



Image is for illustrative purposes only.

# *South House*

Park Avenue

Preston Park Avenue,

BN1 6HG

mishons



## Welcome to Park Avenue, and the exclusive South House, a high-end luxury home...

thoughtfully designed to provide you with the perfect blend of opulence and eco-conscious living. As you step into this three-bedroom semi-detached eco house, you'll experience a new standard of living that combines innovative technology with timeless elegance.

### Sustainable Living:

At Park Avenue, we're committed to sustainability. Your new home includes an air source heat pump, whole house ventilation and heat recovery, PV panels, a green roof, underfloor heating, and smart Heatmiser thermostat, all culminating in a predicted EPC grade "A." But there's more – your home is an Octopus Zero Bills home, guaranteeing zero energy bills for the first five years\*.

### Seamless Indoor-Outdoor Connection:

The sliding doors from the spacious living area lead to a charming patio and beautifully landscaped lawn garden. Enjoy the outdoors at your doorstep, complete with an outside tap and lighting for the perfect evening gatherings.

### Warm Ambiance:

#### Open and Airy Design:

The open plan living area features full-height glazing, a part-glazed roof, stylized ceiling beams, and track lighting, creating an inviting and spacious environment that is second to none.

### Gourmet Kitchen:

Your dream kitchen awaits, with soft-close handleless cabinets, marbled quartz work surfaces, a kitchen island, and top-of-the-line branded appliances, including a Siemens oven, Elica induction hob with integrated extraction, and a Caple wine cooler. Convenience is paramount, with a waste disposal unit, Quooker boiling tap, deep pan drawer, and i-mist sprinkler system.

### Premium Finishes:

Park Avenue offers premium materials and designer finishes throughout, creating an atmosphere of luxury in every corner.

Just moments from the doorstep, Preston Park is one of Brighton and Hove's most treasured city parks, and the perfect spot to relax and unwind within a captivating setting of ancient trees, exotic plants and winding pathways.

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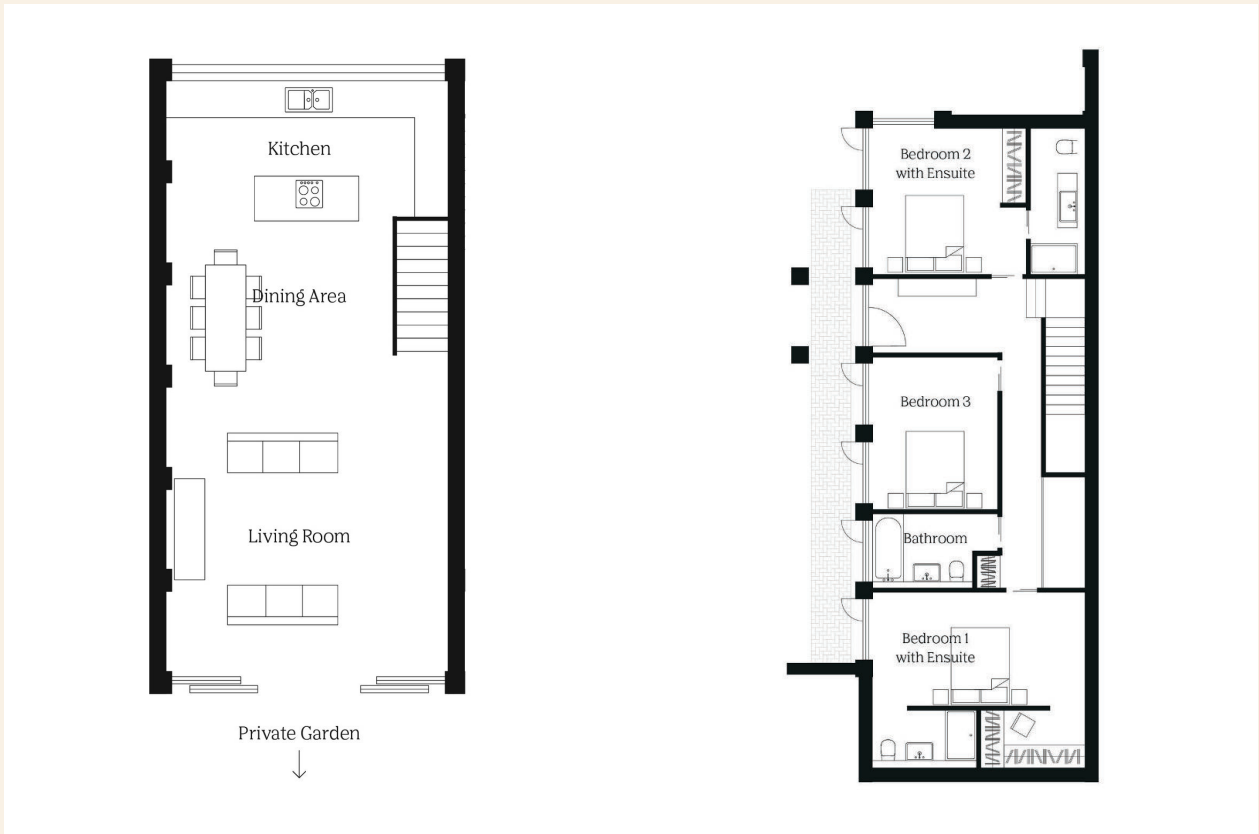
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 Asking price £1,650,000

TOTAL FLOOR AREA:

Approx. 165 sqm (1776 sqft)





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*We'll help you find it.*

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