

sussex heights



A LUXURIOUS MODERN BLOCK OF FLATS
ADJACENT TO THE HOTEL METROPOLE BRIGHTON

sussex heights

An outstanding new 25-storey luxury development at Brighton consisting of

91 Two-Bedroom Flats

24 One-Bedroom Flats

and a Penthouse

in an unrivalled position overlooking the sea

FURNISHED SHOW FLATS NOW ON VIEW

Two flats at Sussex Heights have been furnished by a well-known interior decor specialist in order to assist prospective purchasers in assessing the exceptionally attractive layout and design of the flats. The show flats are open seven days a week and a representative will be available to meet you and answer your queries and act as your guide to these delightful flats.

The sole Agents will arrange a private viewing for you. Just ring or write

ERIC MARCHANT
F.R.I.C.S., F.A.I.

51 Church Road, Hove. Tel: Hove 71383/6, and at Brighton, Hassocks & Haywards Heath.



sussex heights

SUPERB LOCATION

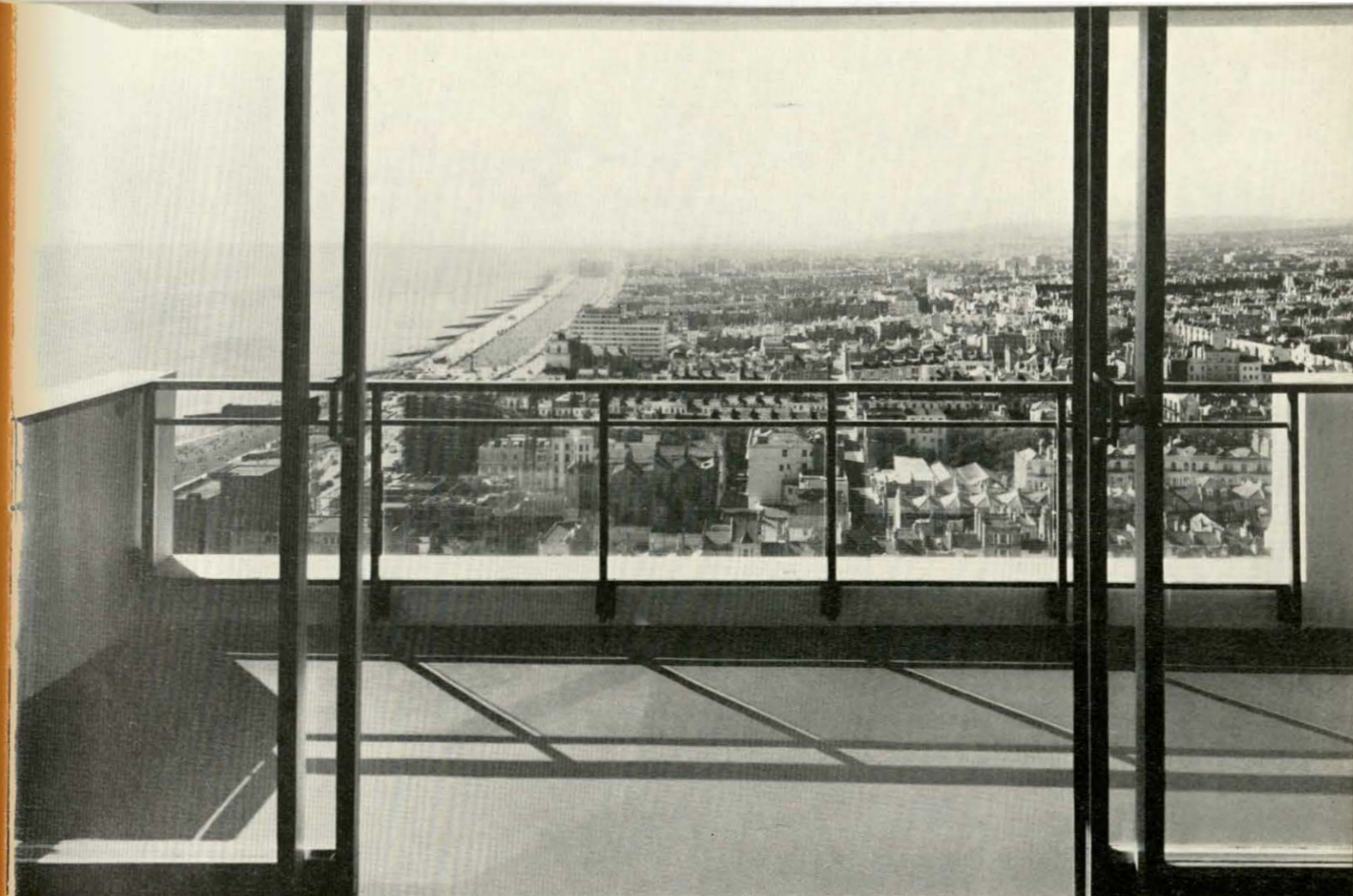
Sussex Heights is delightfully situated, next to the luxurious Hotel Metropole, in a commanding position overlooking the sea. All but six of the flats have private balconies offering exciting views for miles around of the Sussex Coastline, the English Channel and the South Downs.

SUN, SEA & SOPHISTICATED LIVING

Sussex Heights combines all the pleasures of sun and sea with luxurious modern living at its very best. Brighton itself is a town of great charm – a gay and sophisticated town with interest, life and amusement enough for everyone, at any time of the year. Its shops are comparable with the best in London and its range of leisure, sport and entertainment facilities is outstanding, including three theatres, fourteen cinemas, a Music Hall, a Concert Hall, Art galleries, golf courses, an aquarium, the famous race-track, county cricket, football, greyhound racing, tennis, a continental casino, smart restaurants – everything! Brighton still has very strong links with the past too, with its fascinating 'Lanes' (a favourite haunt for antique collectors), its Royal Pavilion, and its beautiful Regency-style architecture. Only an hour from London by one of the most efficient train services in the country, Brighton provides the best of all worlds.

