

the point



eight **luxury** 1 & 2 bedroom apartments | one **stunning** 3 bedroom penthouse | all with **private outdoor space**

The Upper Drive | **Hove**

the upper drive



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what's the point?

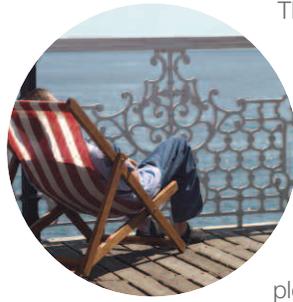
a new concept in designer city apartments, created with flair and passion to deliver a superb contemporary living environment



Based in Surrey and established in 2004, award winning T H Smith Construction is a family run boutique development company working on projects throughout London and the South East. We pride ourselves as a highly skilled team on our attention to detail, specialising in all types of construction work including, new build and conversion, heritage restoration work, basements, groundworks, structural concrete, hand built kitchens, bathrooms and interiors.

From stunning Grade II listed conversions through to impressive new properties, our team of skilled craftsmen create beautiful homes, both inside and out, in desirable locations.

Five storey contemporary apartments, Coulsdon, Surrey.



The Point is an elegant boutique development of just nine spacious and stylish apartments, each with a luxurious specification which will seduce and delight. Tremendous attention has been paid to every detail and the advanced design, incorporating sustainable energies, will please the most discerning purchaser.

BRIGHTON & HOVE

The best of the city of Brighton & Hove is only a short distance away and offers a world-class range of leisure, culture and entertainment. From the romance of the promenade and the bohemian boutiques, to the pageantry of the annual parades and festivals and the sensual delights of the galleries, cool bars and fashionable restaurants, the city continues to enchant new residents as it has done so for more than two centuries.

The legendary Brighton & Hove promenade is a mere 15 minutes' walk away, and the health and well-being activities of Hove Park, Hove Recreation Ground, and Hove Green are close by.

THE SOUTH DOWNS

The stunning South Downs National Park provides a spectacular setting within easy reach for walking, cycling, golf and horse-riding.

GETTING AROUND

Numerous regular bus routes and cycle paths will take you to all parts of the City and beyond while Hove railway station is approximately 10 minutes' walk and offers a fast service to Gatwick, London Victoria and London Bridge stations.

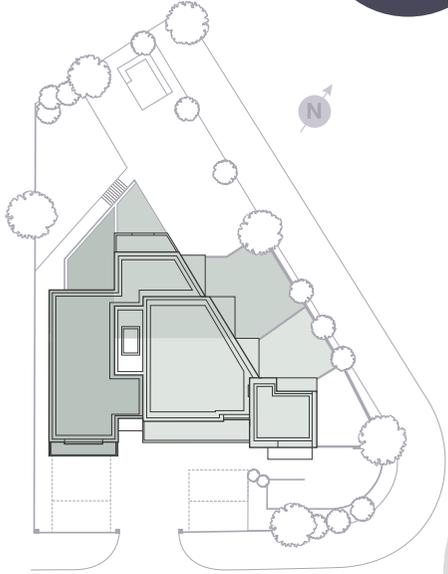
By road, the A27 is within easy access running west towards Portsmouth and the M27 and east to Brighton where the A23 gives access north to the M23 and M25 and the national motorway network beyond.

