



Hyde
New Homes

Amberdown

TOWN, COAST AND COUNTRY

Great homes for everyone

This image

Local landmark The Edward VII Memorial marking the boundary between Brighton and Hove

Welcome to Amberdown

Beautiful new homes in a superb location

Amberdown is a stunning new development of three bedroom houses and one and two bedroom apartments offered for shared ownership bordering Hove's ever popular Poet's Corner neighbourhood.

A home at Amberdown offers residents enviable proximity to the best the South Coast has to offer. Ready access to bustling Brighton and Hove, beautiful beaches and the stunning South Downs provides the ideal blend of town, coast and country.

A great location

Amberdown

Unrivalled recreation a stone's skim away

Amberdown is surrounded by an exceptional array of amenities. Residents can enjoy acres of open space at Wish Park with its popular café and sports pitches. Heading towards the coast, The Lagoon with its popular watersports centre offers fantastic facilities for everyone, from beginner to pro.

This image

View looking east across Hove and Brighton with the South Downs National Park in the distance

Brighton City Centre

King Alfred Leisure Centre

Croquet and Bowls Club

Tennis Courts

Hove Lagoon Skate Park

Church Road
Restaurants, cafés, bars and
independant lifestyle shops

George Street
Hove Town Centre

Lagoon Watersports

Hove Museum and Art Gallery

Hove Station

Goldstone Retail Park

Wish Park

Aldrington Station

Portland Road (Local High Street)



Welcome to the neighbourhood

Tailor-made for families and first time buyers

Amberdown brings a range of contemporary shared ownership homes to one of Hove's most sought-after residential areas. Located on the western border of Poet's Corner, the area is popular with young families and Capital bound commuters alike and is renowned for its warm sense of community.

This vibrant, friendly neighbourhood is well served by a great selection of independent shops, pubs, and cafés largely focused on Portland Road at the southern boundary of Poet's Corner. With everything you need on your doorstep, it's easy to forget that Amberdown also offers exceptional access by public transport, bicycle or on foot to the centres of Brighton & Hove and their many fabulous facilities.

Left
Computer generated image of view looking south east showing the location of Amberdown in Poet's Corner. Indicative only

Below
A typical sunset along Hove beachfront



This image
Computer generated image of the new mews and
apartments at Amberdown, indicative only



Connections

Access all areas

Amberdown is ideally situated for Brighton and Hove and all it has to offer. Much of the local area is easily accessible on foot or by bicycle. Brighton Beach, the Laines and Brighton Pavilion are all within 20 minutes of Amberdown by bicycle with Aldrington station a mere ten minutes on foot, or Portslade station 17 minutes on foot.

Frequent rail services connect to Brighton, Burgess Hill, Gatwick, Eastbourne and London Victoria from Aldrington station. Amberdown is also well served by local bus routes with the 46 from nearby Portland Road taking in Brighton Pier and the Laines in 23 and 26 minutes respectively. A number of local amenities are easily by reached by car and the A23/ M23 for London is just a short drive away.

Images

- 1. Direct train services from Portslade Station to London Victoria
- 2. Cycling along the Esplanade
- 3. Local network of bus services
- 4. Traditional beach huts on the seafront
- 5. Fast connections to Central London

On foot



Co-op, Portland Road	3 mins
Wish Park	9 mins
Aldrington Station	10 mins
Western Lawns	15 mins
Portslade Station	17 mins
George Street	18 mins
King Alfred Leisure Centre	22 mins

