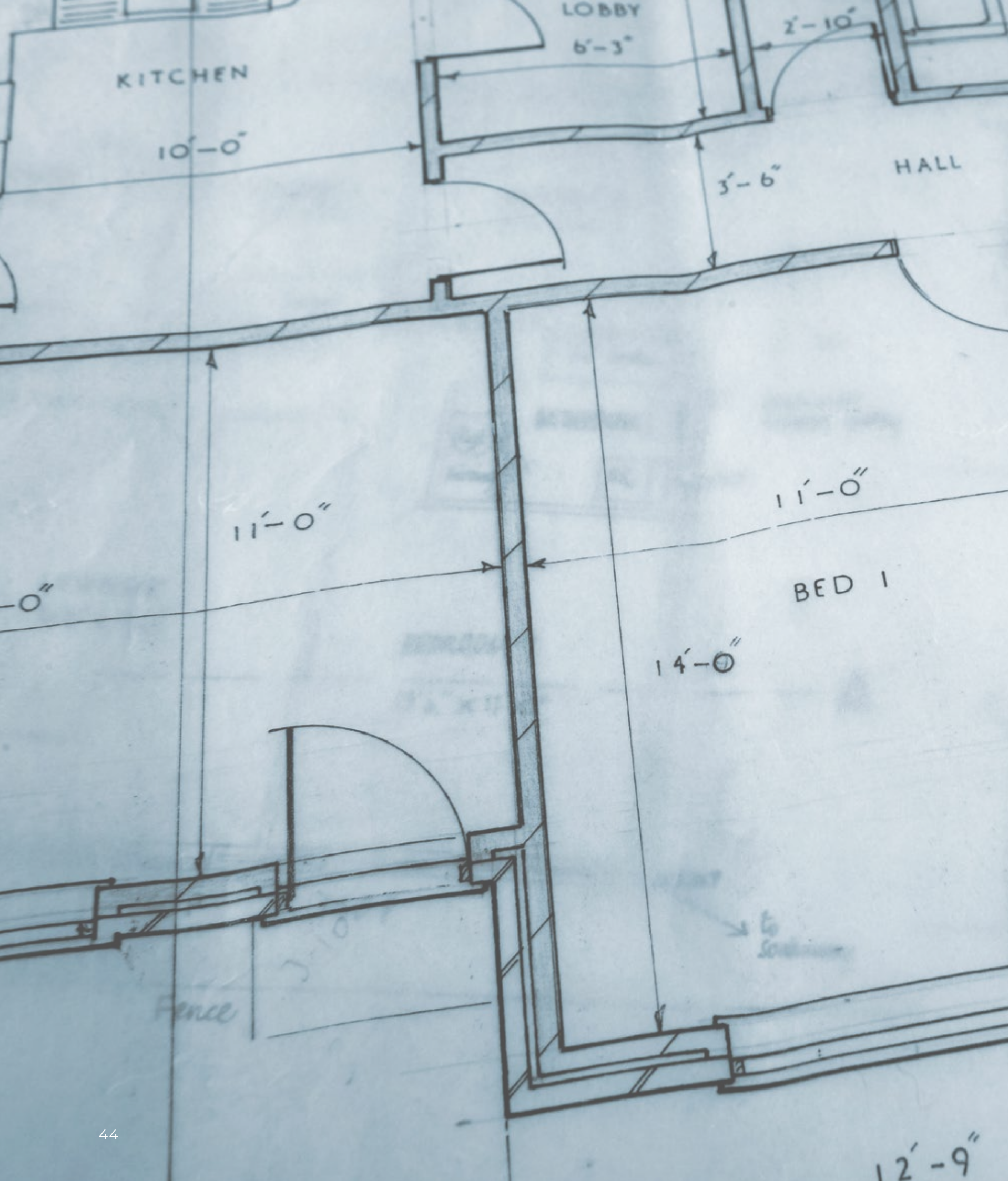
BICYCLE STORAGE

Enjoy an abundance of internal bicycle storage tucked away out of sight on the ground floor with direct access from Bleinhiem Place, trips to the shop or cycling along the promenade couldn't be easier or more convenient.

PET FACILITIES

True to ROX's innovative approach to modern-day living, our four-legged friends are welcomed with facilities of their own in the 'pet washroom'.





