



## School Road, Hove

£995

- The Pinnacle - Beautiful New Homes
- Help to Buy Scheme Available for First Time Buyers
- Allocated Off Road Parking Spaces / EV Chargers
- Secure Your Apartment Now
- Apartments & Penthouses
- Stunning Sea Views

Robert Luff & Co are delighted to offer to market this exclusive new development, comprising of a wide range of beautifully designed apartments, ideally situated in this superb Hove location with a choice of mainline stations nearby, offering travel to London from Brighton in just over an hour with a train every 15 minutes, the extensive shopping parade offering boutique shops, arts and crafts, a vibrant cafe culture and of course the award winning restaurants; not to mention a short walk to the beach where you'll find the famous Palace Pier, Rockwater, British Airways i360 and Hove lawns. The apartments themselves are carefully designed with most enjoying stunning views out to sea, a lift service, integrated appliances and allocated off road parking. Contact us today to secure your dream home.

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**Robert  
Luff  
& Co**  
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## Accommodation

### Agents Notes

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### THE PINNACLE

A contemporary lifestyle living experience

### PROPERTY OVERVIEW

Reaching New Heights

The Pinnacle comprises a magnificent development of 53 apartments nestled a stones throw away from the beach, the Sussex countryside and the vibrant and exciting city of Brighton & Hove. Formerly an office building, The Pinnacle will become an exquisite new landmark for luxury living in Hove. The redesigned facade complemented by the new wings and rooftop penthouses will boast a subtle contemporary design, towering over its surrounding buildings.

### Overview

From chic studios, one and two bedroom apartments and luxurious penthouses with their own private terrace, each property at The Pinnacle will exude five star style. Residents will be presented with a reputable quality of specifications including sleek kitchens with integrated appliances, modern contemporary bathrooms combined with a sense of style flowing through each abode. The new wings and luxurious penthouses will boast their own private terrace offering breathtaking views over the sea or the Sussex countryside. All apartments will have lift access and access to secure parking guaranteeing the ultimate comfort and luxury for each resident.

### Tenure

All apartments have a new 150 year lease.

### What's Available?

Apartments

Studios from £215,000

One Bedrooms from £265,000

Two Bedrooms from £310,000

Penthouses from £550,000

### Main Building

Soaring above the surrounding buildings this former office block, decorated with a contemporary facade, The Pinnacle is set to be a striking residential development. Set amongst the Hove skyline, and nestled between the coast and the Sussex countryside. The building, once complete will provide a sense of luxury and affordability to its future residents.

The main building will consist of 42 chic studios, and one and two bedroom apartments over four floors. Once complete all apartments will be equipped for contemporary living with striking kitchens, eye catching bathrooms complimented by a beautiful finish throughout. The south facing upper floors will benefit from coastal views and all apartments will have access to secure parking and dedicated bike stands.

Floor plans and an accommodation schedule will be posted in due course.

### Penthouses

The focal point of this development will be the magnificent penthouses sprawled across the new fifth floor accommodating only four apartments in excess of 90 sq/m each. These exceptional apartments will be the height of luxury living offering breathtaking views of the coast or the country from their very own private terrace.

The apartments will showcase sleek modern kitchens with quality integrated appliances, stylish cutting edge bathrooms and an enticing open plan living area allowing you to enjoy its luxury and comfort while relishing the amazing views.

Lift access, secure car parking and dedicated bike stands will be provided.



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## Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.