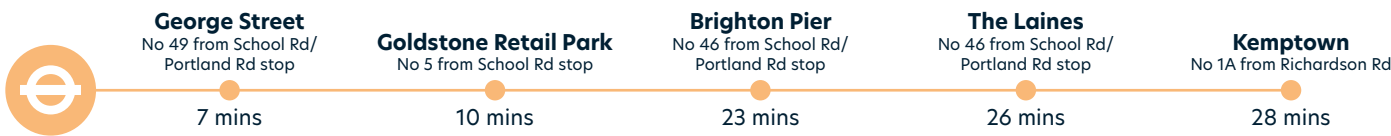
By bicycle



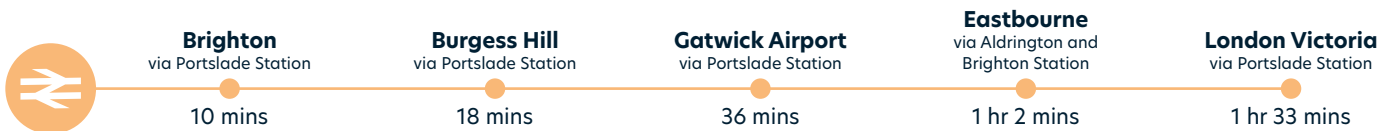
Hove Lawns and Beach	4 mins
Hove Station	6 mins
Brighton Beach	14 mins
The Laines	17 mins
Brighton Royal Pavillion	18 mins
Kemptown	20 mins

Note: Walking and cycling times start from postcode BN3 5HX
All times sourced from google.com/maps

By bus

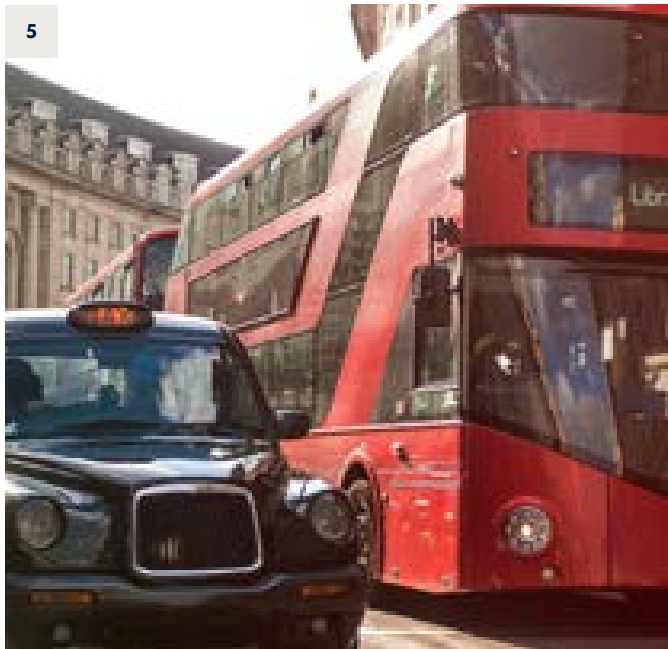


By train



By car or taxi

Driving times taken from car club located on Hogarth Road, BN3 5QT





Explore and discover

Note: Maps not to scale, indicative only
Journey times taken from google.com/maps

The South Coast's finest

In the immediate orbit of Amberdown, Portland Road is the local high street to serve Poet's Corner. Here residents are catered for by an eclectic array of shops, bars, pubs, cafés and eateries.

To the South of Portland Road, en route to Hove beach which is a mere 15 minute walk from Amberdown, you will find Wish Park. A popular open space for walks and more vigorous exercise

Moving slightly further east, nearby George Street provides a great mix of high street names, smaller independents, coffee shops and cafés. Further eastward still you will find yourself in the heart of Brighton with its boutiques and big name stores, excellent eateries and destination shopping and fine dining at The Laines.

Food and drink

1. The Westbourne
2. The Garden Bar Hove
3. 44 Poets Café
4. The Stoneham
5. Drury Tea and Coffee
6. Rockwater Hove
7. Wolfies of Hove
8. Etch by Steven Edwards
9. The Salt Room
10. Hove Place
11. The Ivy in The Laines

Amenities

12. ALDI
13. Co-op
14. Sainsbury's Local
15. The Flour Pot Bakery
16. Tesco Superstore
17. Waitrose
18. Homebase
19. Boots and Superdrug
20. Wish Park Surgery
21. Fish Galore Fish Shack
22. Fit Box Brighton

Recreation

23. Lagoon Watersport
24. Hove Skatepark
25. County Cricket Ground
26. BA i360 Viewing Tower
27. Brighton Pier
28. Theatre Royal Brighton
29. Brighton Pavillion
30. Tennis Courts, Bowls and Croquet Club
31. PRYZM (nightclub)
32. Concorde 2 (music venue)

Education

33. Hopscotch Nursery
34. The Garden Nursery
35. Pumpkin Patch Nursery
36. Hove Junior School
37. St Andrew's C of E Primary School
38. Hove Park Upper School
39. Blatchington Mill School

Specification

designed with you in mind

A highly considered approach has been applied to all aspects of the development including the specification for each individual home. Generations of residents will enjoy and benefit from beautifully appointed living spaces that are built to last.

