



AYMER HOUSE

PENTHOUSES



AN EXCLUSIVE COLLECTION OF BRAND NEW PENTHOUSE APARTMENTS WITH STUNNING VIEWS ACROSS HOVE TOWARDS THE SEAFRONT. FEATURING PRIVATE ROOF TERRACES, BESPOKE KITCHENS WITH NEFF APPLIANCES, STYLISH CONTEMPORARY INTERIORS, ALLOCATED GARAGES WITH EV CHARGING, 999-YEAR LEASES AND 10-YEAR WARRANTIES.

WELCOME

AYMER HOUSE IS AN EXCLUSIVE COLLECTION OF BRAND NEW PENTHOUSES POSITIONED IN ONE OF HOVE'S MOST DESIRABLE RESIDENTIAL SETTINGS.

The apartments enjoy elevated views across Hove towards the seafront, thoughtfully designed throughout, featuring expansive private roof terraces, floor-to-ceiling aluminium framed sliding doors and light-filled open plan living spaces, providing a seamless connection between living space for entertaining, dining and relaxing outdoors.

Carefully considered interiors balance clean modern design with warm natural finishes,

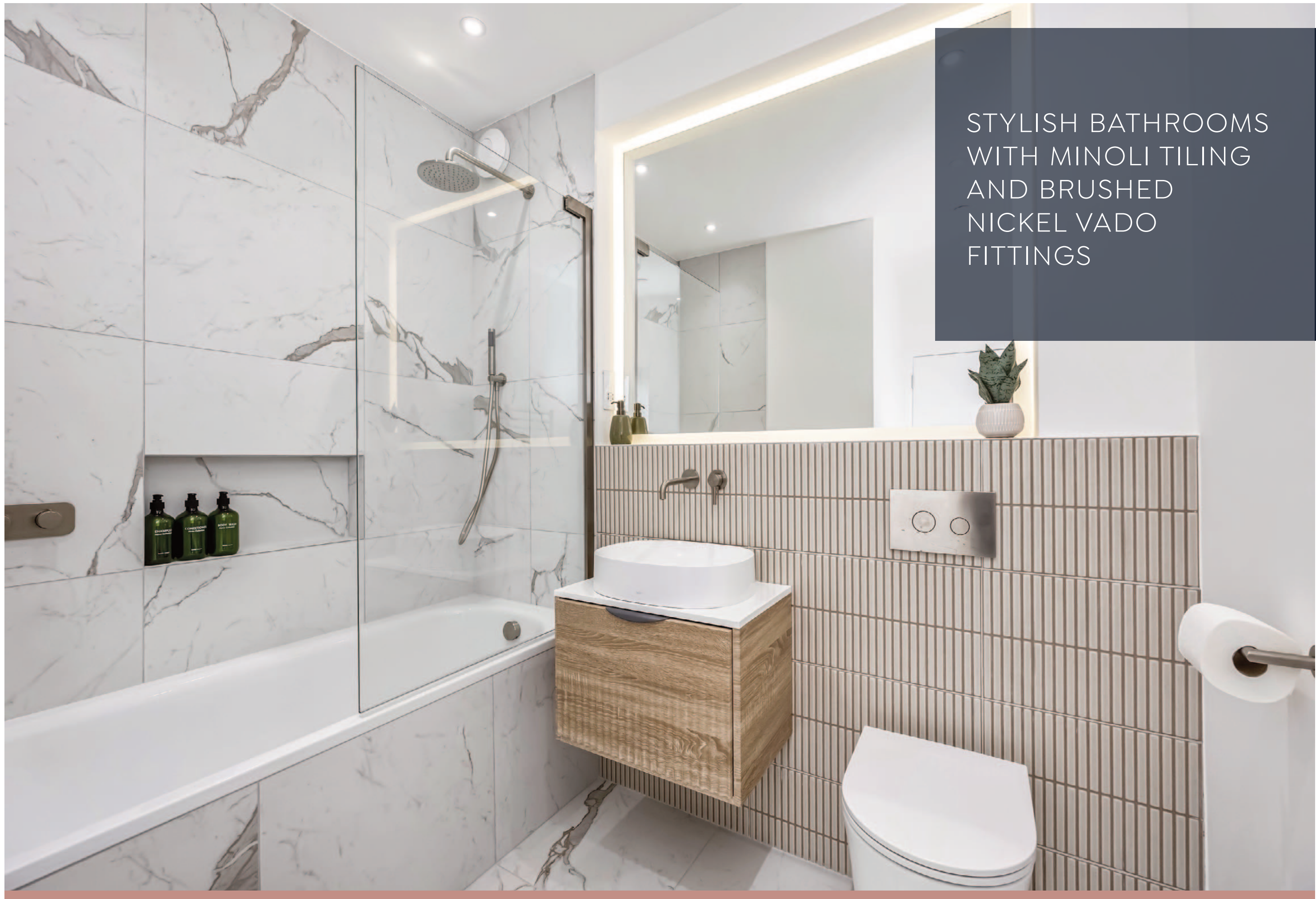
creating homes that feel both elegant and welcoming; the combination of bespoke kitchens, elegant bathrooms and thoughtfully selected engineered wood flooring and refined finishes brings a strong sense of quality and understated luxury to each apartment. The bespoke kitchens pair reed green and oak-effect handleless cabinetry with quartz stone worktops and integrated NEFF appliances, while