A TOWERING ACHIEVEMENT

Rising grandly a full 25 storeys high, Sussex Heights is an impressive landmark on the Brighton skyline. The first floor is over 50 feet above ground level and on each of the first 23 floors, there are 4 two-bedroom flats and 1 one-bedroom flat. The 24th floor has 3 two-bedroom flats and 2 one-bedroom flats, and the top floor consists entirely of the penthouse. No flat faces North, and every one has extensive sea views. All, except the one-bedroom flats on the first six floors, have private balconies. These six flats have been specially planned to include an enormous living room area, for those who would particularly prefer this.



Top photograph shows a view of the sea from the living room of the 19th floor show flat. Below is the luxurious entrance hall.

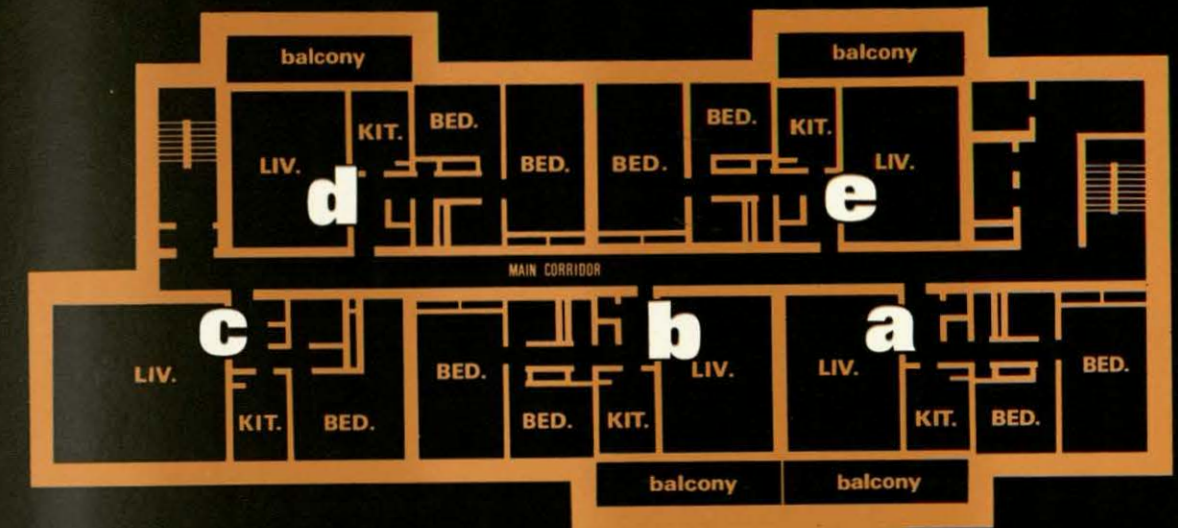
sussex heights

ALL THE LUXURIES OF MODERN LIVING

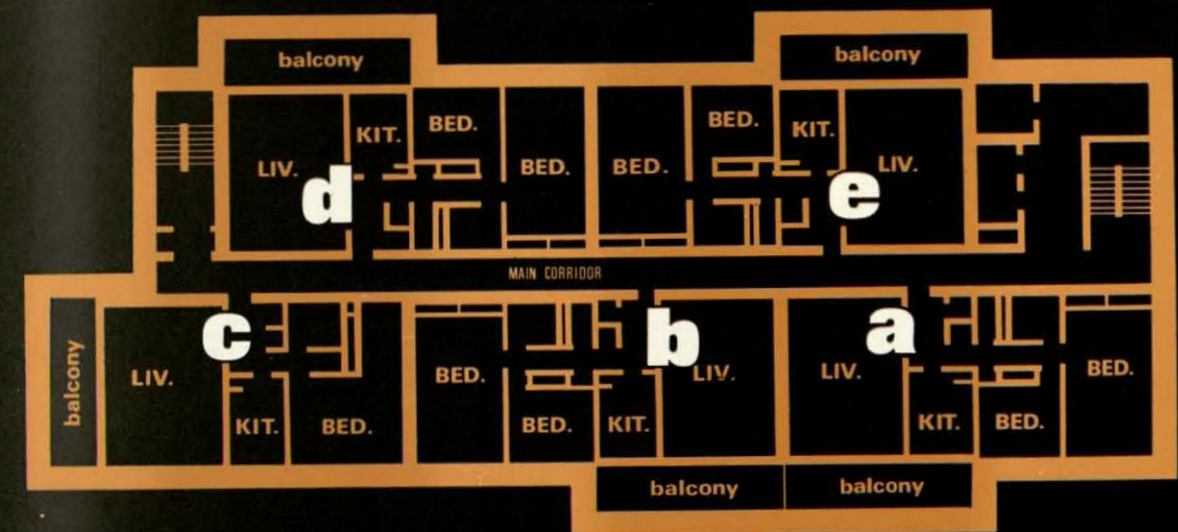
Substantially constructed of reinforced concrete and combining every modern safety factor, Sussex Heights is beautifully finished with attractive Italian Mosaic facing, and is built to the very highest standards. Approached through an elegantly appointed, close carpeted entrance hall with marble cased columns, it is served by two fast, fully automatic passenger lifts of the latest design. There is an additional lift for goods. The main features of Sussex Heights are:

- * Complete privacy for every flat, including sound proofing.
- * Excellent sized rooms, much larger than usually found in modern flats.
- * Central Heating throughout from thermostatically controlled oil-filled radiators – safe, versatile and extremely efficient.
- * Superbly fitted modern kitchens, tiled from floor to ceiling, incorporating a complete range of Wrighton units. Stainless steel sinks with waste-disposal units and de luxe Vinyl tile floors. Ample gas and electric points.
- * Bedrooms all have large fitted, full height wardrobes of modern design with sliding doors.
- * Bathrooms are fully tiled in attractive colours, and include heated towel rails and shaving points.
- * Spacious living rooms with full-height windows and glass doors to large balconies.
- * Magnificent views from every room.
- * Under cover garage space available.
- * Modern individual hot water system for economy in operation. Airing cupboards above.
- * Hardwood block floors to entrance halls and living rooms.
- * Entrance halls include a two-way refuse and meter cupboard serviced from outside the flat.
- * Special coat cupboards in halls.
- * Very large pivot windows with safety catches in every room.
- * More than sufficient power points – over 20 in two-bedroom flats.
- * Separate W.C.s in two-bedroom flats.
- * T.V., VHF and telephone connections to every flat.
- * Caretaker.

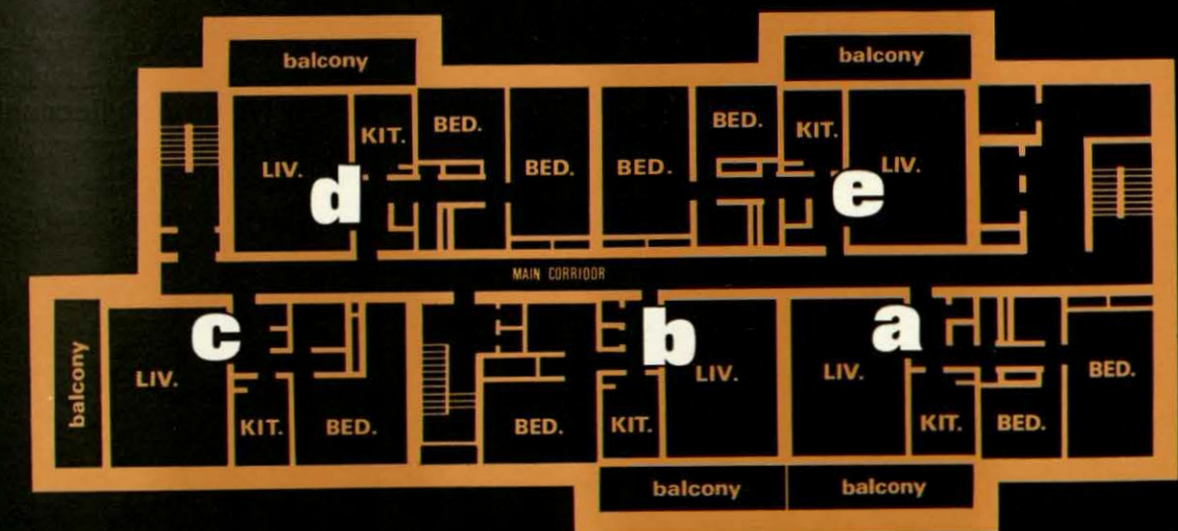
first to sixth floor



seventh to twenty-third floor

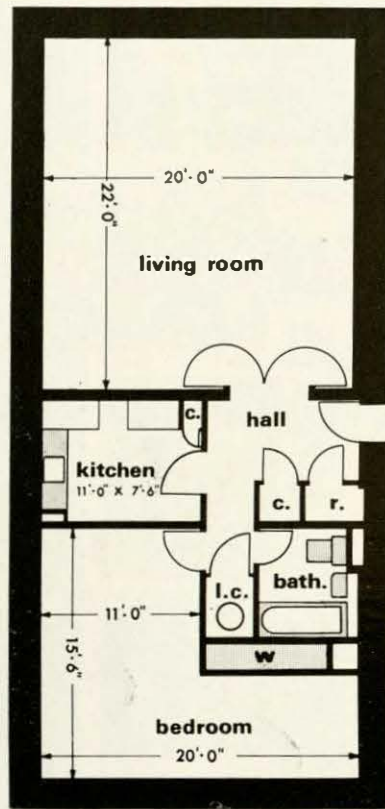


twenty-fourth floor

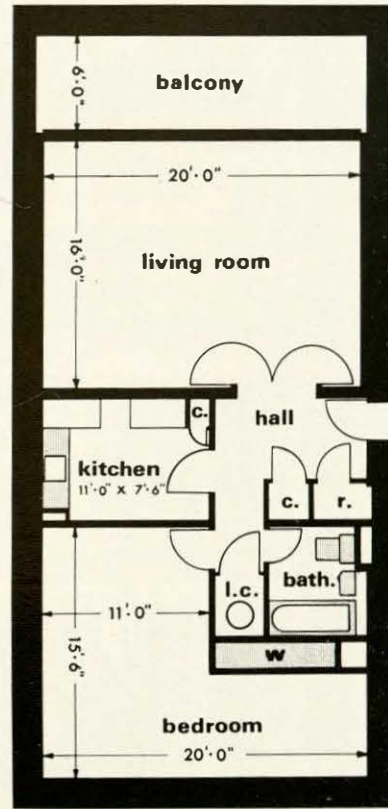


The top floor consists entirely of the Penthouse and is shown in complete detail on the Penthouse page.