Kitchen

- White matt kitchen units with stainless steel handles
- Laminate worktop in 'Brocante Oak'
- Stainless steel splashback
- Stainless steel 1.5 bowl sink with chrome single lever monobloc mixer tap
- Luxury vinyl flooring in light grey platinum oak

Appliances

- Built in oven
- Induction hob touch control
- Integrated cooker hood
- Integrated fridge/freezer
- Washer/dryer

Images

Photographs of the Amberdown show home



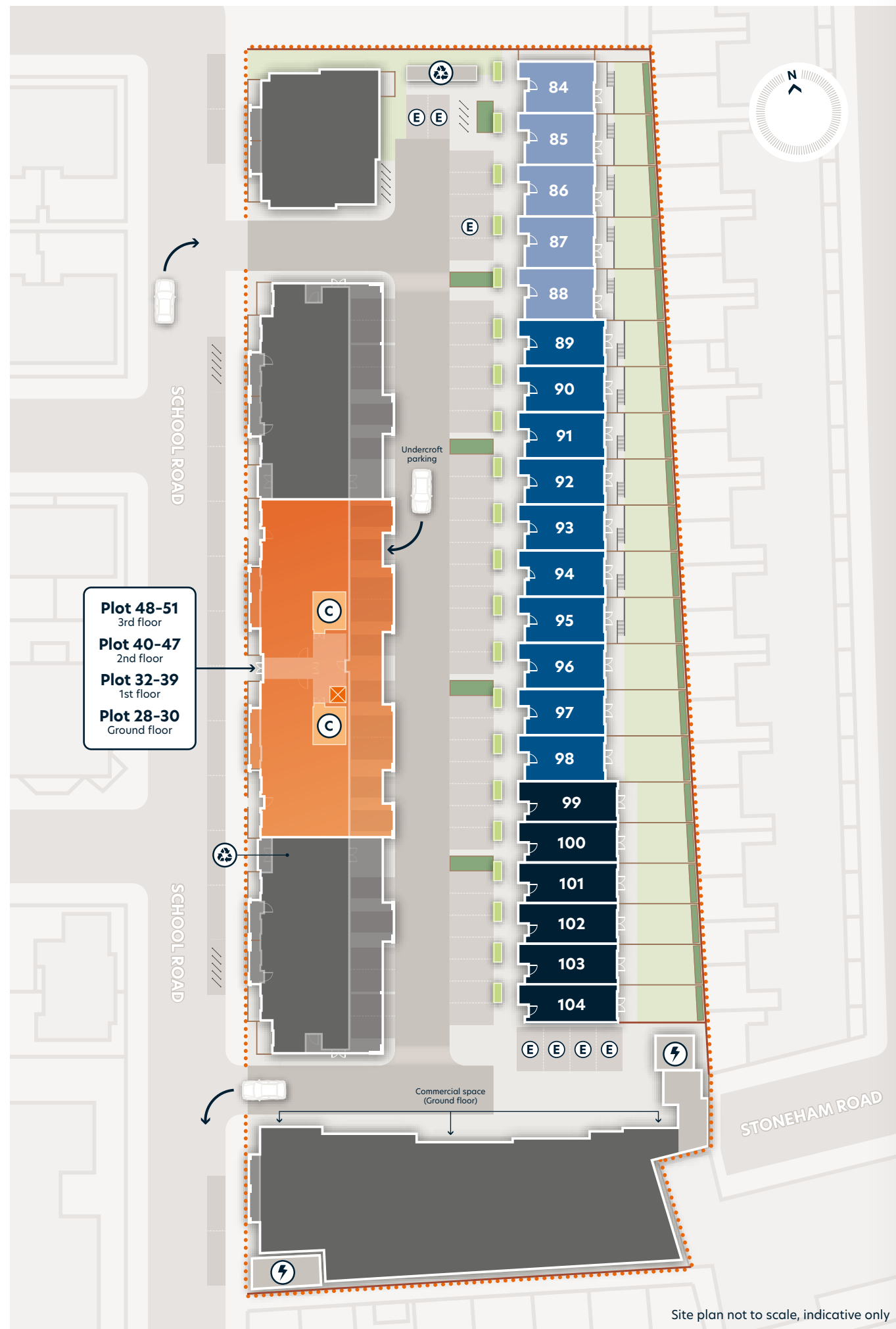
Bathroom and en suite

- Quality white bathroom suite
- Shower over bath and glass bath/shower screen to bathroom
- Shower tray and glass shower screen to en suite
- Contemporary chrome taps to basin and bath
- Porcelain tiles to walls around wet areas
- Luxury vinyl flooring in light grey platinum oak
- Chrome towel rail

General

- White matt painted wall finish
- Fitted wardrobe in principal bedroom
- Chrome ironmongery to internal doors
- Pendant lighting to hall and bedroom(s), spotlights to living/kitchen and bathroom(s)
- Carpet to bedroom(s), luxury vinyl in light grey platinum oak to hall, kitchen and living areas
- Enterprise 2 year car club membership
- Astro turf to gardens where applicable
- Allocated parking to all homes

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.



