



# POETS MEWS

81A SHIRLEY STREET | HOVE

LEXTONS



# OVERVIEW

Poets Mews is a bespoke development consisting of just four new-build contemporary and eco conscious houses. These are situated in a secure, gated mews on a quiet street in the popular area of Poets Corner, central Hove.

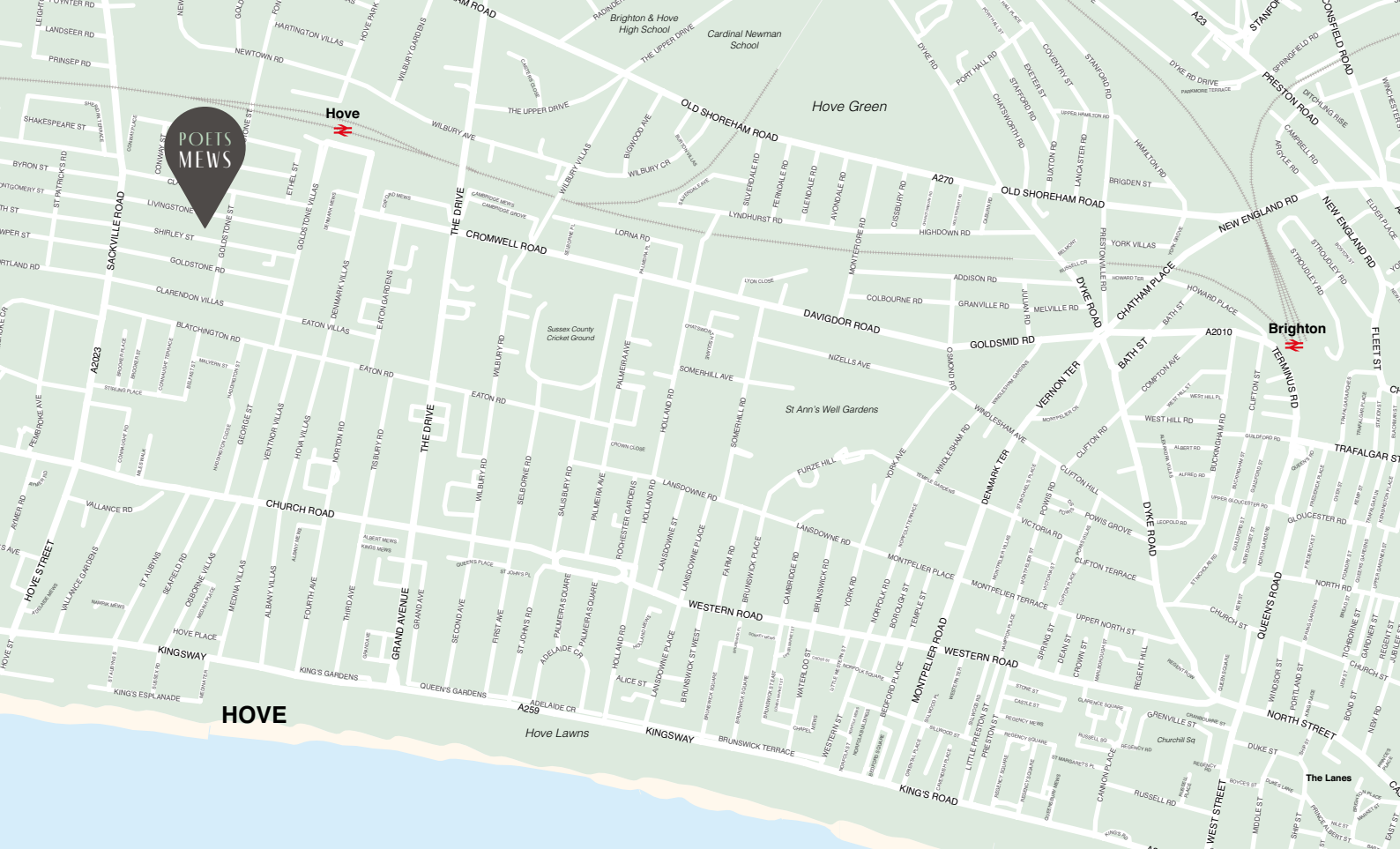
These three storey homes have been designed in a modern Scandinavian style providing simple, clean and functional spaces. Each house offers 2/3 bedrooms including an en-suite in the main bedroom, an office area and underfloor heating throughout. The interiors are light, bright and neutral for you to bring your own personal style to the spaces.