apartment | 1 |

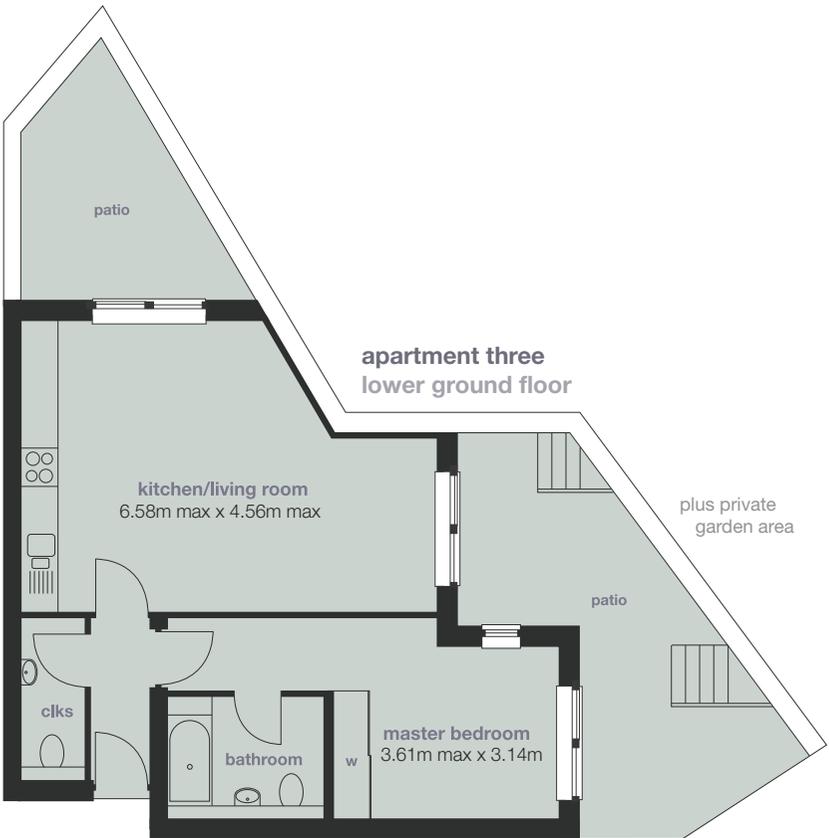


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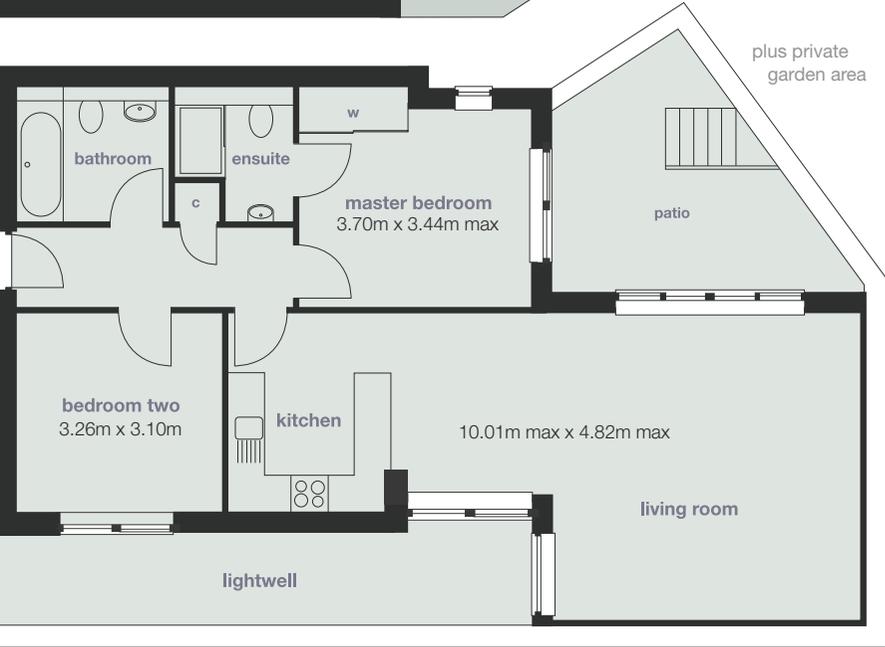
apartments | 1 | 2 | 3 | the point



apartment one lower ground floor

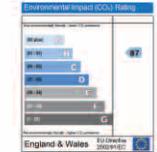
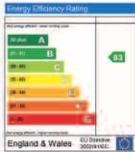


apartment three lower ground floor

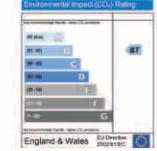
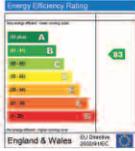


apartment two lower ground floor

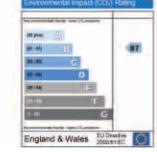
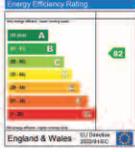
Predicted Energy Assessments