Development layout

Overview of Amberdown

The homes at Amberdown comprise an attractive mix of three bedroom family houses and one and two bedroom apartments set around a central mews. All of which offer outdoor space in the form of private gardens to the houses and balconies or terraces to the apartments.



The Houses: The Poet's Collection

The Poet's Collection comprises 21 three bedroom family houses all set over three storeys with private entrances, private gardens, allocated parking and en suites to the principal bedroom.

The Apartments: The Lyric Collection

The Lyric Collection comprises 23 one and two bedroom apartments with open plan kitchen and living areas. All of the apartments benefit from outdoor space in the form of a balcony or terrace and allocated parking.

This image
West elevation of The Poet's Collection
at Amberdown. Indicative only

The Poet's Collection

Three bedroom houses with private
gardens set along a new mews situated
adjacent to School Road



Plot 84 - 88

3 bedroom house

Floorplan key

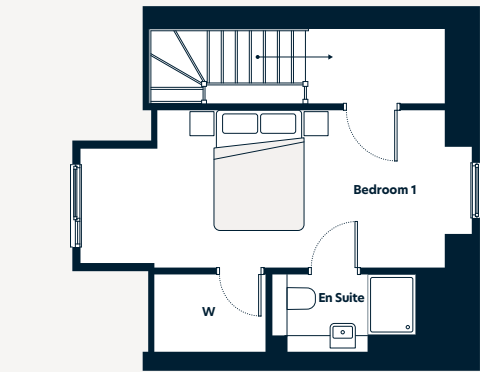
- F Fridge/freezer
- WD Washer/drier
- S Storage space
- W Wardrobe
- B Boiler
- C Cylinder
- R Refuse and recycling

Note: Floorplans are not drawn to
scale. Please refer to full disclaimer
at back of brochure.

