



**3, Allingham Place, Rottingdean,
Brighton. BN2 7GW**

A superior, luxury property boasting impressive accommodation featuring a spectacular kitchen and family room. Delivered with meticulous attention to detail incorporating world-class Smart Home technology.

£1.995 m



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The whole family will enjoy the versatility of accommodation, with a formal drawing room generously proportioned to the front, as well as a well-positioned study. The FTTP (Fibre to the Property) and hard-wired data points throughout will aid your speed of work at home.

The magnificent reception room provides three distinct zones; kitchen, lounge and dining room extending the full width of the property. The bi-fold doors lead to the sandstone paving, expertly created on the same threshold to really embrace the indoor and outdoor living.

The master bedroom suite is simply beautiful. There is a dressing room which ultimately leads to a sumptuous bathroom with 5-star standards.

Intellectually, the design allows all the remaining three double bedrooms to have their own en-suites. This will aid to the serenity of family life and provide your guests with added privacy.

This is one of our the most impressive homes we have seen on the market for some time, due the individual care and attention of each detail.

















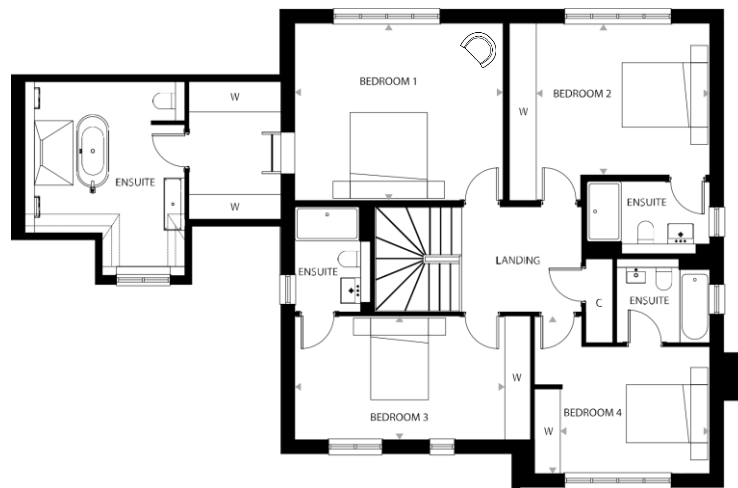
Ground Floor

KITCHEN / DINING / FAMILY
34'6" x 12'9"

DRAWING ROOM
13'6" x 18'8"

STUDY
12'0" x 9'3"

UTILITY
5'9" x 8'0"



First Floor

BEDROOM 1
15'11" x 13'6"

BEDROOM 2
13'4" x 13'6"

BEDROOM 3
16'0" x 9'5"

BEDROOM 4
11'5" x 12'0"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen layout indicative only.













KITCHENS

Handleless, slab doors in a combination of oak veneer and lacquer finishes, with integrated handle to cabinetry .

Composite stone worktops and end panels to islands and peninsulas. Matching splashbacks and upstands with fitted Blanco Silgranit undermount sink. Quooker tap to kitchen with boiling, hot, cold and chilled water.

Miele appliances, in black finish where on display with Artline oven and Combi Microwave oven and an induction hob and recirculating extractor. A range of integrated appliances including dishwasher, fridge freezer and freestanding washer/dryer.



BATHROOMS AND SHOWER ROOMS

Fitted mirror, Demista pad fitted above basin to bathroom and ensuites. Duravit wall hung basin with unit below and matching wall hung WC.

Crosswater matt black monobloc mixer tap and matching wall mounted taps to master ensuites and lush plate. Kaldewei enamelled steel bath with Crosswater integrated bath filler, overflow, and waste with matt black deck mounted hand shower and matching thermostatic bath / shower control .

Kaldewei enamelled steel, low profile shower tray and matt black overhead shower. Matt black hand shower with integrated outlet and thermostatic shower controls. A Matt black framed glass shower screen and completing the look, a Vogue matt black towel rail.



FLOORING AND TILING

Front entrance matwell with black trim. Minoli Porcelain wood effect floor tiles laid in Herringbone pattern to hall, kitchen / dining / family area with tile border to hallway.

Part tiled walls to ground floor cloakroom. Fully tiled bathrooms and ensuites with feature tile to rear wall of shower to master and bathroom. Carpet to drawing room, landings, and bedrooms with carpet runner to stairs.

FINISHING TOUCHES

Gas boiler heating and hot water. Underfloor heating controlled by Heatmiser touchscreens. Deuren solid doors, frames and architraves with factory applied French Grey Dark paint finish, by Little Greene.

Mandelli 1953 matt black ironmongery throughout. Feature cornice to hall, reception room. Coffered ceiling to dining area Oak and painted staircases with matt black spindle.

LED strip lighting in shower room and integrated lighting in kitchen, stairways and wardrobes.



This luxury property is equipped with the latest in Smart Home technology to facilitate everyday living.

Revel in enhanced convenience and security with the Control4 Smart Home System, which allows control of lighting, audio, heating, blinds, a video doorbell and much more, making winding down in the evenings a breeze.

Make the transition from day-time work to nighttime relaxation even more effortless with the Lutron lighting system with its personalised lighting and blind control – complete with luxurious black keypads, creating the ideal ambience whilst offering pioneering energy-saving solutions. And with lightning-speed Fibre to the Premises (FTTP) broadband, work from home and leisure time have never been smoother.

ELECTRICAL

- Black nickel sockets & multi-media outlets
- Pre-installed Sky mini dish
- TV points hardwired for Sky Q/ Sky+ Legacy
- 5amp sockets to drawing room, controllable from room keypad
- Shaver sockets in family bathrooms and Ensuites
- LED downlights
- LED wall lights
- Pendant lighting above dining table / kitchen islands / peninsulas
- External wall lights in black finish
- Smoke detectors in hallway and landing
- Heat detectors in kitchen
- CO2 detectors in boiler locations

SMART HOMES AND SECURITY

- Control4 Smart Home system controlling lighting, audio, heating, blinds, video doorbell and security
- Lutron lighting and blind system controlled via room keypad
- Ceiling speakers installed in kitchen and family area
- Cabling for further speakers installed in additional rooms
- FTTP (Fibre to the Property)
- Hard-wired data points throughout
- Chime video doorbell
- Intruder alarm with motion sensors (including garage), door contacts, and shock sensors to ground floor windows, integrated into the Control4 system
- CCTV system with external cameras



Every detail of this remarkable four-bedroom residence has been carefully crafted to elevate your standard of living. Relax in open and spacious family rooms. Savour the comfort and style of the interiors where great thought has been implemented to provide an exceptionally high standard.

- Entrance Hall
- Cloakroom
- Study
- Drawing Room
- Kitchen and Family Room
- Master Bedroom Suite
- Three Further Bedrooms
- Two Bathrooms
- Landscaped Gardens
- Outdoor Kitchen
- Garden Room
- Detached Double Garage





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