bathrooms are finished with Minoli tiling and brushed nickel VADO fittings for a refined, contemporary feel.

Alongside the comfort of modern specification, Aymer House also offers the convenience and reassurance increasingly expected of contemporary living, including private allocated garages with electric roller doors and EV charging provisions, brand new 999-year leases and a 10-year New Build Advantage warranty.

PRIVATE ROOF
TERRACES IDEAL
FOR OUTDOOR
ENTERTAINING
AND RELAXATION





STYLISH BATHROOMS
WITH MINOLI TILING
AND BRUSHED
NICKEL VADO
FITTINGS



LIGHT FILLED
WITH FLOOR
TO CEILING
ALUMINIUM
FRAMED DOUBLE
GLAZED SLIDING
DOORS

BEAUTIFUL BEDROOMS
TO RELAX & RECHARGE
WITH FITTED LEGNO
CASHMERE STYLED
WARDROBES



BESPOKE REED GREEN
& OAK EFFECT
HANDLELESS KITCHENS
WITH QUARTZ STONE
WORKTOPS WITH
INTEGRATED NEFF
APPLIANCES





STUNNING ELEVATED
VIEWS ACROSS HOVE
AND TOWARDS THE
SEAFRONT



AN EXCLUSIVE COLLECTION OF PENTHOUSE APARTMENTS

- ENGINEERED WOOD FLOORING TO LIVING SPACES WITH CARPETS TO BEDROOMS
- PRIVATE ALLOCATED GARAGES WITH ELECTRIC ROLLER DOORS WITH EV CHARGING PROVISIONS
- 10 YEAR NEW BUILD ADVANTAGE WARRANTY AND BRAND NEW 999 YEAR LEASES





AYMER  HOUSE
PENTHOUSES

THE PERFECT LOCATION

LOCATED ON AYMER ROAD, POSITIONED MOMENTS FROM THE SEAFRONT AND CLOSE TO HOVE'S INDEPENDENT SHOPS, RESTAURANTS AND GREEN OPEN SPACES, AYMER HOUSE IS IDEAL TO ENJOY THE BEST OF BRIGHTON & HOVE'S COASTAL LIFESTYLE.

Hove Beach Park, Hove Lagoon and the expansive seafront promenade are all within easy reach, offering watersports, outdoor fitness, cycling routes and green open spaces along the coastline.

The surrounding neighbourhood is well known for its independent character, with nearby Church Road, George Street and Portland Road home to an excellent selection of cafés, restaurants, boutiques and specialist retailers. Residents are also ideally placed to enjoy Hove's thriving cultural and social scene, from renowned restaurants including etch. and Michelin-starred Mare by Rafael Cagali to annual events such as Brighton Festival, Paddle Round the Pier and Brighton Pride.

HOVE ACTUALLY

LOCATED JUST A SHORT STROLL FROM HOVE SEAFRONT, AYMER HOUSE IS IDEALLY POSITIONED FOR ENJOYING THE CITY'S OUTDOOR LIFESTYLE, WITH EASY ACCESS TO THE BEACH, PROMENADE AND THE EXPANSIVE GREEN OPEN SPACES OF HOVE LAWNS AND WESTERN LAWNS THAT RUN PARALLEL TO THE COASTLINE.

