



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

A sumptuous family home in one of the most enviable positions within this exclusive development of premier properties. Built to exacting standards, this residence delivers on every aspect.

£1.36 m



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Before you step over the threshold, please do take a moment to inspect the attention to detail, from the oak joinery at front porch, beautifully tile hung elevations, to the lead flashing of the windows. You probably won't buy a house based on these attributes only. However, the flow and design of the interiors with equal attention probably will.

The main family area is to the rear of the house, enjoying views over the gardens through the bi-fold doors. It provides a very stylish kitchen with high end appliances integrated, a lounge area, and thanks to a dual aspect you can position your dining table perfectly to appreciate the natural light that cascades in.

You also have a formal drawing room for entertaining, which has a dual aspect extending the full length of the house, plus a separate study which could be used as a playroom or occasional bedroom.

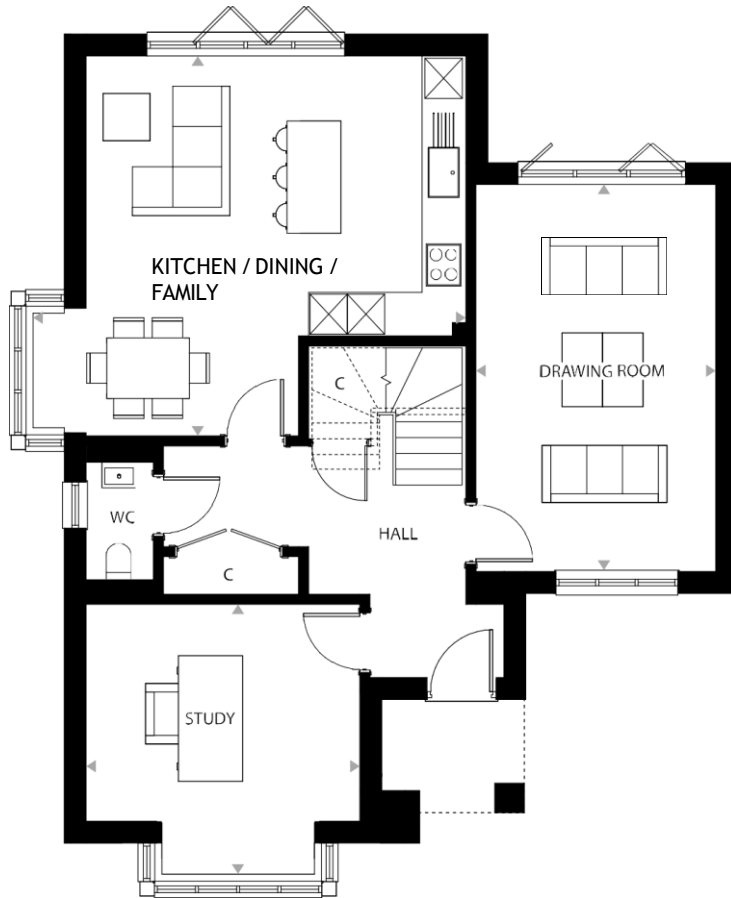
At The Drawing Board we have often queried the cookie cutter design of standard homes. Why make one small bedroom and why share a bathroom? The design of this home answers the question. With the creation of equally generous sized bedrooms, all with their own ensembles makes so much sense for young and growing families. The "grown-ups" still have a superior area and for an added layer of luxury a sumptuous, spa like bathroom and a dressing room.











Ground Floor

KITCHEN & FAMILY	DRAWING ROOM	STUDY
21'1" x 18'6"	18'10" x 11'8"	13'4" x 13'2"



First Floor

BEDROOM 1	BEDROOM 2	BEDROOM 3
18'10" x 12'1"	11'9" x 11'7"	11'2" x 10'6"

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 the peninsula. 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 flush 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.

Solid handmade Deuren doors, frames and architraves with factory applied French Grey Dark paint finish, by Little Greene. Deuren doors with Mandelli 1953 matt black ironmongery. 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



The gardens embrace the bilateral contours of the area which provides an interesting dimension of which to embrace landscaped gardens and outside entertainment. This includes an Indian Sandstone patio area plus a hot and cold mixer tap, to wash off your boots and dog after you have enjoyed the countryside.

You have two separate off street parking spaces, with one leading to the garage which has an automated steel sectional garage door with quarry tiled floor along with electrical sockets and an electric car charging point.

- Entrance Hall
- Cloakroom
- Study
- Dual aspect reception room with bi-folds
- Kitchen, family and dining room
- Master Bedroom suite with dressing area
- Second bedroom with en-suite
- Third bedroom with en-suite
- Detached garage with off street parking
- Envious position within development
- Live in style, with flexible accommodation



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