apartment one



apartment two

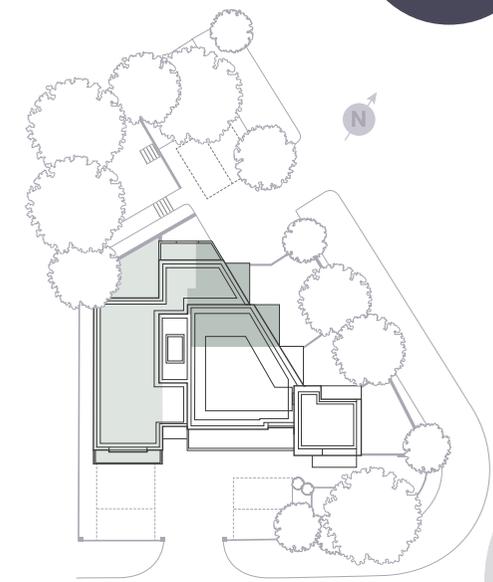


apartment three

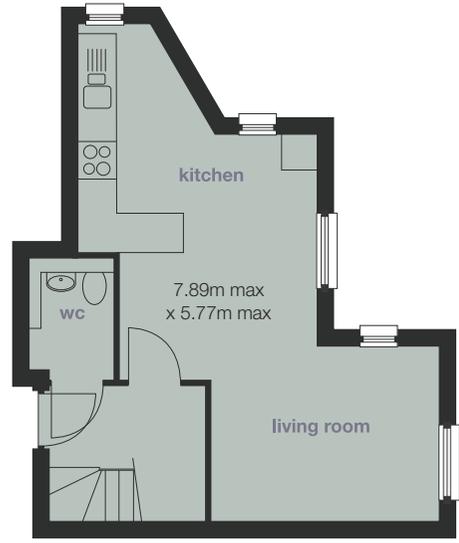
old shoreham road



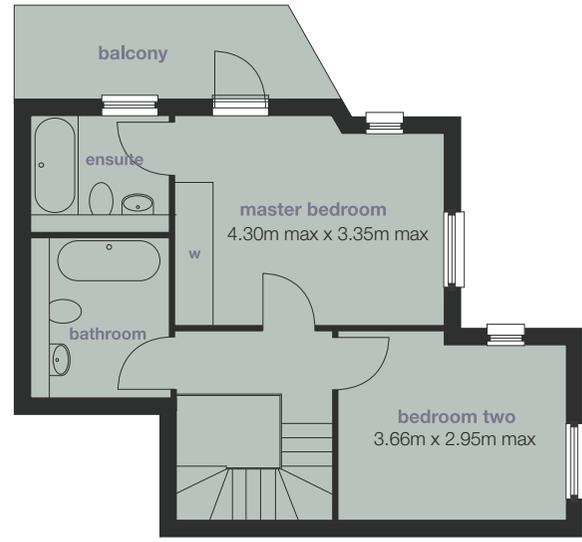
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apartment four ground floor

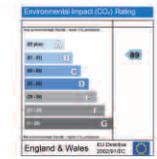
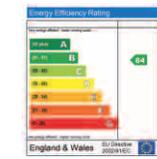


apartment six ground floor

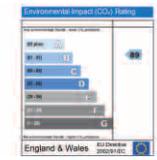
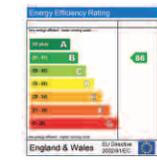