To the west, Hove Beach Park has recently transformed this stretch of the seafront into one of the area's leading recreational destinations. Alongside the long-established Hove Lagoon watersports hub, the park now features padel and tennis courts, a roller and skate park, pump track, playgrounds and landscaped public spaces designed for all ages to enjoy throughout the year. Hove Lagoon itself continues to offer sailing, paddleboarding, kayaking and a variety of watersports activities, contributing to the area's active coastal atmosphere.

Heading east, the wide seafront promenade connects Hove to central Brighton via a dedicated cycle lane and

uninterrupted coastal pathway extending towards Black Rock and Brighton Marina. The beach and promenade remain central to everyday life in the city, whether for walking, cycling, sea swimming, or simply enjoying views across the English Channel.

Hove Lawns and Western Lawns are well known for hosting outdoor fitness classes and community events throughout the year, including yoga, running clubs, bootcamps and seasonal festivals. The open green spaces also provide a setting for food events, markets and live performances during the summer months, adding to the area's strong sense of community and outdoor living.

Further along the coast towards central Brighton, the restored Victorian bandstand and the remains of the historic West Pier continue to define one of the city's most recognisable seafront views. During the autumn and winter months, the area is also known for the spectacular murmuration of starlings that gather around the pier at sunset.

Residents at Aymer House are also well placed to enjoy Brighton & Hove's wider cultural attractions, from independent galleries and theatres to the city's renowned shopping districts, historic lanes and year-round calendar of events and entertainment.





AYMER  HOUSE
PENTHOUSES

DRINKING & DINING

AYMER HOUSE IS WITHIN EASY REACH OF A WIDE RANGE OF CAFÉS, RESTAURANTS AND LEISURE DESTINATIONS THAT DEFINE THIS PART OF THE CITY'S COASTAL LIFESTYLE.

Close to Hove Beach Park and Western Lawns, Off The Beach Café provides a relaxed setting for coffee, breakfast or lunch overlooking the sea, while the nearby promenade and green open spaces make the area particularly popular for walking, cycling and watersports.

Further along the seafront, Rockwater Hove has become a well-established part of Hove's social and wellness scene. In addition to its restaurants and rooftop terrace, the venue hosts a regular programme of fitness classes, live events and community activities throughout the year, making full use of its prominent beachfront setting.

Hove's dining scene has also gained increasing national recognition in recent years. Steven Edwards' etch., located on Church Road, is known for its modern tasting menus and refined British cuisine, while Michelin-starred Mare by Rafael Cagali has further strengthened the area's reputation for destination dining with its contemporary seafood-focused menu and elegant coastal interiors.

Together with respected local restaurants such as Wild Flor, these venues contribute to Hove's growing profile as one of the South Coast's leading food destinations.

For more informal dining and everyday convenience, the surrounding area offers an excellent selection of independent cafés,

bakeries and coffee shops. From locally roasted coffee at Small Batch and artisan pastries from Gail's to traditional Italian gelato at Marrocco's, Aymer House is ideally positioned to enjoy Hove's relaxed and well-established café culture.

ARTS, ENTERTAINMENT & HERITAGE

KNOWN FOR ITS ELEGANT SEAFRONT ARCHITECTURE, BROAD AVENUES AND STRONG SENSE OF COMMUNITY, HOVE OFFERS A MORE RELAXED PACE OF COASTAL LIVING WHILE REMAINING CLOSELY CONNECTED TO THE ENERGY AND CREATIVITY OF NEIGHBOURING BRIGHTON.

Residents at Aymer House are ideally placed to enjoy Hove's thriving cultural scene with a variety of local arts venues, public spaces and community activities that contribute to the area's distinctive character.

The Old Market, one of the area's best-known arts venues, hosts a varied year-round programme of live music, theatre, comedy, dance and visual arts within its restored historic building. Hove is also celebrated for its creative community through the annual Artist Open Houses festival, where local artists and makers open their homes and studios to the public across the city.

Throughout the year, Hove Lawns and the surrounding seafront provide the setting for a wide variety of outdoor events and celebrations. From food festivals, artisan markets and outdoor fitness sessions to live music performances and community events, the coastline plays an important role in the city's social calendar. Hove also forms part of several major annual events, including Brighton Marathon Weekend and Brighton Pride, both of which attract visitors from across the UK and beyond.