Outside, each house has a patio area within the private mews courtyard which is South facing to catch the sun. The external brickwork is in a smaller style European soft brick to give a contemporary finish.

These houses have been designed for environmentally conscious, modern city residents, with secure bicycle parking and excellent transport links.

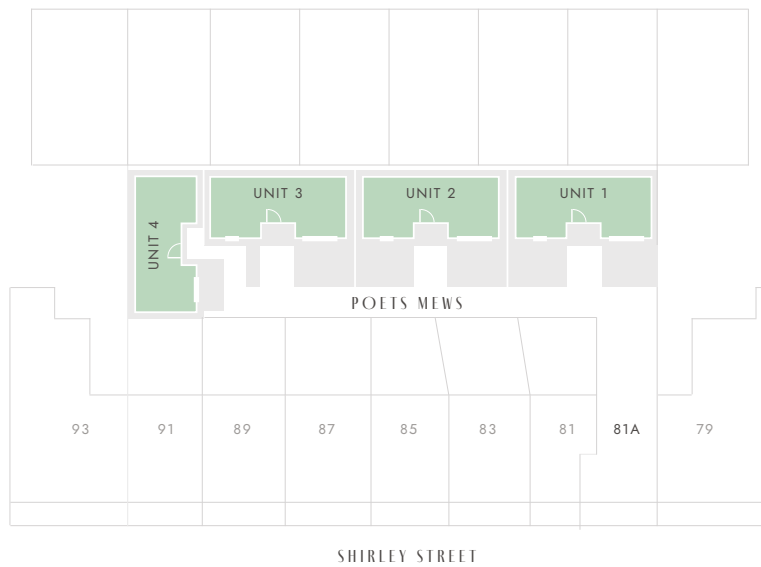
All houses will come with a 10-year New Home Warranty.





# LOCATION

The central Hove location provides access to the bustling cafe culture and shopping districts of Church Road and George Street – just 10 minutes by foot.  
The seafront is also within easy reach.





HOVE SEAFRONT

# SUSTAINABILITY

- The houses are energy efficient by design; the hot water and heating is supplied via air-source heat pumps which are low cost as well as environmentally friendly and given the unpredictable nature of future energy supplies, provide some degree of comfort long term.
- Underfloor heating is installed on every floor. This is fitted under natural oak Quick-Step laminate flooring. These floors have received the EU Ecolabel as they are made from at least 80% sustainably sourced wood. These beautiful floors have a long lifetime and an extended product guarantee.
- Each kitchen is fitted with a boiling water tap, which is more energy efficient and economical than boiling a kettle and also saves space on the worktop.
- All houses are designed to be 19% more energy efficient than the standard building regulations relating to energy performance, in line with Brighton and Hove Council planning requirements.
- The development provides sustainable transport options in the immediate vicinity; Hove mainline railway station (with direct links to London) is only a 6-minute walk and in a 2-minute walk, various bus routes provide access to central Brighton, Worthing and surrounding areas.
- Secure allocated bicycle parking is provided undercover in the main entrance underpass.
- All homes are being constructed to achieve a B rating Energy Performance Certificate (EPC)

# INTERIOR

Poets Mews is accessed through a gated underpass to the private mews courtyard with planters separating the individual patio areas. Each house has a covered porch with a contemporary anthracite grey front door that matches the window frames and is surrounded by large windows to allow plenty of light into the hallway. Each house has a door entry system to allow remote access to visitors at the secure mews gate.