apartment six first floor

Predicted Energy Assessments



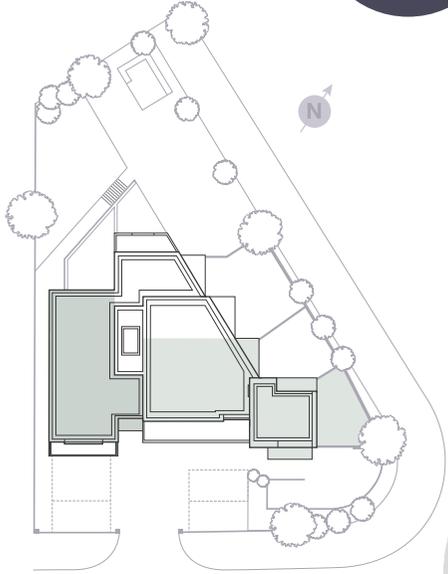
apartment four



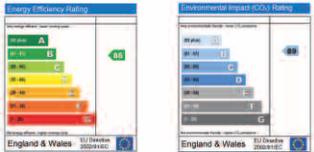
apartment six



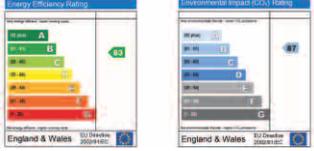
apartments | 5 | 7 | 8 | the point



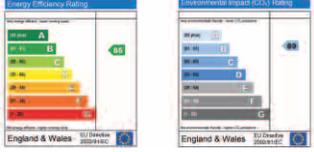
Predicted Energy Assessments



apartment five



apartment seven



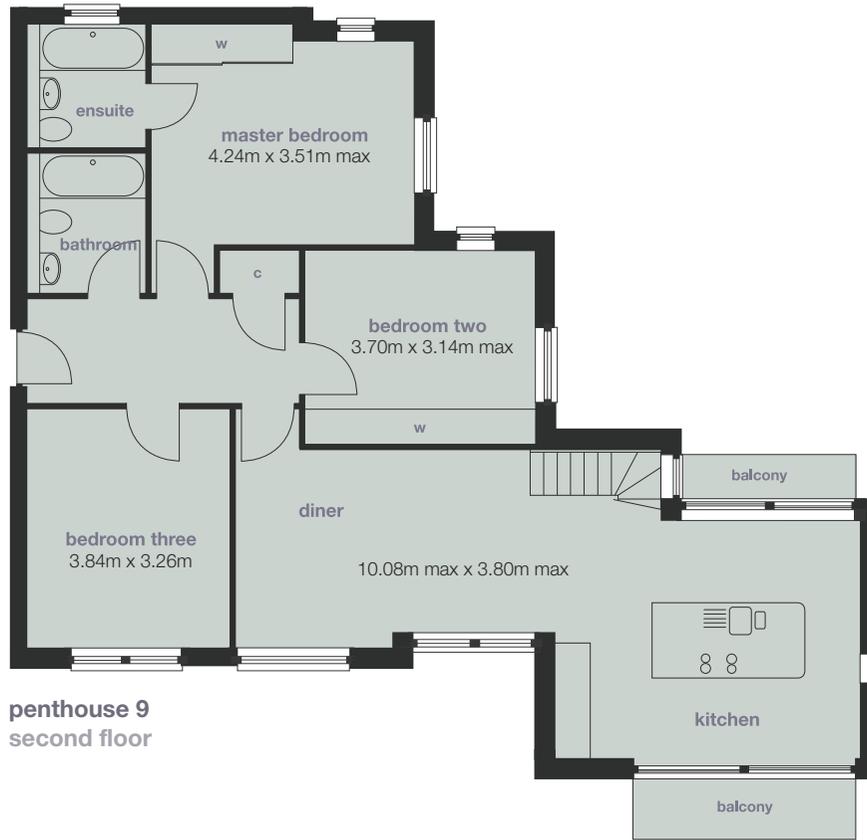
apartment eight

the point site layout

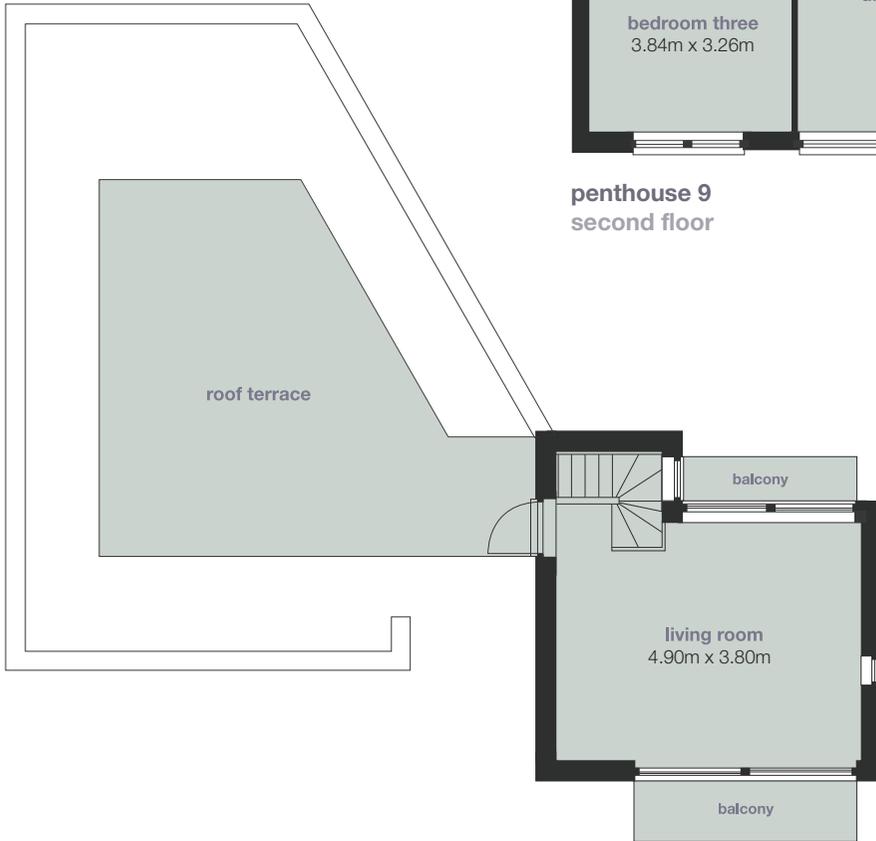


T H E U P P E R D R I V E

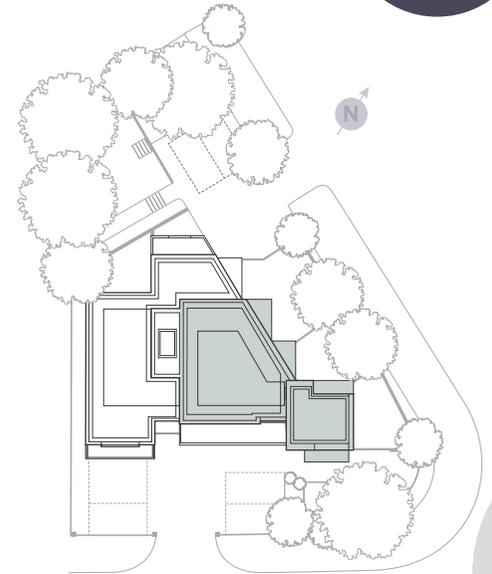
Site layout is for illustrative purposes only. Exact finishes must be verified. Specification is for guidance only and images shown are for illustrative purposes only. The developer reserves the right to alter room and floor layouts at any time.



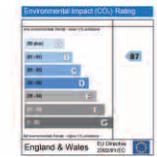
penthouse 9
second floor



penthouse 9
third floor



Predicted Energy Assessment



penthouse nine

finishing the point



seamless lines for ultra smooth
kitchens, contemporary
bathrooms and en-suites to
seduce and delight

Smooth clean lines create the perfect kitchen and bathrooms for each apartment. Fully fitted kitchens are individually designed featuring Second Nature soft close matt white handleless units from the Remo range along with LED under lighting. Quartz upstands and worktops, with draining grooves, and Franke Kubus undermounted sinks coupled with Siemens integrated appliances complete the look.

Laufen Pro contemporary bathroom suites fitted with quality Grohe fittings including precision thermostatically controlled showers and full height travertine tiling and flooring give the ultimate look in luxury and feel.

And, for the ultimate in creature comforts, underfloor heating with individual room thermostats is a feature throughout each home.