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1st to 6th floor



7th to 24th floor

one bedroom flats type C

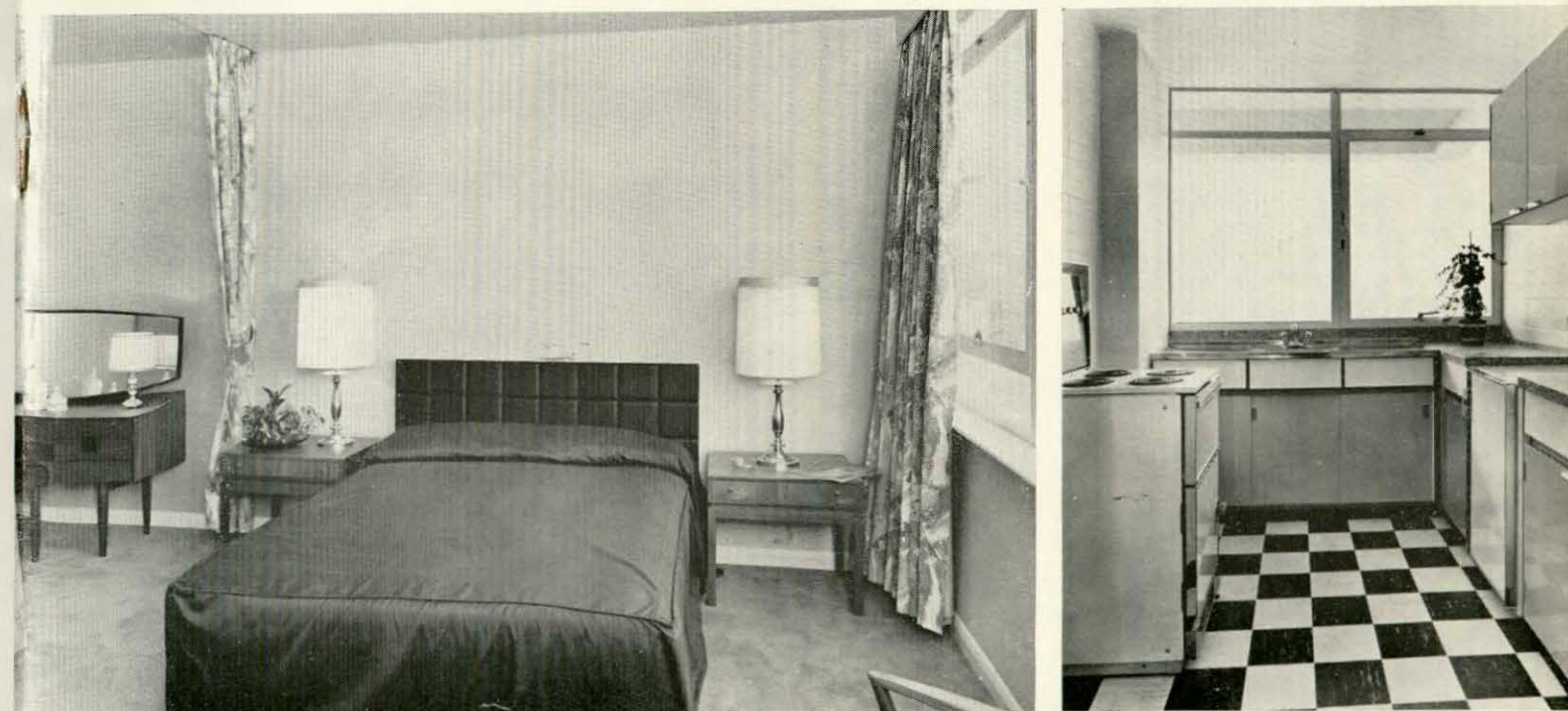
Reception Room A beautifully proportioned room with a sunny southern aspect, approached from the hall through elegant fully-glazed double doors. The southern end of the room has full-height windows with sliding glass doors leading to a spacious balcony (7th to 24th floor only). On the 1st to 6th floors, the reception room has been specially planned without a balcony to create a larger living area for those who would prefer this. Polished hardwood block floor. More than sufficient power points. The entire flat is electrically heated by thermostatically controlled oil radiators.

Kitchen Ultra-modern, space-saving and time-saving. Fully fitted with a superb range of Wrighton units with Formica working surfaces. Stainless steel sink with double drainers and electric waste-disposal unit. China and store cupboards. Attractive colour schemes, fully tiled walls and hard-wearing de luxe Vinyl tiled floor. Ample gas and electric points.

Bedroom A delightful L-shaped room which includes built-in full-height double wardrobe with sliding doors, and cupboards above for maximum storage. Sea views from large windows.

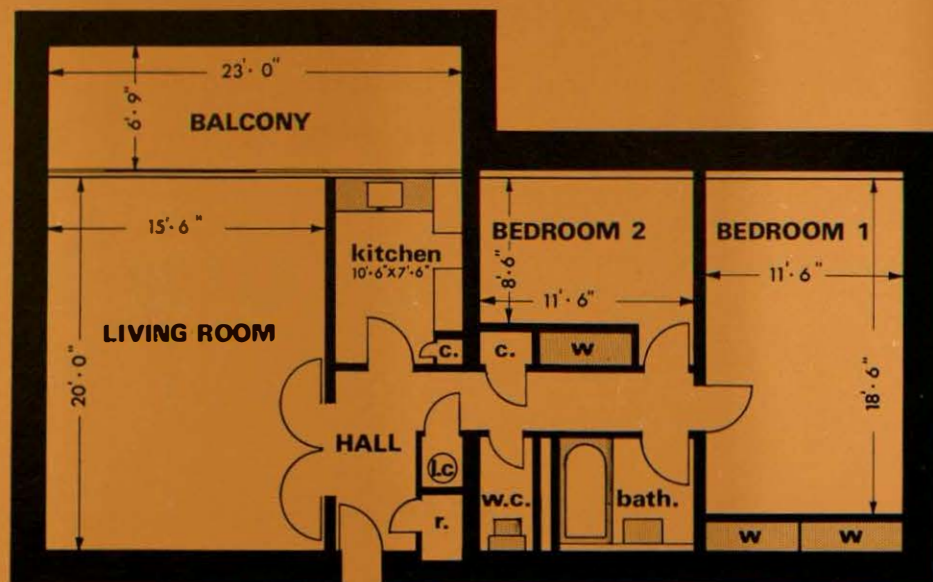
Bathroom Fully tiled walls in attractive contrasting colours. Vinyl de luxe tiled floor, fitted cabinet with mirror, and heated towel rail. Modern design wash basin and suite with new style taps. Electric shaving point.