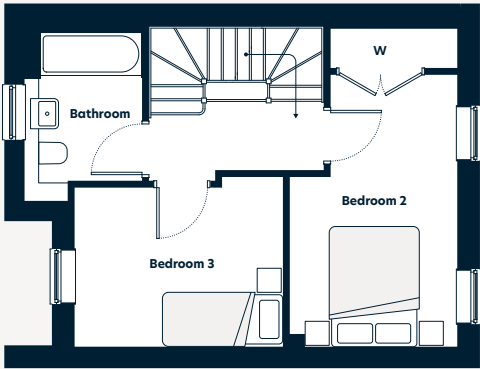


The Reynolds

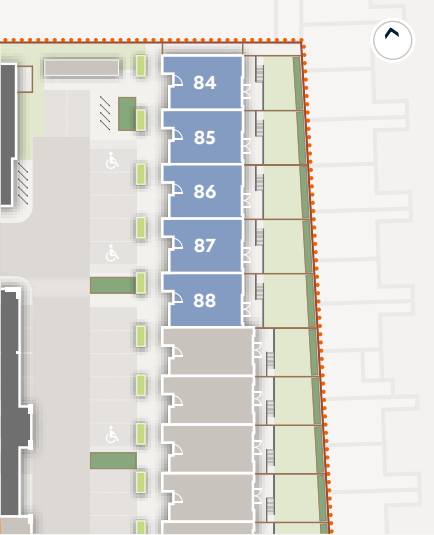
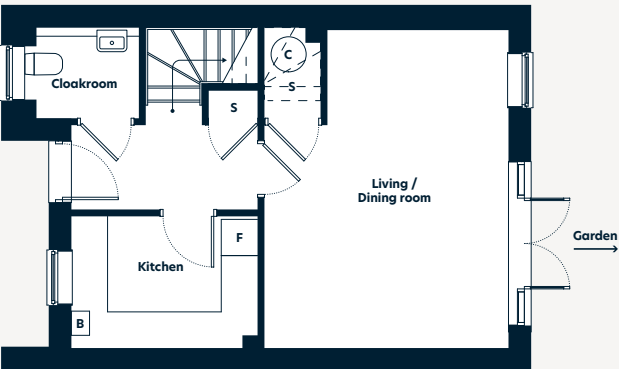
2nd



1st



Ground



Locator key	Dimensions	m		ft	
The Reynolds	Living/Dining Room	5.27	x 4.04	17'4"	x 13'3"
	Kitchen	2.18	x 3.08	7'2"	x 10'1"
	Bedroom 1	2.60	x 4.75	8'6"	x 15'7"
Shared ownership	Bedroom 2	4.49	x 2.77	14'9"	x 9'1"
	Bedroom 3	2.81	x 3.45	9'3"	x 11'4"
	Cloakroom	1.90	x 1.45	6'3"	x 4'9"
Affordable rent	Bathroom	1.90	x 2.50	6'3"	x 8'2"
	En Suite	1.20	x 2.80	3'11"	x 9'2"
	Gross Internal Area	103.0	m ²	1,109	ft ²

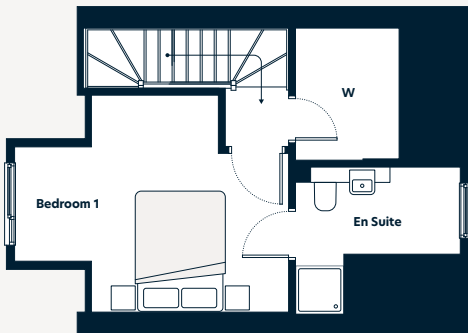
Plot 89-98

3 bedroom house

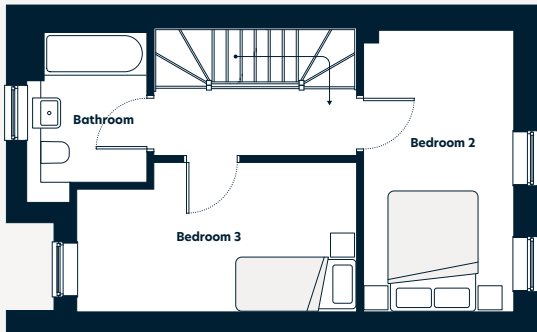
Floorplan key

- F Fridge/freezer
- WD Washer/drier
- S Storage space
- W Wardrobe
- B Boiler
- C Cylinder
- R Refuse and recycling

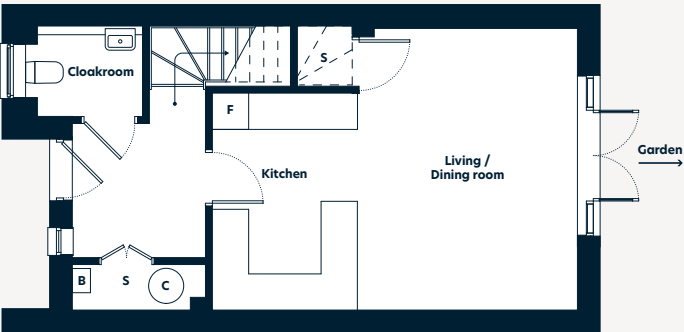
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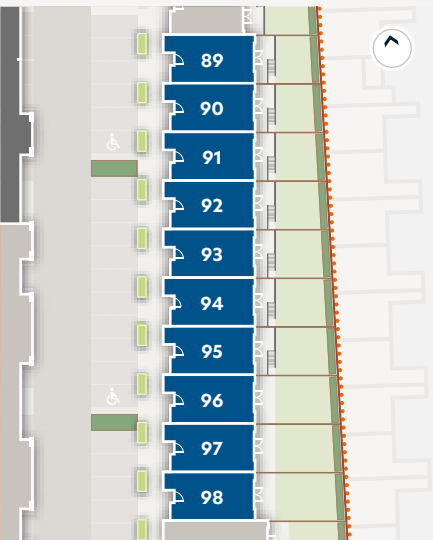
2nd