Kitchens

Fully fitted kitchens with matt white handleless soft close units and LED under lighting

Quartz worktops with draining grooves and upstands

Franke Kubus undermounted stainless steel sinks with Olympus taps

Glass splashbacks behind hob to some apartments

Siemens integrated appliances including fridge, freezer, dishwasher, washing machine

and microwave

Bathrooms | En suites | Cloakrooms

Laufen Pro contemporary bathroom suites

Full height travertine tiling and flooring

Heated chrome finish towel rail

Interiors

Walnut finish fitted wardrobes provided to all master bedrooms

A mix of either quality neutral coloured fitted carpets and walnut finish wood flooring throughout

Neutral finish to walls, ceilings, architraves and skirtings throughout

LED lighting throughout and recessed downlights in selected rooms

Fire rated walnut finish flat panel front and internal doors

Nickel chrome switch plates and door furniture throughout

Generous TV, telephone, light and power points

Heating

AA* rated electric combi boilers throughout delivering high efficiency precise control

Underfloor heating system throughout each property with individual room thermostats

Exteriors

Green sedum roof designed to attract butterflies

Paved patio areas and decked balconies to selected properties with external lighting

Fully landscaped communal garden area

Secure cycle store

Lockable rear access gate

Allocated parking space to penthouse

Media

Pre-wired for TV, telephone, broadband and communal satellite dish installation

Security

Video entry system

Mains-fed smoke detectors with battery back-up

Guarantee

Designed to Lifetime Homes standard

LABC Buildmark warranty

Lease

Each property has a 125 year lease



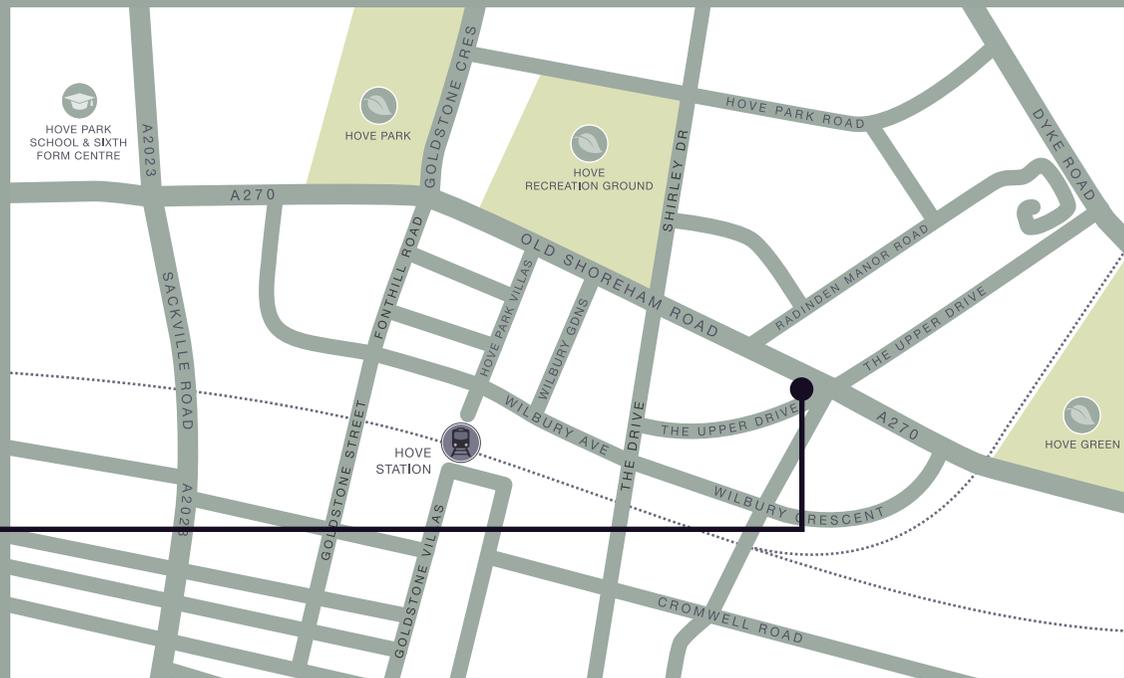
Computer generated image shows typical kitchen layout.



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BUILDING EXCELLENCE
AWARDS 2014
WINNER



These particulars are for illustration only. All dimensions are approximate. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. External finishes and landscaping may vary. Please refer to Sales Advisors for further details. The Point is a marketing name only.