Hall The compact hall provides a cupboard for coats, and a linen and airing cupboard which houses the immersion heater. Next to the front door, there is a special service cupboard for two-way collection and delivery. Polished hardwood block floor.



TOP: A view of part of the reception room, showing the sliding glass doors which give access to the large balcony.
LEFT: The elegant L-shaped double bedroom has fitted wardrobes and a superb aspect.
RIGHT: Even from the beautifully-fitted modern kitchen, there are exhilarating views of the coastline.

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two bedroom flats

types A, B, D, & E

plan shows type D flat; types A, B and E are similar

Reception Room An excellent sized room entered through glazed double doors from the hall. The entire wall leading to the spacious sun balcony is glazed to full height, and the balcony is reached through sliding glass doors. Polished hardwood block floor. More than sufficient power points. The complete flat is electrically heated by thermostatically-controlled oil radiators.

Kitchen A wonderfully designed luxury kitchen, easy to work in and a joy to keep clean. Full range of magnificent Wrighton fitted units. China and store cupboards. Stainless steel sink with double drainers and electric waste-disposal unit. Fully tiled walls and hard-wearing deluxe Vinyl tiled floor. Ample gas and electric points.

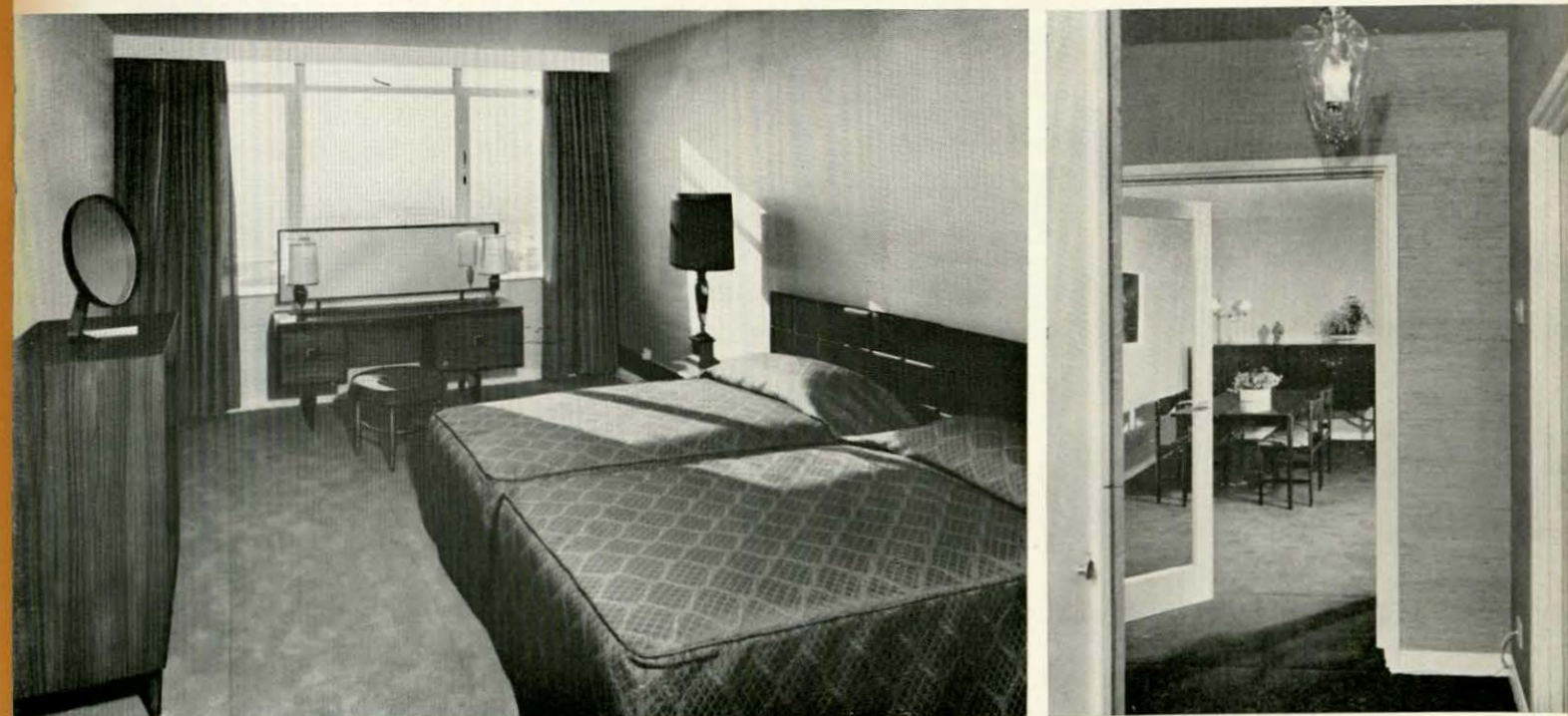
Principal Bedroom A generously proportioned room with a large built-in double wardrobe unit running the complete length of one wall. Unit is full-height and has cupboards above. Sliding doors give access to wardrobes.

