

# mishons

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99 The Residences

No. 99

# *The Residences*

99 Preston Drive, Brighton, BN1 6LD

# Specification

## *Kitchen*

Luxury designer furniture with soft close cupboards and drawers  
AEG appliances comprising single oven, four zone induction hob, cooker hood, integrated fridge/freezer, dishwasher and washer/dryer  
Larder cupboards and deep pan drawers  
Stone worktops and upstands  
Under cabinetry light detailing

## *Bathrooms and En-Suites*

Luxury marble stone floor and wall tiles Wall hung basins  
Brushed brass brassware and shower/bath details  
Soft close wall hung WCs with dual flush push button fittings  
Matt black towel radiators  
LED illuminated mirrors

## *Electrical, Security and Heating*

Low energy LED down lighting throughout  
Extractor fans and multi point shaver sockets to all bathrooms and en-suites  
Mains operated heat/smoke detectors  
Switches/sockets finished in brushed brass  
Telephone/TV aerial points to selected rooms  
USB double sockets to bedrooms  
Energy efficient boiler

## *Architectural Features*

New double glazed sash windows  
Heritage panel doors and architraves with brushed brass ironmongery  
Restored stone fire place surrounds and hearths in selected apartments  
Designer column radiators

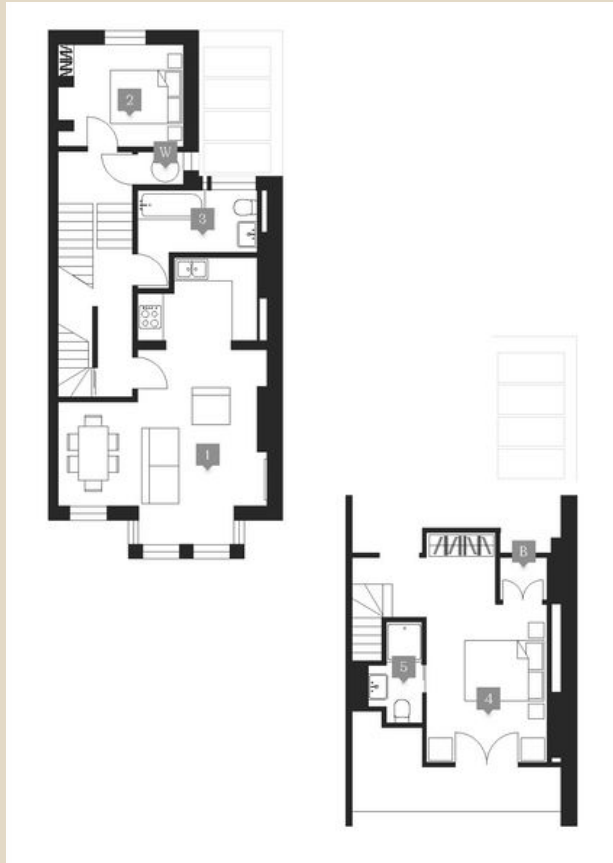
## *Decoration and Finishes*

Farrow and Ball colour palette to all walls and ceilings  
Bespoke oak engineered flooring to all living rooms  
Luxury silk effect carpet to bedrooms  
Built in wardrobes to master bedroom to selected apartments

## *External and Common Ways*

External terrace or garden to all apartments  
Internal hallways fully decorated with carpet runner and decorative carpet bars  
Large separate postboxes in entrance hall

# Floorplans



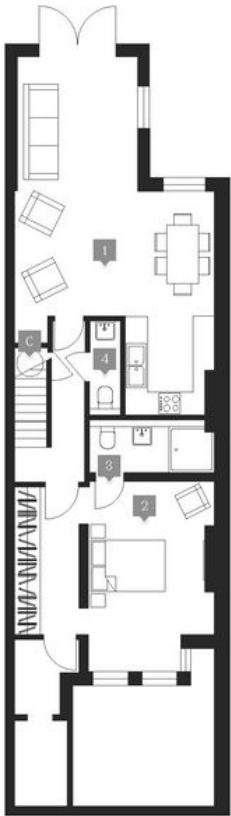
## First Floor Apartment

Room	Metres	Feet/Inches
1. Living Room and Kitchen	5.2 x 7.15	17.0 x 23.4
2. Bedroom 1	3.1 x 2.5	10.2 x 8.2
3. Bedroom 2	5.8 x 4.0	19.0 x 13.1
4. Bathroom	1.5 x 2.95	4.9 x 9.7
5. Ensuite Bathroom	1.7 x 1.9	5.6 x 6.2

Key:  
B – Balcony  
W – Washing Machine

EPC **B**  
sq.ft. **813**  
sq.m. **76**

# Floorplans



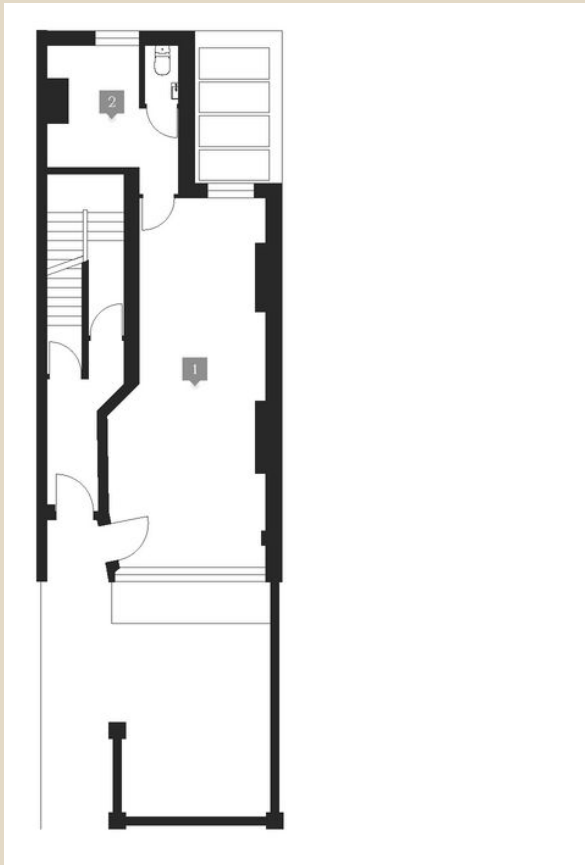
## Garden Apartment

Room	Metres	Feet/Inches
1. Living Room and Kitchen	5.2 x 9.4	17.0 x 30.8
2. Bedroom	5.2 x 4.95	17.0 x 16.2
3. Ensuite Bathroom	1.4 x 3.25	4.6 x 10.7
4. Washroom	8.0 x 2.45	26.2 x 8.0

Key:  
B – Balcony  
W – Washing Machine

EPC **C**  
sq.ft. **1057**  
sq.m. **98**

# Floorplans



## Ground Floor Shop

Room	Metres	Feet/Inches
1. Main shop	3.75 x 8.8	12.3 x 28.8
2. Storage area & washroom	3.15 x 2.8	10.3 x 9.2

Key:  
B – Balcony  
W – Washing Machine

EPC **C**  
sq.ft. **449**  
sq.m. **42**



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