1st



Ground



- Locator key**
- The Byron
 - Shared ownership
 - Affordable rent

Dimensions	m	ft
Living/Dining Room	4.66 x 3.61	15'3" x 11'10"
Kitchen	3.59 x 2.40	11'9" x 7'10"
Bedroom 1	3.59 x 3.26	11'9" x 10'8"
Bedroom 2	4.66 x 2.49	15'3" x 8'2"
Bedroom 3	2.47 x 4.63	8'1" x 15'2"
Cloakroom	1.90 x 1.45	6'3" x 4'9"
Bathroom	1.90 x 2.40	6'3" x 7'10"
En Suite	1.60 x 2.70	5'3" x 8'10"
Gross Internal Area	103.0m ²	1,109ft ²

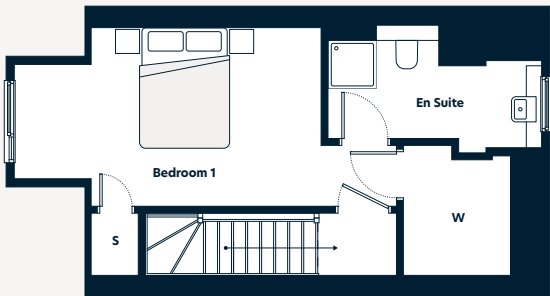
Plot 99-104

3 bedroom house

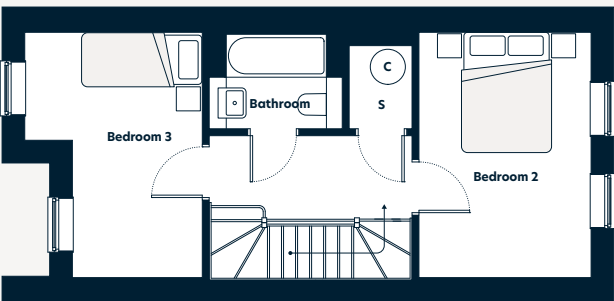
Floorplan key

- F Fridge/freezer
- WD Washer/drier
- S Storage space
- W Wardrobe
- B Boiler
- C Cylinder
- R Refuse and recycling

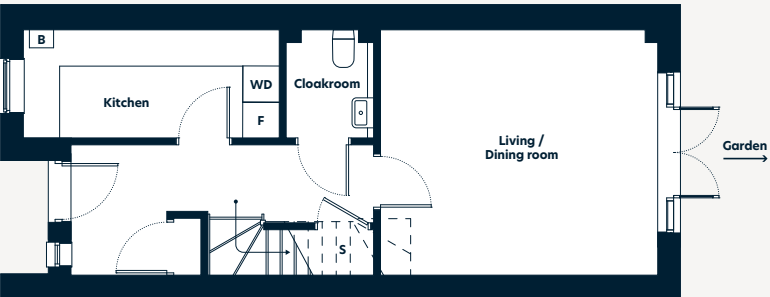
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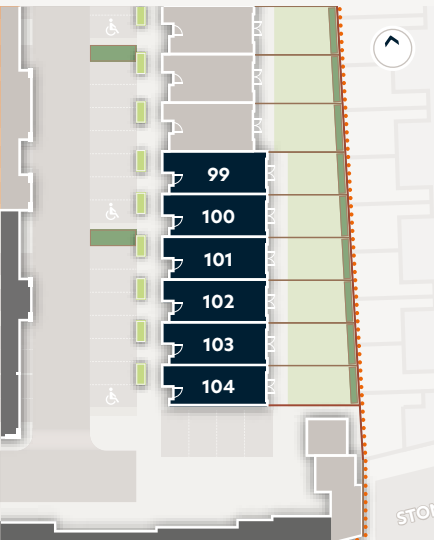
2nd