Second Bedroom A good sized room, also with built-in, full height wardrobe with sliding doors. Both bedrooms have large pivot windows which look out on exciting sea views.

Bathroom Fully tiled wall surface in contrasting colour schemes. Vinyl de luxe tiled floor, fitted cabinet with mirror, and heated towel rail. Modern wash basin with latest design taps. Electric shaving point.

W.C. Separate; low suite.

Hall Well planned with cupboard for coats, a linen and airing cupboard with immersion heater below, and a special service cupboard (next to the front door) for two-way collection and delivery. Polished hardwood block floor.



TOP: The wonderfully large living room gives immense scope for imaginative decor and furnishings. Sliding glass doors lead to a spacious sun balcony.

LEFT: The main bedroom is particularly spacious, offers wonderful views and has fitted cupboards along one wall.

RIGHT: Another view of the living room, from the entrance hall.

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penthouse



This magnificent penthouse at the very top of 'Sussex Heights' is one of the most luxurious and certainly the highest flat on the south coast. Air conditioned throughout from its own plant, it has wonderfully large rooms which give the fullest scope for living and entertaining on the grandest scale.

The charming panelled entrance hall leads into a spacious lounge 35' by 24' offering breathtaking views of the sea and surrounding countryside. In fact, each room offers its own exhilarating panoramic vista. Off the lounge is a splendid sun terrace with continental terrazzo paving. Here, over 300 feet above sea level, one can relax quietly in the sun or contemplate the night sky, constantly enjoying the ever-changing scene from a vantage point on top of the world.

The fully-fitted kitchen is a dream-come-true with everything built in for ease and convenience, including a Moffat electric cooker and oven. Adjacent to it is the panelled dining room, beautifully proportioned and providing the perfect surroundings for dining and entertaining in elegance and style.

In each of the four luxurious bedrooms, there are fitted wardrobes, and every bedroom has a fully tiled private bathroom. The master bedroom has an exceptionally large bathroom including shower, bidet and vanity unit, and the powder room has an Amtico tiled floor.

This is truly one of the most desirable and beautifully-located penthouses in Britain today, providing limitless opportunities for gracious living at the summit.

Two of the magnificent aerial views from the penthouse.



sussex heights

Terms of sale of flats The sale of these flats will be by the granting of Leases of 125 years at an annual ground rent charge.

Each lessee will be responsible for payment of the following outgoings:

- (a) Ground Rent
- (b) General and Water Rates.
- (c) Annual Maintenance Charges – to cover Insurance premium on building, cost of repair and maintenance to the structural exterior and common parts of the building, and services provided, including supervision, portorage, staircase lighting and cleaning, and lift.

There are the usual provisions for quiet enjoyment and good Estate Management.

The details as set out in this brochure have been prepared with the greatest of care, and although believed to be substantially correct, they are only intended as a guide, and do not form the basis of any contract.

The Owners reserve the right to withdraw any flat without notice, or to make any alterations which they think may be necessary.

Decorations Flats will be decorated to the tenants' reasonable requirements and an allowance of 15/- per piece for wallpaper, if used, will be given.

All Flats to be sold on 125 year leases. Prices shown on separate list.



FLOOR
FLAT No.
ANNUAL RENTAL
3, 5 OR 7
YEAR LEASE
PROVISIONAL
RATEABLE
VALUE

1st	1a	£538	£226
	1b	£538	£266
	1e	£573	£286
2nd	2a	£552	£239
	2d	£555	£279
	2e	£587	£293
3rd	3d	£573	£292
	3e	£601	£300
4th	4a	£550	£246
	4b	£580	£266
	4d	£590	£306
5th	5a	£594	£276
	5d	£608	£316
	5e	£629	£316
6th	6a	£582	£276
	6b	£608	£286
	6c	£625	£326
	6d	£643	£326
	1 Bed. 6c	£550	£250
7th	7a	£597	£291
	7b	£622	£296
	7d	£643	£336
	7e	£657	£336
8th	8a	£613	£306
	8b	£636	£306
	8c	£671	£347

FLOOR
FLAT No.
ANNUAL RENTAL
3, 5 OR 7
YEAR LEASE
PROVISIONAL
RATEABLE
VALUE

9th	9a	£629	£314
	9b	£650	£314
10th	10a	£645	£322
	10b	£664	£322
	10c	£699	£363
11th	11a	£660	£330
	11b	£678	£330
12th	12a	£676	£338
	12b	£692	£338
	12c	£727	£379
14th	14a	£692	£347
	14b	£741	£388
15th	15a	£708	£351
	15b	£720	£352
	15c	£765	£392
16th	16a	£755	£390
	16a	£723	£355
	16b	£734	£356
	16c	£783	£396
	16e	£769	£392
17th	17a	£739	£359
	17b	£748	£361
	17d	£800	£400
	17e	£783	£394

FLOOR
FLAT No.
ANNUAL RENTAL
3, 5 OR 7
YEAR LEASE
PROVISIONAL
RATEABLE
VALUE

18th	18a	£755	£363
	18b	£762	£365
	18e	£797	£396
19th	19a	£762	£367
	19b	£769	£370
	19e	£804	£398
20th	20a	£769	£371
	20b	£776	£374
	20c	£832	£413
	20e	£811	£400
21st	21a	£776	£375
	21b	£783	£379
	21d	£839	£417
	21e	£818	£402
22nd	22a	£783	£379
	22b	£790	£383
	22e	£825	£404
23rd	23a	£790	£383
	23b	£797	£388
	23d	£853	£425
	23e	£832	£406
24th	24a	£797	£388
	24b	£839	£409
	1 Bed. 24b	£685	£306