Across the wider city, Brighton & Hove is internationally recognised for its vibrant arts and

entertainment scene, hosting a packed programme of events throughout the year. Major annual events including Brighton Festival, Brighton Fringe and The Great Escape continue to attract artists, performers and visitors from around the world, while highlights such as Paddle Round the Pier and Burning the Clocks, the Brighton Kite Festival, Artists Open Houses and festive winter celebrations contribute to the city's lively atmosphere across every season. Together, these events help reinforce Brighton & Hove's reputation as one of the UK's most dynamic and culturally diverse coastal destinations.





SHOPPING

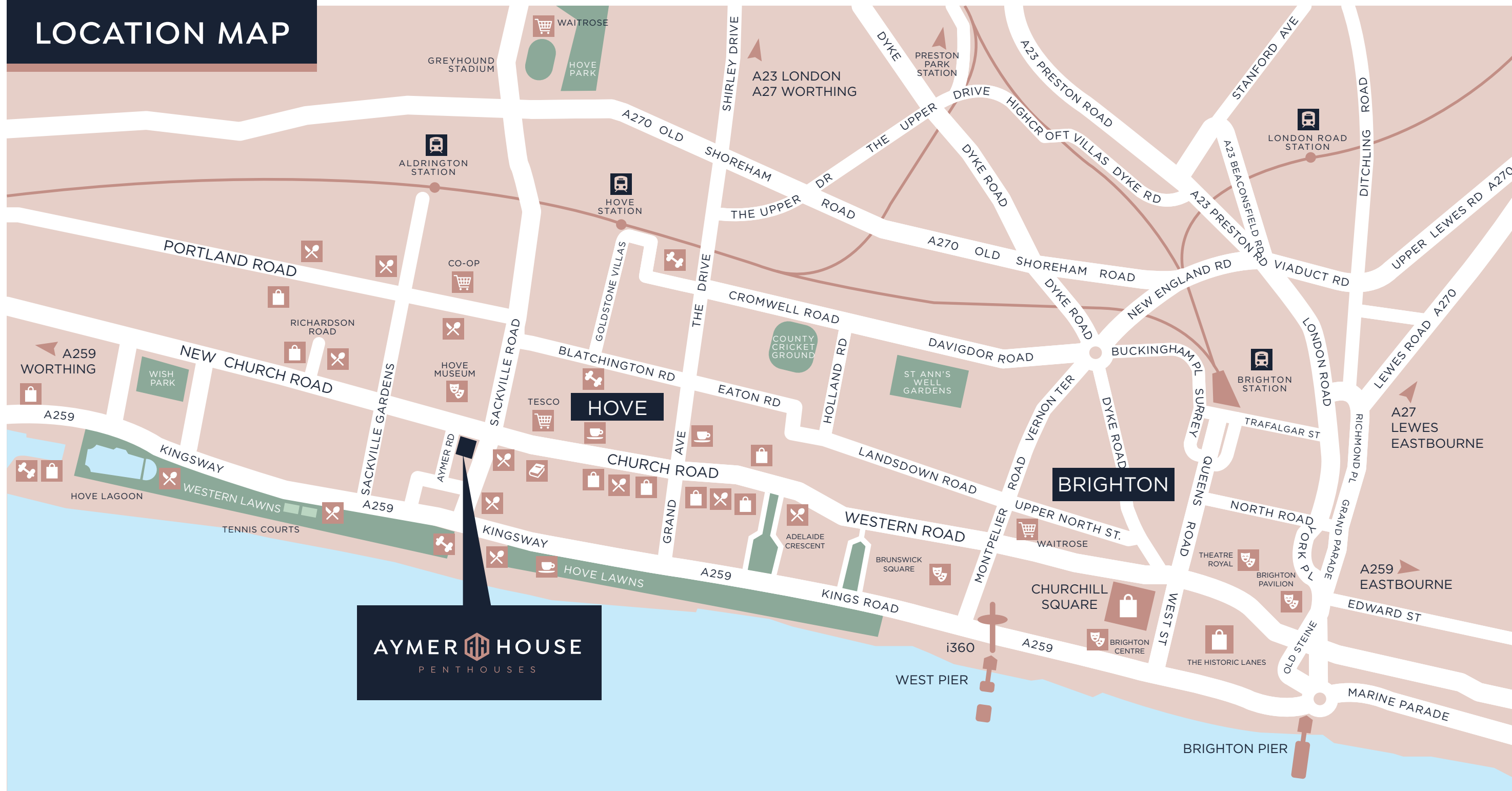
EVERYDAY ESSENTIALS ARE ALL WITHIN EASY REACH AT
AYMER HOUSE, WITH NEARBY LOCAL SHOPS AND
CONVENIENCES SERVING THE SURROUNDING
NEIGHBOURHOOD.