FLOOR PLANS, VIEWINGS
AND FURTHER INFORMATION

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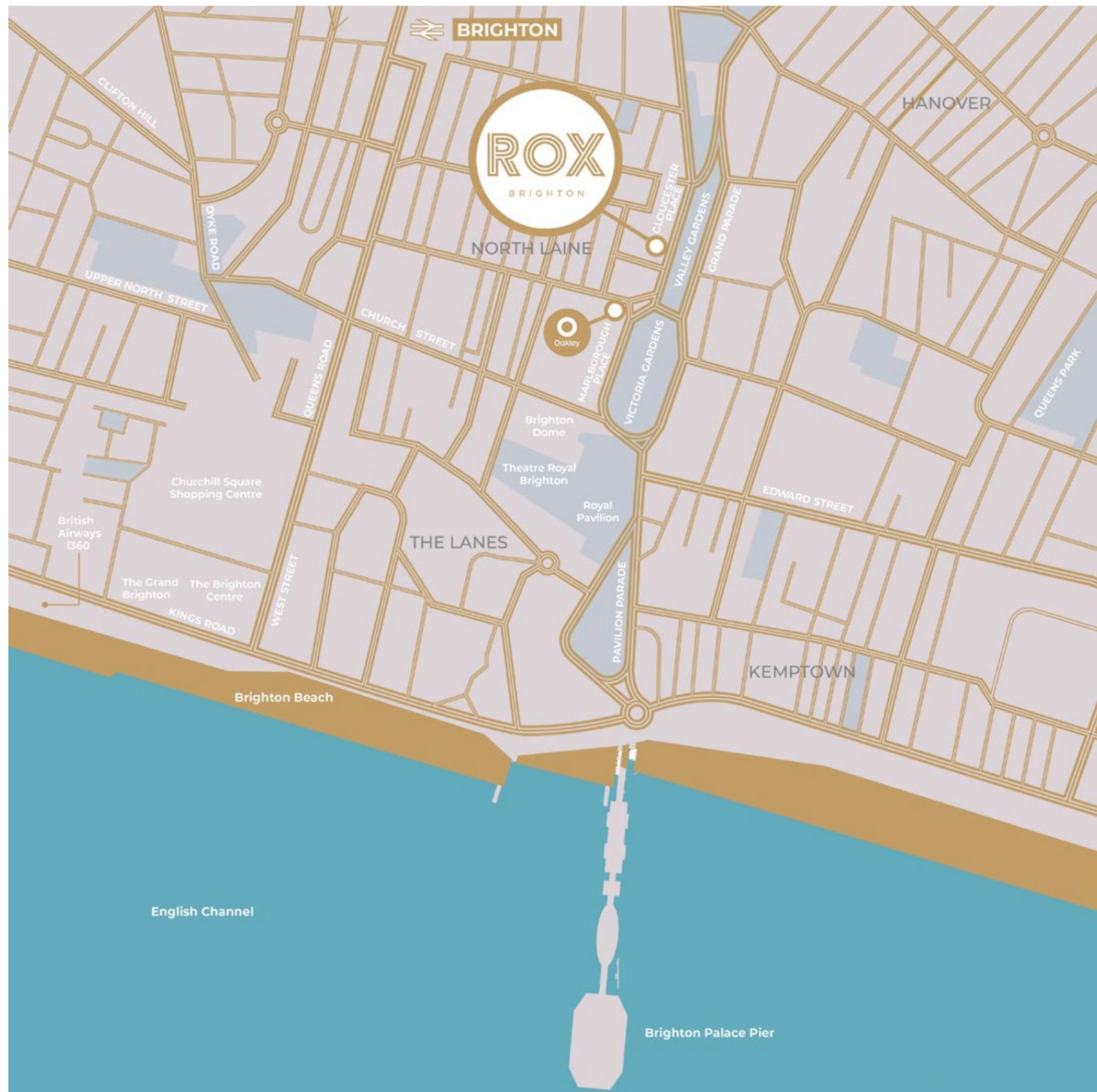
CALL, EMAIL OR REGISTER
VIA THE WEBSITE:





CONNECTED AT THE HEART OF IT ALL

Ideally positioned for business and pleasure, ROX's central location means residents are only a short stroll from the office, the station, or a wealth of culture and leisure options.



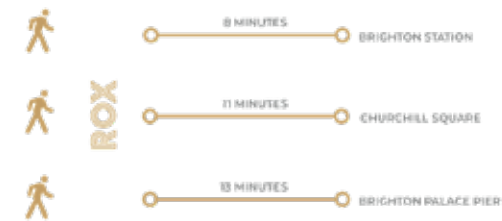


TRANSPORT LINKS

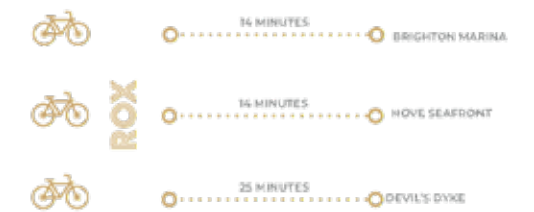
Brighton offers excellent transport links to London, major airports and the rest of the UK through the integrated rail and bus routes, as well as the A23 and M23 motorways.