Upon entering the hallway, the curved stairs are in front of you leading to the first floor, the fully fitted kitchen is to the right and the living room to the left. Oak laminate flooring with underfloor heating is fitted throughout.

The most striking feature of the kitchen is the huge floor to ceiling window, which makes up the entire south facing aspect of the kitchen and creates a bright and welcoming space.

The kitchen is fully fitted and comes with a full-size dishwasher, a full height 50/50 fridge freezer, integrated electric oven and induction hob with an extractor fan above. Eye level cupboards wrap around the kitchen area providing ample storage. The stainless-steel sink is fitted under the counter for a sleek look and a 3 in 1 boiling water tap is fitted to provide hot, cold or boiling water with the turn of a tap.

The kitchen units are in matt white, with a sleek handle-less design and soft close doors and drawers throughout. The worktop is a contemporary compact laminate in a grey concrete effect to subtly contrast with the white units, with a matching backboard for a clean unfussy look.





An adjustable Scandi-style rise and fall pendant lamp is fitted over the dining area to allow for an intimate dinner setting when lowered, or more head room for social gatherings when raised up.

A downstairs toilet is provided for convenience and practicality.

On the first floor the main bathroom is fully tiled in light grey hues with feature hexagonal tiles highlighting the beautiful freestanding bath. A floating vanity unit in oak with a white quartz worktop and soft close drawers, supports a countertop basin. An illuminated mirror with demister sits above this. The WC is a back-to-wall pan with the cistern concealed in the wall for a more attractive look. The underfloor heating will provide warmth and comfort to the porcelain floor tiles.

At one end of the bathroom a utility cupboard is situated to provide essential storage space and also plumbing and electrics for a washing machine and tumble drier.

The bath has a practical handheld shower hose, and a further full-size walk-in shower cubicle is positioned in the en-suite of the main bedroom on the same floor. The bedrooms all have oak laminate floors with underfloor heating.