1st



Ground



- Locator key**
- The Shelley
 - Shared ownership
 - Affordable rent

Dimensions	m	ft
Living/Dining Room	4.06 x 4.58	13'4" x 15'0"
Kitchen	1.79 x 4.23	5'10" x 13'10"
Bedroom 1	2.95 x 3.80	9'8" x 12'6"
Bedroom 2	4.06 x 2.85	13'4" x 9'4"
Bedroom 3	4.06 x 2.94	13'4" x 9'8"
Cloakroom	1.40 x 1.75	4'8" x 5'9"
Bathroom	1.50 x 2.20	4'11" x 7'3"
En Suite	1.85 x 3.25	6'1" x 10'8"
Gross Internal Area	106.0m ²	1,141ft ²

This image
West elevation of The Lyric Collection
at Amberdown. Indicative only

The Lyric Collection

One and two bedroom homes set
across a new apartment building
located on School Road

Plot 32*, 39, 40* & 47

1 bedroom apartment



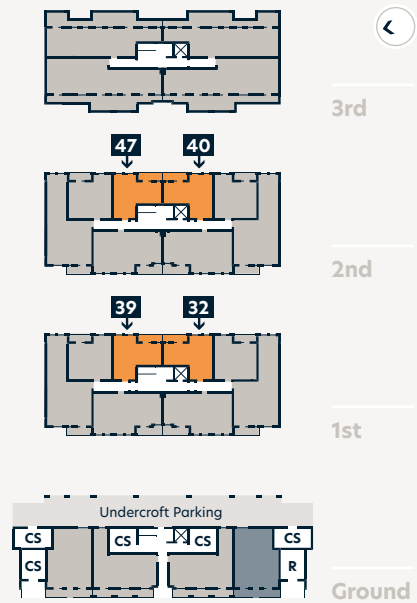
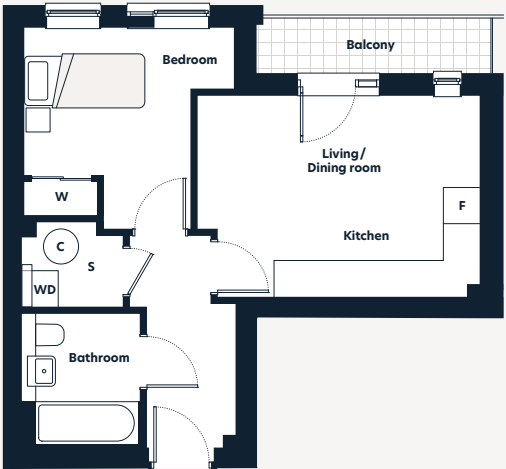
The Lyric Collection

Floorplan key

- F Fridge/freezer
- WD Washer/drier
- S Storage space
- W Wardrobe
- C Cylinder

Note: Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.

*Floorplan is mirrored



Locator key

- Type C7
- Communal area
- Shared ownership apartment
- Affordable rent
- Lift
- CS Cycle store
- R Refuse/recycling

Dimensions

	m	ft
Living/Dining Room	4.66 x 2.20	15'4" x 7'3"
Kitchen	3.40 x 1.81	11'2" x 5'11"
Bedroom	2.75 x 3.32	9'0" x 10'11"
Bathroom	2.25 x 1.95	7'5" x 6'5"
Gross Internal Area	37.8m ²	407ft ²
Balcony	3.70 x 0.90	12'2" x 2'11"

Plot 33*, 38, 41* & 46

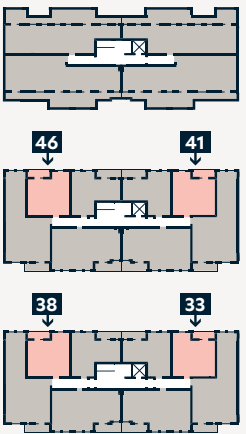
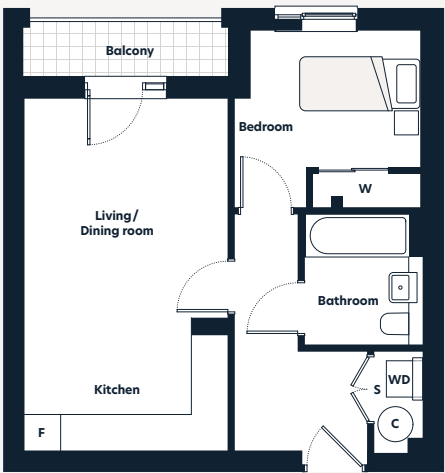
1 bedroom apartment