While the majority of the City can be reached on foot, many of Brighton's residents choose to cycle, providing a leisurely way to navigate this alluring City owing to the attractive scenes and sustainable ethos that has long been associated with the area.

ON FOOT



BY BIKE



BY TRAIN





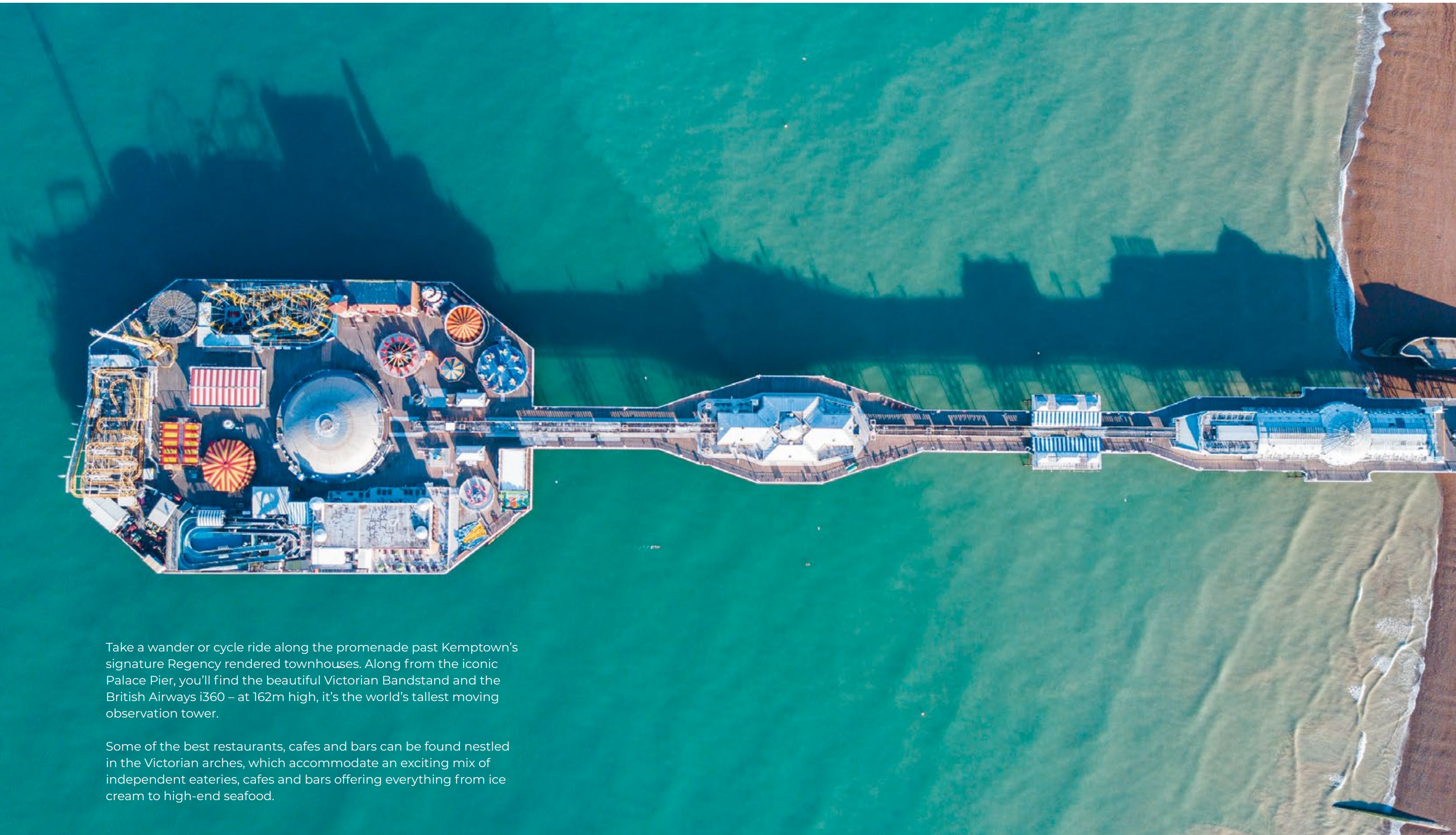


ROX is a stone's throw from Brighton's Blue Flag pebble beach – a destination in its own right.