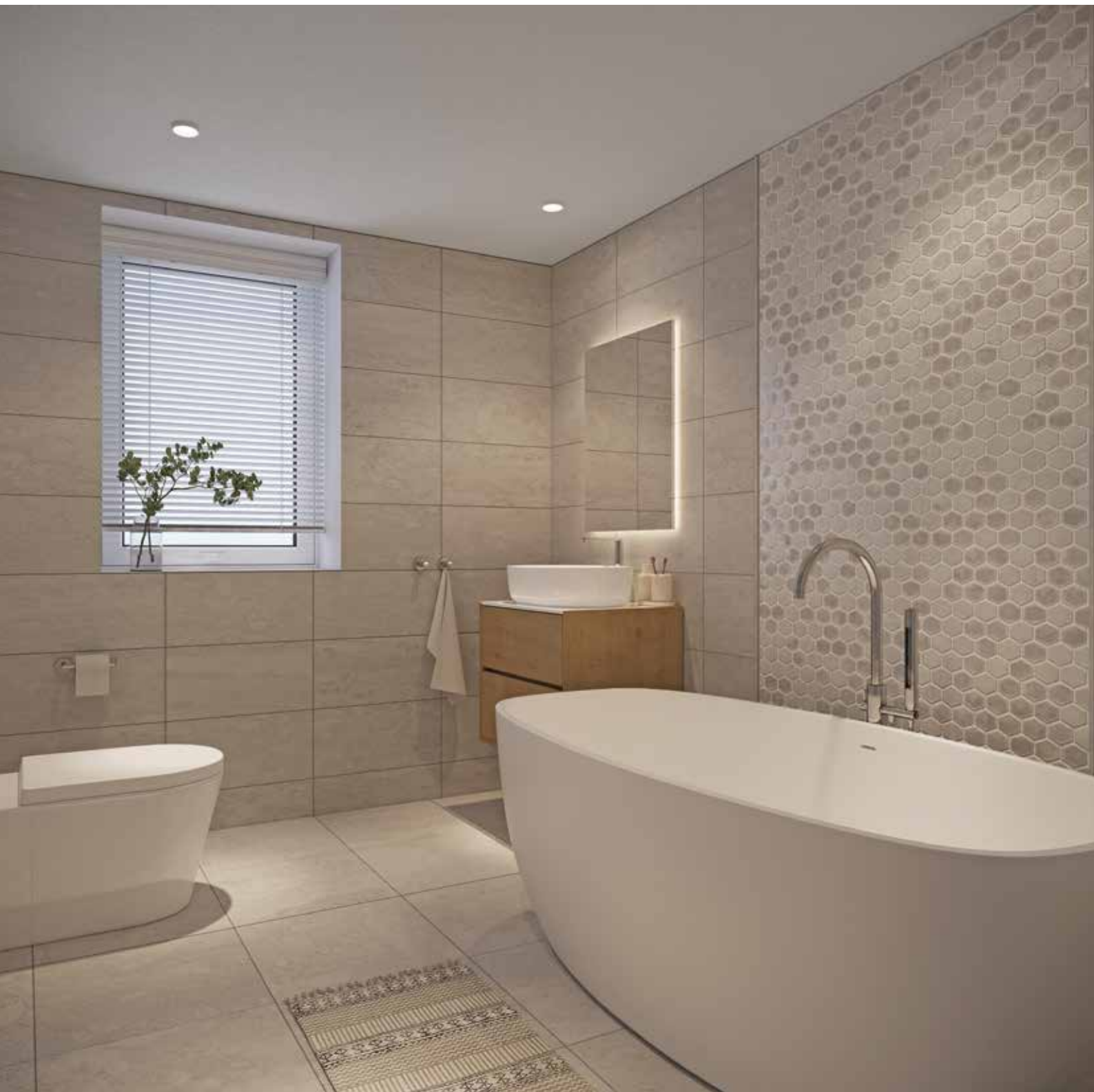
POETS MEWS

A further curved staircase leads to a large hallway on the second floor which has potential to be used as an office space with a Velux window above. This floor has a good sized bedroom and a further smaller bedroom, or study. Clever storage is built into the eaves, to maximise this space. Velux windows flood light into these rooms.

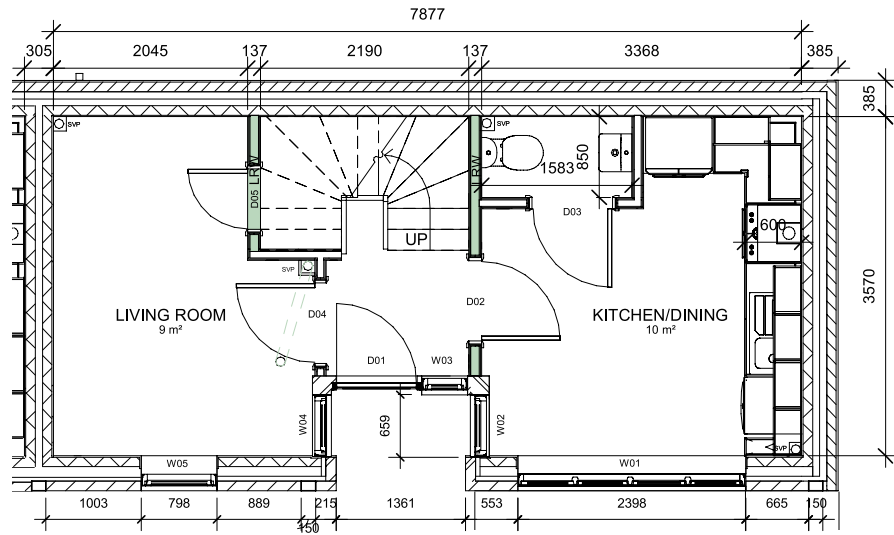
*Please note:*

*The layout and specification of No.4 differs slightly from No.1-3 (see floorplans)*