All flats have Entrance Hall, 2 Bedrooms,
Reception Room with large balcony,
Kitchen, Bathroom & Separate WC

sussex heights

St. Margarets Place Brighton

FLOOR	FLAT No.	ANNUAL RENTAL 3, 5 OR 7 YEAR LEASE	PROVISIONAL RATEABLE VALUE
1st	1a	£538	£226
	1b	£538	£266
	1e	£573	£286
2nd	2a	£552	£239
	2d	£555	£279
	2e	£587	£293
3rd	3d	£573	£292
	3e	£601	£300
4th	4a	£550	£246
	4b	£580	£266
	4d	£590	£306
5th	5a	£594	£276
	5d	£608	£316
	5e	£629	£316
6th	6a	£582	£276
	6b	£608	£286
	6c	£625	£326
	6d	£643	£326
	1 Bed. 6c	£550	£250
7th	7a	£597	£291
	7b	£622	£296
	7c	£643	£336
	7d	£657	£336
8th	8a	£613	£306
	8b	£636	£306
	8c	£671	£347

FLOOR	FLAT No.	ANNUAL RENTAL 3, 5 OR 7 YEAR LEASE	PROVISIONAL RATEABLE VALUE
9th	9a	£629	£314
	9b	£650	£314
10th	10a	£645	£322
	10b	£664	£322
	10c	£699	£363
11th	11a	£660	£330
	11b	£678	£330
12th	12a	£676	£338
	12b	£692	£338
	12c	£727	£379
14th	14a	£692	£347
	14b	£741	£388
15th	15a	£708	£351
	15b	£720	£352
	15c	£765	£392
16th	16a	£755	£390
	16a	£723	£355
	16b	£734	£356
17th	17a	£783	£396
	16e	£769	£392
	17a	£739	£359
	17b	£748	£361
	17c	£800	£400
	17e	£783	£394

FLOOR	FLAT No.	ANNUAL RENTAL 3, 5 OR 7 YEAR LEASE	PROVISIONAL RATEABLE VALUE
18th	18a	£755	£363
	18b	£762	£365
	18e	£797	£396
19th	19a	£762	£367
	19b	£769	£370
	19e	£804	£398
20th	20a	£769	£371
	20b	£776	£374
	20c	£832	£413
	20e	£811	£400
21st	21a	£776	£375
	21b	£783	£379
	21d	£839	£417
	21e	£818	£402
	22nd	22a	£783
	22b	£790	£383
	22e	£825	£404
23rd	23a	£790	£383
	23b	£797	£388
	23d	£853	£425
	23e	£832	£406
	24th	24a	£797
	24b	£839	£409
	1 Bed. 24b	£685	£306

All flats have Entrance Hall, 2 Bedrooms, Reception Room with large balcony, Kitchen, Bathroom & Separate WC

sussex heights

St. Margarets Place Brighton

BRIGHTON, BOWLINGES

Box 5 (11)

cheapest - KBC 29 + 11.5 + 185 = 227

FLOOR	FLAT No.	No. OF BED ROOMS	PRICE 125 YEAR LEASE	GROUND RENT	PROVISIONAL RATEABLE VALUE	INITIAL ANNUAL MAINTENANCE CHARGE
1st	1a	2	£5,975	£29 17 6	£206	£85
	1b	2	£6,475	£32 7 6	£226	£85
	1c	1	£5,450	£27 5 0	£206	£65
	1d	2	£6,475	£32 7 6	£266	£85
	1e	2	£6,975	£34 17 6	£286	£85
2nd	2a	2	£6,200	£31 0 0	£219	£85
	2b	2	£6,675	£33 7 6	£239	£85
	2c	1	£5,650	£28 5 0	£213	£65
	2d	2	£6,725	£33 12 6	£279	£85
	2e	2	£7,175	£35 17 6	£293	£85
3rd	3a	2	£6,425	£32 2 6	£232	£85
	3b	2	£6,875	£34 7 6	£252	£85
	3c	1	£5,850	£29 5 0	£220	£65
	3d	2	£6,975	£34 17 6	£292	£85
	3e	2	£7,375	£36 17 6	£300	£85
4th	4a	2	£6,650	£33 5 0	£246	£85
	4b	2	£7,075	£35 7 6	£266	£85
	4c	1	£6,050	£30 5 0	£226	£65
	4d	2	£7,225	£36 2 6	£306	£85
	4e	2	£7,575	£37 17 6	£306	£85
5th	5a	2	£6,875	£34 7 6	£261	£85
	5b	2	£7,275	£36 7 6	£276	£85
	5c	1	£6,250	£31 5 0	£238	£65
	5d	2	£7,475	£37 7 6	£316	£85
	5e	2	£7,775	£38 17 6	£316	£85
6th	6a	2	£7,100	£35 10 0	£276	£85
	6b	2	£7,475	£37 7 6	£286	£85
	6c	1	£6,450	£32 5 0	£250	£65
	6d	2	£7,725	£38 12 6	£326	£85
	6e	2	£7,975	£39 17 6	£326	£85