Close by, New Church Road, Portland Road, George Street and Sackville Road offer a strong mix of independent retailers and specialist businesses that contribute to Hove's distinctive neighbourhood character. From artisan bakeries and florists to interior design studios, delicatessens, wine merchants and independent wellness and lifestyle stores, the area is particularly well suited to day-to-day living.

Church Road, one of Hove's principal shopping destinations, is also within easy reach and offers a wider selection of boutiques, beauty salons, fitness studios and national retailers alongside long-established independent businesses. The surrounding streets are known for their relaxed atmosphere and strong sense of community, with many residents choosing to shop locally.

Heading further east towards Brighton, Western Road and the historic Lanes provide an even broader retail experience, with everything from designer fashion and contemporary homeware to galleries, antiques and independent jewellers. Together, the surrounding neighbourhoods offer a varied and well-established shopping scene that reflects Brighton & Hove's reputation for independent businesses and creative culture.

LOCATION MAP



TO TRAIN STATIONS

Hove Station	0.8 miles
Aldrington Station	1.2 mile
Brighton Station	2.2 miles

TRAINS FROM HOVE

Gatwick	33 minutes
London Bridge	75 minutes
London Victoria	68 minutes

Times taken from National Rail



WALKING

Seafront	0.4 miles
Hove Lawns	0.6 mile
Hove Lagoon	0.6 miles
Church Rd Shopping	0.8 miles
Local Shops	0.4 miles



CAR

Central Brighton	2.4 miles
Brighton Pier	2.3 miles
Brighton Marina	5.1 miles
Devil's Dyke	2.8 miles

SPECIFICATION

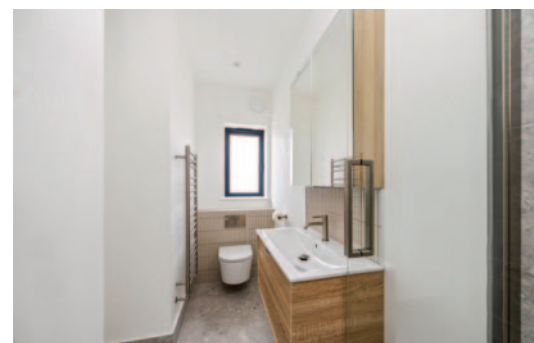
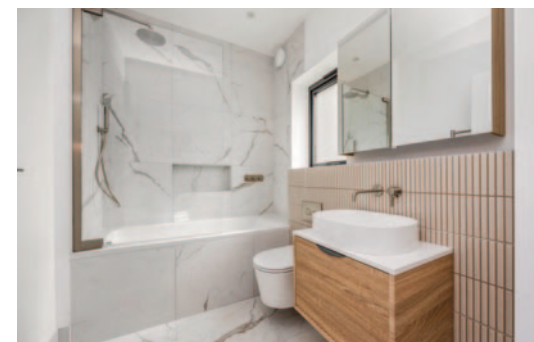
KITCHEN

- Reed green & oak wood effect handleless kitchen units from Brighton & Hove Kitchens
- Quartz stone worktops with an upstand backsplash
- LED Under cabinet lighting
- Integrated appliances including:
 - NEFF fan oven
 - Microwave (Penthouses 23 & 25 only)
 - Dishwasher
 - Washing machine
- Boiling Tap



BATHROOM & ENSUITE

- Minoli Square tiled walls in 'Exigo Calacutta' with feature alcove or
- Minoli Square tiled walls in 'Norway Vit'
- VADO 3 Outlet Thermostatic Shower Valve with All-Flow function, finished in a brushed nickel
- Feature porcelain tiled splashback
- Mirrored LED vanity cupboard
- VADO floating fluted oak vanity unit with a stylish ceramic basin
- VADO wall mounted basin mixer tap in brushed nickel
- Electric towel radiator with thermostat in brushed black