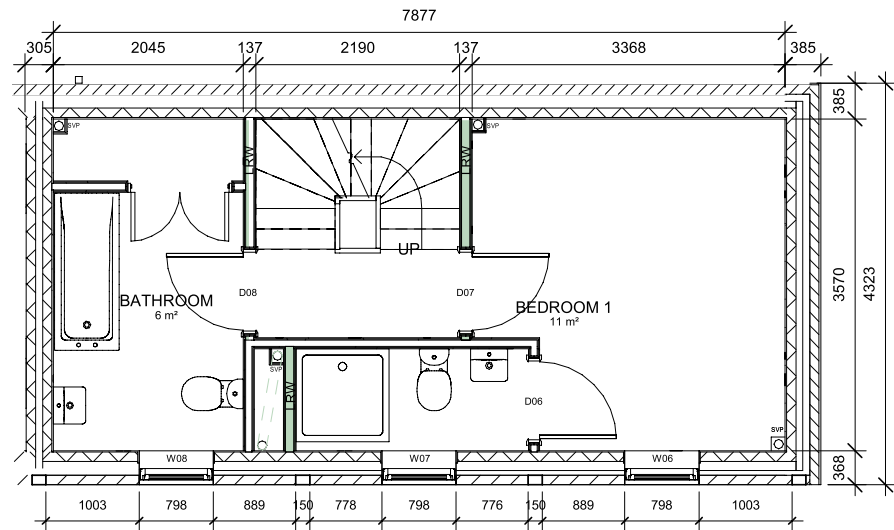
*All images are CGI's. Specifications are subject to minor changes where required during the build process.*