FLOOR	FLAT No.	No. OF BED ROOMS	PRICE 125 YEAR LEASE	GROUND RENT	PROVISIONAL RATEABLE VALUE	INITIAL ANNUAL MAINTENANCE CHARGE
7th	7a	2	£7,325	£36 12 6	£286	£85
	7b	2	£7,675	£38 7 6	£296	£85
	7c	1	£6,650	£33 5 0	£262	£65
	7d	2	£7,975	£39 17 6	£336	£85
	7e	2	£8,175	£40 17 6	£336	£85
8th	8a	2	£7,550	£37 15 0	£306	£85
	8b	2	£7,875	£39 7 6	£306	£85
	8c	1	£6,850	£34 5 0	£274	£65
	8d	2	£8,225	£41 2 6	£347	£85
	8e	2	£8,375	£41 17 6	£347	£85
9th	9a	2	£7,775	£38 17 6	£314	£85
	9b	2	£8,075	£40 7 6	£314	£85
	9c	1	£7,050	£35 5 0	£284	£65
	9d	2	£8,475	£42 7 6	£355	£85
	9e	2	£8,575	£42 17 6	£355	£85
10th	10a	2	£8,000	£40 0 0	£322	£85
	10b	2	£8,275	£41 7 6	£322	£85
	10c	1	£7,250	£36 5 0	£295	£65
	10d	2	£8,725	£43 12 6	£363	£85
	10e	2	£8,775	£43 17 6	£363	£85
11th	11a	2	£8,225	£41 2 6	£330	£85
	11b	2	£8,475	£42 7 6	£330	£85
	11c	1	£7,350	£36 15 0	£305	£65
	11d	2	£8,975	£44 17 6	£371	£85
	11e	2	£8,975	£44 17 6	£371	£85
12th	12a	2	£8,450	£42 5 0	£338	£85
	12b	2	£8,675	£43 7 6	£338	£85
	12c	1	£7,450	£37 5 0	£316	£65
	12d	2	£9,225	£46 2 6	£379	£85
	12e	2	£9,175	£45 17 6	£379	£85

BH1100247.1

sussex heights

St. Margarets Place Brighton

BP box 5(11)

FLOOR	FLAT No.	No. OF BEDROOMS	PRICE 125 YEAR LEASE	GROUND RENT	PROVISIONAL RATEABLE VALUE	INITIAL ANNUAL MAINTENANCE CHARGE
14th	14a	2	£8,675	£43 7 6	£347	£85
	14b	2	£8,875	£44 7 6	£347	£85
	14c	1	£7,550	£37 15 0	£326	£65
	14d	2	£9,475	£47 7 6	£388	£85
	14e	2	£9,375	£46 17 6	£388	£85
15th	15a	2	£8,900	£44 10 0	£351	£85
	15b	2	£9,075	£45 7 6	£352	£85
	15c	1	£7,650	£38 5 0	£330	£65
	15d	2	£9,725	£48 12 6	£392	£85
	15e	2	£9,575	£47 17 6	£390	£85
16th	16a	2	£9,125	£45 12 6	£355	£85
	16b	2	£9,275	£46 7 6	£356	£85
	16c	1	£7,750	£38 15 0	£334	£65
	16d	2	£9,975	£49 17 6	£396	£85
	16e	2	£9,775	£48 17 6	£392	£85
17th	17a	2	£9,350	£46 15 0	£359	£85
	17b	2	£9,475	£47 7 6	£361	£85
	17c	1	£7,850	£39 5 0	£338	£65
	17d	2	£10,225	£51 2 6	£400	£85
	17e	2	£9,975	£49 17 6	£394	£85
18th	18a	2	£9,575	£47 17 6	£363	£85
	18b	2	£9,675	£48 7 6	£365	£85
	18c	1	£7,950	£39 15 0	£342	£65
	18d	2	£10,475	£52 7 6	£404	£85
	18e	2	£10,175	£50 17 6	£396	£85
19th	19a	2	£9,675	£48 7 6	£367	£85
	19b	2	£9,775	£48 17 6	£370	£85
	19c	1	£8,050	£40 5 0	£346	£65
	19d	2	£10,575	£52 17 6	£409	£85
	19e	2	£10,275	£51 7 6	£398	£85

FLOOR	FLAT No.	No. OF BEDROOMS	PRICE 125 YEAR LEASE	GROUND RENT	PROVISIONAL RATEABLE VALUE	INITIAL ANNUAL MAINTENANCE CHARGE
20th	20a	2	£9,775	£48 17 6	£371	£85
	20b	2	£9,875	£49 7 6	£374	£85
	20c	1	£8,150	£40 15 0	£350	£65
	20d	2	£10,675	£53 7 6	£413	£85
	20e	2	£10,375	£51 17 6	£400	£85
21st	21a	2	£9,875	£49 7 6	£375	£85
	21b	2	£9,975	£49 17 6	£379	£85
	21c	1	£8,250	£41 5 0	£354	£65
	21d	2	£10,775	£53 17 6	£417	£85
	21e	2	£10,475	£52 7 6	£402	£85
22nd	22a	2	£9,975	£49 17 6	£379	£85
	22b	2	£10,075	£50 7 6	£383	£85
	22c	1	£8,350	£41 15 0	£358	£65
	22d	2	£10,875	£54 7 6	£421	£85
	22e	2	£10,575	£52 17 6	£404	£85
23rd	23a	2	£10,075	£50 7 6	£383	£85
	23b	2	£10,175	£50 17 6	£388	£85
	23c	1	£8,450	£42 5 0	£362	£65
	23d	2	£10,975	£54 17 6	£425	£85
	23e	2	£10,675	£53 7 6	£406	£85
24th	24a	2	£10,175	£50 17 6	£388	£85
	24b	1	£8,550	£42 15 0	£306	£65
	24c	1	£8,550	£42 15 0	£367	£65
	24d	2	£11,075	£55 7 6	£430	£85
	24e	2	£10,775	£53 17 6	£409	£85

Penthouse details on application