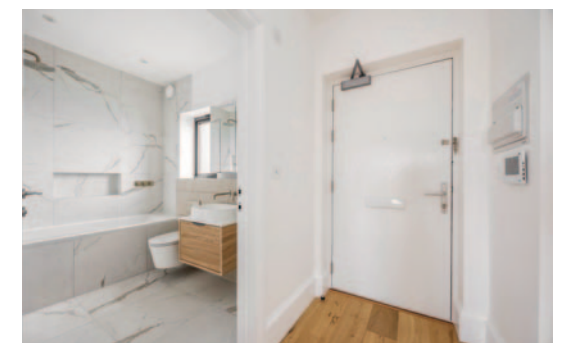
FLOORING

- Engineered wood flooring in entrance hallways and living areas
- Neutral carpet to bedrooms
- Porcelain outdoor tiles in a matt finish with terrazzo effect



EXTRA DETAILS

- LEGNO Cashmere wood effect wardrobes to principal bedrooms from Lorien Interiors
- Aluminium framed doubled glazed floor to ceiling windows and sliding doors
- Composite multi-locking apartment door FD30
- LED downlighting throughout
- Video Intercom entry system
- Fibre broadband via Openreach
- Honeywell Home Thermostat
- 10 Year Advantage new build warranty
- Brand new 999 year lease
- Garage, including electric roller door and EV charger
- PV Panel for Penthouse 24