Soaking up the sun in one of the iconic deckchairs on the beach isn't your only option. There's a hive of activity to experience along the 5.4 miles of beaches from Blackrock near Brighton Marina all the way to Fat Boy Slim's Big Beach Cafe near Hove Lagoon.

There's a host of water sports to enjoy, from kayaking to stand-up paddle boarding, volleyball and basketball. Sail or jet ski your way into the weekend from Brighton Marina or learn how to Wakeboard and Windsurf at the Lagoon in Hove.





Take a wander or cycle ride along the promenade past Kemptown's signature Regency rendered townhouses. Along from the iconic Palace Pier, you'll find the beautiful Victorian Bandstand and the British Airways i360 – at 162m high, it's the world's tallest moving observation tower.

Some of the best restaurants, cafes and bars can be found nestled in the Victorian arches, which accommodate an exciting mix of independent eateries, cafes and bars offering everything from ice cream to high-end seafood.



TAKE THE SCENIC ROUTE HOME

VALLEY GARDENS - On Your Doorstep

All the apartments that make up the facade at ROX look out over the leafy Valley Gardens, a tree-lined thoroughfare that leads you past the Royal Pavilion to the Palace Pier.

A conservation area and one of outstanding architectural interest, Valley Gardens has recently undergone an £11M regeneration that has breathed life into the centre of Brighton and revitalised the space.

This transformation will continue in Phase 3 of the project, which sees further development to improve access to the seafront, safer walking and cycling links, and air quality, among other things.

PAVILION GARDENS – 7 min walk from ROX

Weave through the lawns and shrub beds of Brighton's Grade II Listed Royal Pavilion Gardens in all its Regency splendour. Intended to imitate forest scenes, the winding paths create a natural environment to kick back, relax and soak up the surrounding magical architecture designed by John Nash, an 1820's architect.

Recently restored to reflect Regency horticultural principles and to realise King George IV's vision, the gardens offer an oasis of calm among the cosmopolitan vibes of the city on your periphery.

QUEENS PARK – 14 min walk from ROX

Queens Park is cocooned in a sheltered valley between the two colourful neighbourhoods of Hanover and Kemptown.

Here you can picnic in the park, play in the playground, feed the ducks on the pond or score a few on the tennis court of the Queens Park Tennis Club, overlooked by the redbrick Victorian clock tower.

With a strong community spirit surrounded by architecture of red brick, terracotta, stained glass and ornate rendered terraces, Queens Park is a wonderful and tranquil part of the city to be near to.

FOOD & DRINK

Brighton offers a thriving and eclectic landscape of bars, restaurants, coffee shops, and bakeries. Excellence can be found in every corner of the city, starting with this selection of top ROX recommendations.

PETIT POIS - 12 min walk

70 Ship St, Brighton BN1 1AE

Upscale French cuisine & fine wines are the specialities at this intimate eatery with a warm ambience.

BURNT ORANGE - 12 min walk

59 Middle St, Brighton BN1 1AL

Stylish restaurant featuring a monthly tasting menu & global provisions, plus cocktails & wine.

64 DEGREES - 10 min walk

53 Meeting House Ln, Brighton BN1 1HB

Innovative, eclectic small-plate dining in a sleek, industrial-style space with an open kitchen.

L'ATELIER DU VIN - 2 min walk

10 St George's Pl, Brighton BN1 4GB

Relax and enjoy classic cocktails and vintage wines in this beautiful 1920s style prohibition wine and cocktail bar.

THE BLACK DOVE - 14 min walk

74 St James's St, Kemptown, Brighton BN2 1PA

Laid-back hostelry with quirky decor, basement DJs, quality cider and acclaimed cocktails.

THE COLONNADE BAR - 7 min walk

10 New Rd, Brighton BN1 1UF

Quirky ground-floor theatre bar upholstered with red velvet and full of framed photos of thespians.

MARMALADE RESTAURANT & BAKERY - 28 min walk

238 Eastern Rd, Kemptown, Brighton BN2 5JJ

Tiny restaurant serving coffee, cake, lunch and tipples with a lovely store opposite full of everything you didn't know you wanted. Worth the walk.

METRODECO - 17 min walk

38 Upper St James's St, Kemptown, Brighton BN2 1JN

The best afternoon tea in Brighton offering a delicious twist on the usual savoury and sweet treats.

MOKSHA CAFFE - 3 min walk

4-5 York Pl, Brighton BN1 4GU

Funky independent coffee shop offering their own blend of coffee with freshly baked cakes and food.



@chef64degrees



@petitpoisbrighton



HIDDEN GEMS

SNOOPERS PARADISE - 5 min
 7/8 Kensington Gardens, Brighton BN1 4AL
 Famous vintage shop in the heart of Brighton's North Laine. Endless antiques, bric-a-brac, vintage clothing, vinyl & much more.