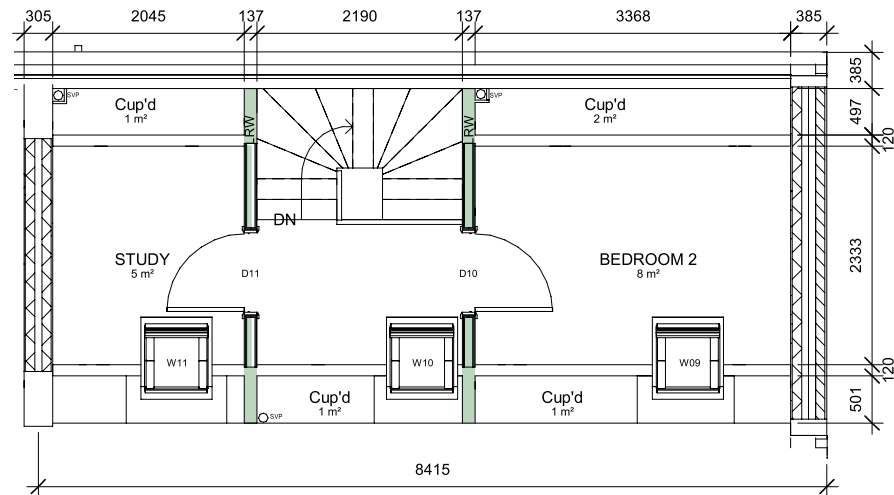




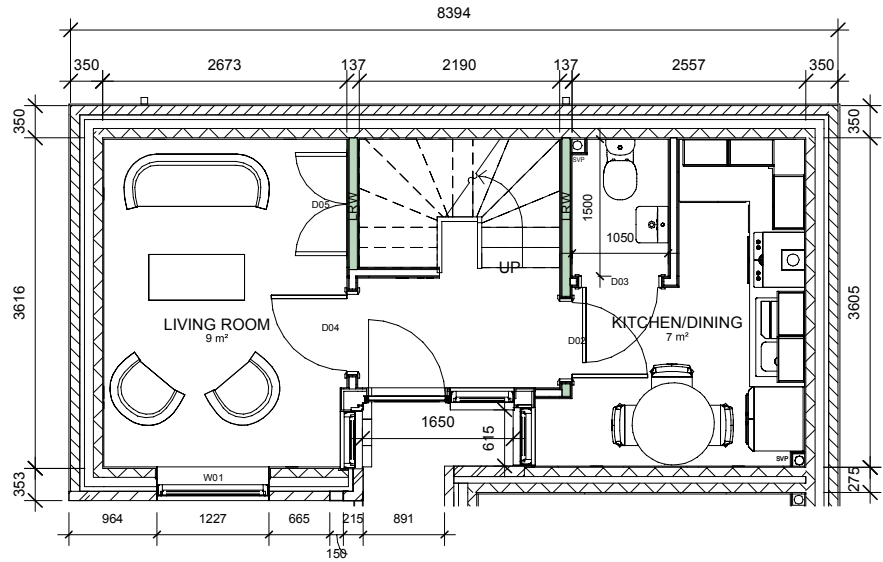
GROUND FLOOR



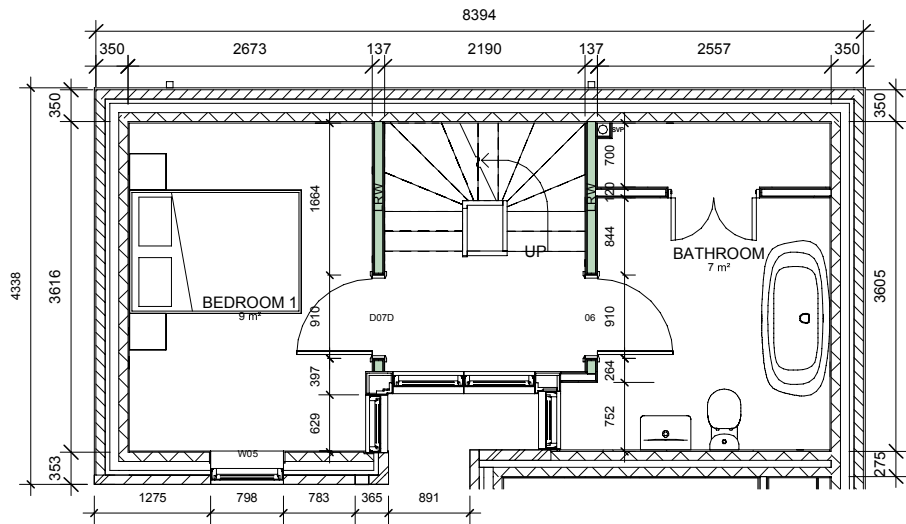
FIRST FLOOR



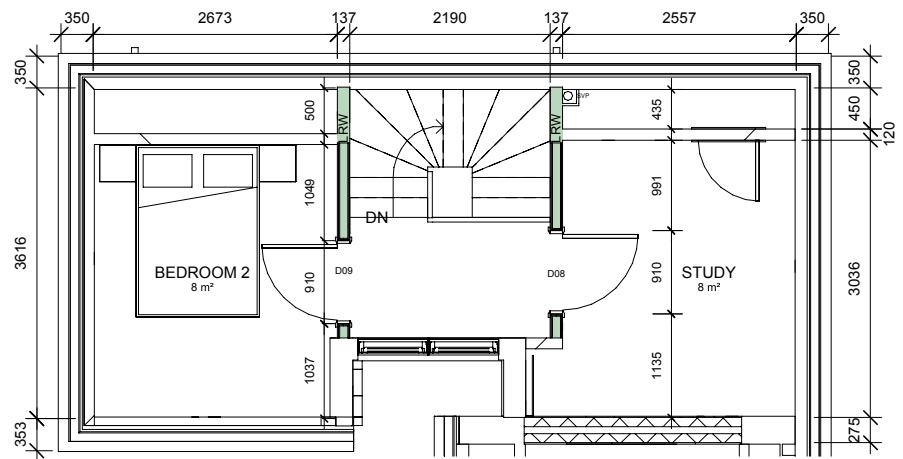
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# POETS MEWS

81A SHIRLEY STREET | HOVE



LAND & NEW HOMES

174 Church Road, Hove, BN3 2DJ

01273 56 77 66 | [newhomes@lextons.co.uk](mailto:newhomes@lextons.co.uk) | [www.lextons.co.uk](http://www.lextons.co.uk)