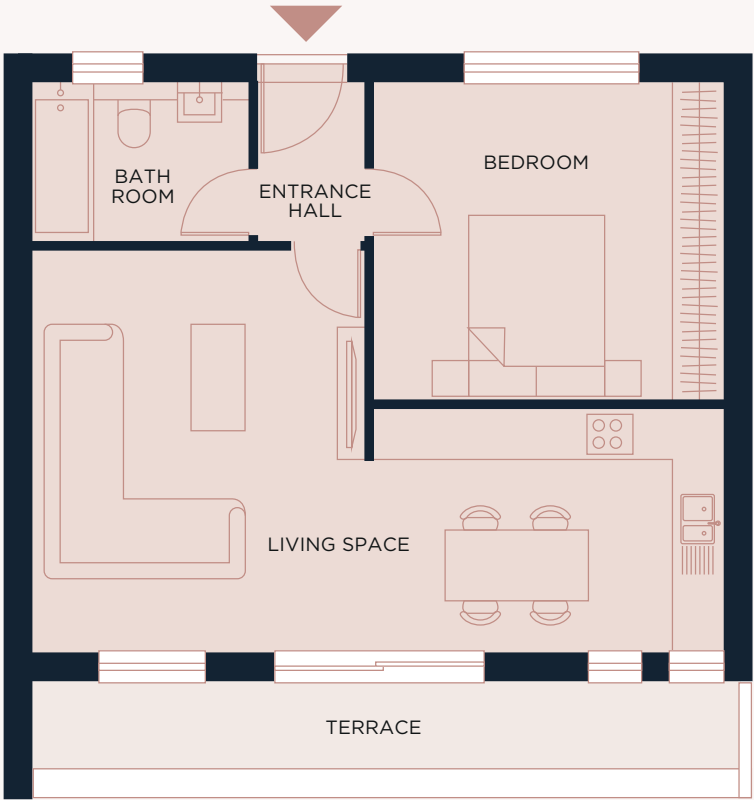




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PENTHOUSES

THE FLOOR PLANS

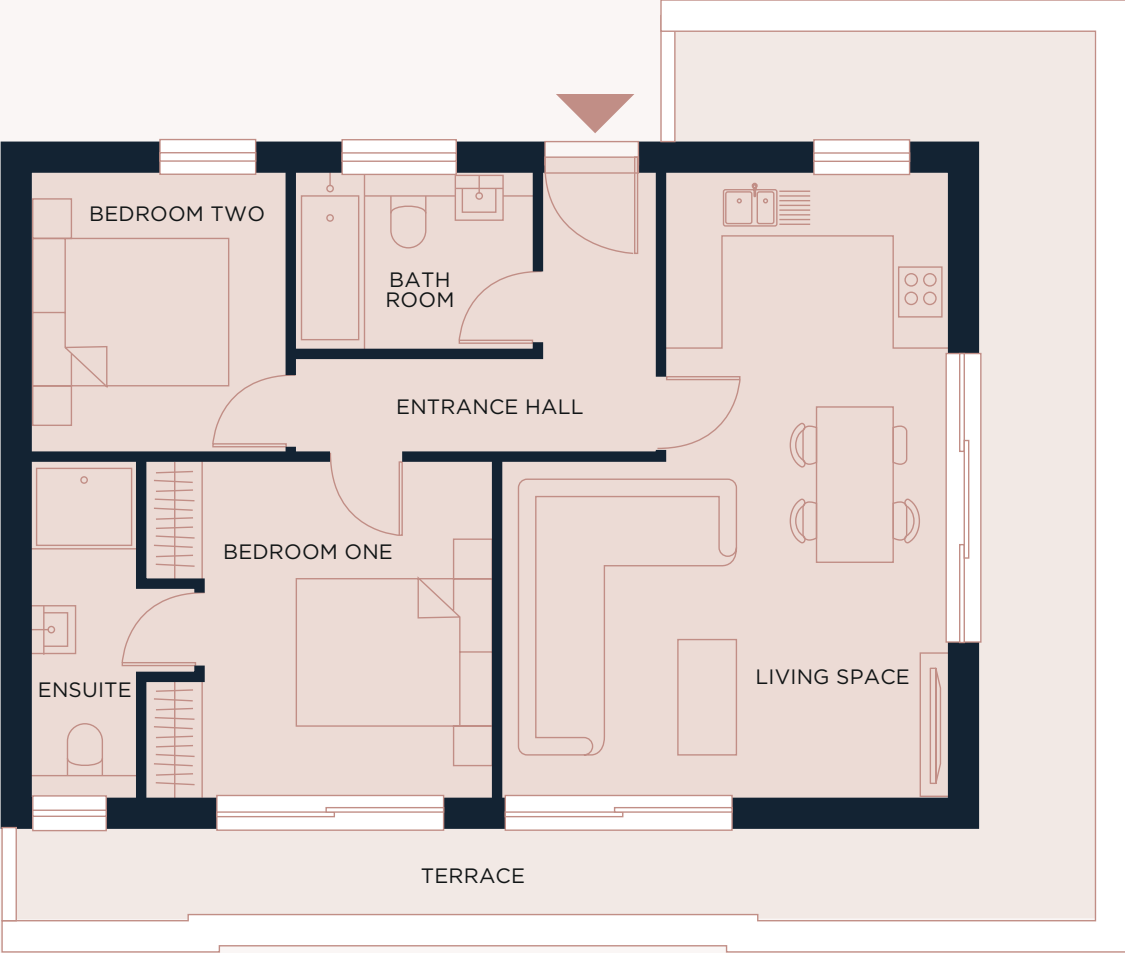


PENTHOUSE ONE	SQM	SQFT
Living Space	4.61 x 7.98	15'1 x 26'2
Bedroom 1	3.62 x 3.45	11'9 x 11'3
Terrace	5m ²	52ft ²
TOTAL AREA	55 sqm	590 sqft

Please note: Room measurements are internal measurements taken from the widest point of each room. Total Area is based on the gross measurement of the whole property. All plans are for illustrative purposes only, full technical drawings are available upon request.

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PENTHOUSE
NUMBER 24



PENTHOUSE TWO	SQM	SQFT
Living Space	6.49 x 4.82	21'3 x 15'8
Bedroom One	3.48 x 2.87	11'4 x 9'4
Bedroom Two	2.55 x 2.88	8'4 x 9'5
Terrace	18.5m ²	200ft ²
TOTAL AREA	79.5 sqm	857 sqft

Please note: Room measurements are internal measurements taken from the widest point of each room. Total Area is based on the gross measurement of the whole property. All plans are for illustrative purposes only, full technical drawings are available upon request.

PENTHOUSE
NUMBER 25



PENTHOUSE THREE	SQM	SQFT
Living Space	5.56 x 6.59	18'2 x 21'6
Bedroom One	3.05 x 4.07	10'0 x 13'4
Bedroom Two	3.17 x 4.07	10'4 x 13'4
Terrace	42m ²	450ft ²
TOTAL AREA	119 sqm	1279 sqft

Please note: Room measurements are internal measurements taken from the widest point of each room. Total Area is based on the gross measurement of the whole property. All plans are for illustrative purposes only, full technical drawings are available upon request.

AYMER HOUSE

P E N T H O U S E S

NEW HOMES WARRANTY BY



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Design by Proworx :: proworx.co.uk

Please note: These details are intended to give a general indication of the proposed development and floor layout. The developer reserves the right to alter any part of the development, specification, or floor layout at any time. The contents herein shall not form any part of a contract or be a representation inducing any such contract. These properties are offered subject to availability. Applicants are advised to contact the developer's agent to ascertain the availability of any particular type of property. All properties finished to the requirements of the local District Council Planning and Building Control with 10 year Advantage Structural Warranty.