BRIGHTON FLEA MARKET - 17 min walk
 31a Upper St James's St, Kemptown, Brighton BN2 1JN
 Two cavernous floors of eccentricity and vintage-hunters joy. From antique glassware, furniture, crockery, artwork, mirrors, taxidermy, vinyl & much more.

ERA BRIGHTON - 5 min walk
 92 Trafalgar St, Brighton BN1 4ER
 Hand-picked collection of antiques, furniture and decorative interiors, ranging from modernist design to industrial salvage.

Travel times are approximate. Source: Google Maps

NORTH LAINE BAZAR - 5 min walk
 5A Upper Gardner St, Brighton BN1 4AN
 Indoor marketplace with a garden centre & stalls selling antiques, crafts & vintage clothing.

PAPILLON LIVING - 10 min walk
 22A Ship St, Brighton BN1 1AD
 Beautiful things that make your heart sing - an independent store in Brighton celebrating the universality of life.

BONE IDLE - 11 min walk
 98 St James's St, Kemptown, Brighton BN2 1TP
 Award-winning independent pet shop and dog groomers with a wonderful selection of products on St James St, Brighton.

SOMETHING FOR EVERYONE

Creativity and culture are at the beating heart of Brighton - one of the most cultural cities in Europe. The arts and entertainment scene offers a comprehensive list of festivals, galleries, museums, film, nightlife, comedy and theatre.

FESTIVALS

THE BRIGHTON FRINGE

Brighton Fringe is an open-access arts festival held annually in Brighton, England. The largest annual open-arts festival in England and one of the largest fringe festivals in the world featuring over a thousand events across the city throughout May.

BRIGHTON FESTIVAL

Brighton Festival is a specially curated multi-arts festival that includes music, theatre, dance, circus, art, film, literature, debate, outdoor and family events, and takes place in venues also during May.

THE BRIGHTON FILM FESTIVAL

The region's premier film festival, CINECITY has been celebrating cinema in all its forms for 19 years in the city and surrounding area. In November 2022 CINECITY will present the 20th annual edition of the festival.



GALLERIES & MUSEUMS

LABYRINTH GALLERY - 10 min walk

25 Dukes Ln, Brighton BN1 1BG
Popular gallery on Dukes Lanes offering iconic and collectable art.

DYNAMITE GALLERY - 4 min walk

13 Trafalgar St, Brighton BN1 4EQ
A unique gallery showcasing an eclectic mix of both contemporary Art & Custom Designer Toys from around the world.

BRIGHTON MUSEUM & ART GALLERY - 4 min walk

Royal Pavilion Gardens, Pavilion Parade, Brighton BN1 1EE
Situated in In Royal Pavilion's gardens, with sensational displays of fine/decorative art, fashion, toys and local history.

BRIGHTON TOY & MODEL MUSEUM - 8 min walk

52-55 Trafalgar St, Brighton BN1 4EB
Thousands of toys and models are displayed in 3 railway arches, including 2 working railway layouts.



THEATRE, COMEDY & NIGHTLIFE

THEATRE

BRIGHTON DOME - 4 min walk
Brighton Dome, Church St, Brighton BN1 1UE
Elegant Regency building staging music, theatre and dance shows, plus the annual Brighton Festival.

THEATRE ROYAL - 7 min walk
New Rd, Brighton BN1 1SD
Presenting a range of West End and touring musicals and plays, along with performances of opera and ballet to audiences for over 214 years.

COMEDY

KOMEDIA - 5 min walk
44-47 Gardner St, Brighton BN1 1UN
Cinema, live music, comedy and spoken word shows in upstairs and downstairs rooms, plus regular club nights.

THE FORGE COMEDY CLUB
30, Cheapside, Brighton BN1 4GD
Live stand up comedy - a brand new venture from Brighton's undisputed king of comedy, Stephen Grant.

NIGHTLIFE

CONCORDE 2 - 24 min walk
286A Madeira Dr, Brighton BN2 1EN
Nightclub with high-tech light and sound systems, housing 600 fans for some of the best concerts and club nights.

THE HOPE & RUIN - 9 min walk
11-12 Queens Rd, Brighton BN1 3WA
Lively, laid-back pub with a reclaimed vibe, for craft beers and live bands in upstairs music space.



KTESIUS

Ktesius is passionate about creating high-quality practical homes and work spaces that also deliver the demands of 21st Century life. A design-led developer based in London, their focus is on South East England. Since the business was established in 2014 have created several developments within the UK with striking character and value-add.





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ROX

BRIGHTON



KTESIUS



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INSURANCE