Floorplan key

- F Fridge/freezer
- WD Washer/drier
- S Storage space
- W Wardrobe
- C Cylinder

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*Floorplan is mirrored



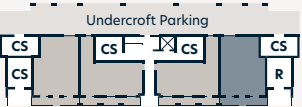
3rd
2nd
1st
Ground

Locator key

- Type C6
- Communal area
- Shared ownership apartment
- Affordable rent
- Lift
- CS Cycle store
- R Refuse/recycling

Dimensions

	m	ft
Living/Dining Room	3.36 x 4.42	11'0" x 14'6"
Kitchen	3.36 x 2.20	11'0" x 7'3"
Bedroom	3.07 x 3.10	10'1" x 10'2"
Bathroom	2.15 x 1.95	7'1" x 6'5"
Gross Internal Area	41.2m ²	443ft ²
Balcony	3.00 x 0.90	9'11" x 2'11"



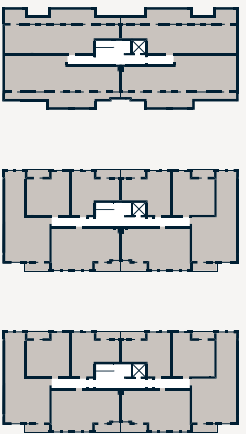
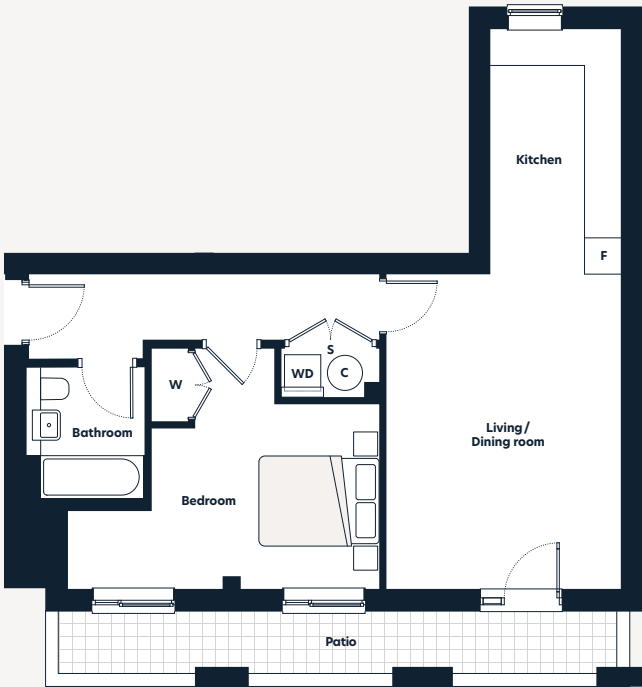
Plot 30

1 bedroom apartment

Floorplan key

- F Fridge/freezer
- WD Washer/drier
- S Storage space
- W Wardrobe
- C Cylinder

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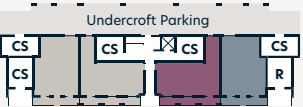
3rd
2nd
1st
Ground

Locator key

- Type C3
- Communal area
- Shared ownership apartment
- Affordable rent
- Lift
- CS Cycle store
- R Refuse/recycling

Dimensions

	m	ft
Living/Dining Room	3.88 x 5.20	12'9" x 17'1"
Kitchen	2.16 x 4.05	7'1" x 13'4"
Bedroom	5.11 x 3.05	16'9" x 10'0"
Bathroom	2.25 x 1.98	7'5" x 6'6"
Gross Internal Area	59.0m ²	635ft ²
Patio	9.00 x 1.00	29'6" x 3'3"



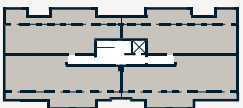
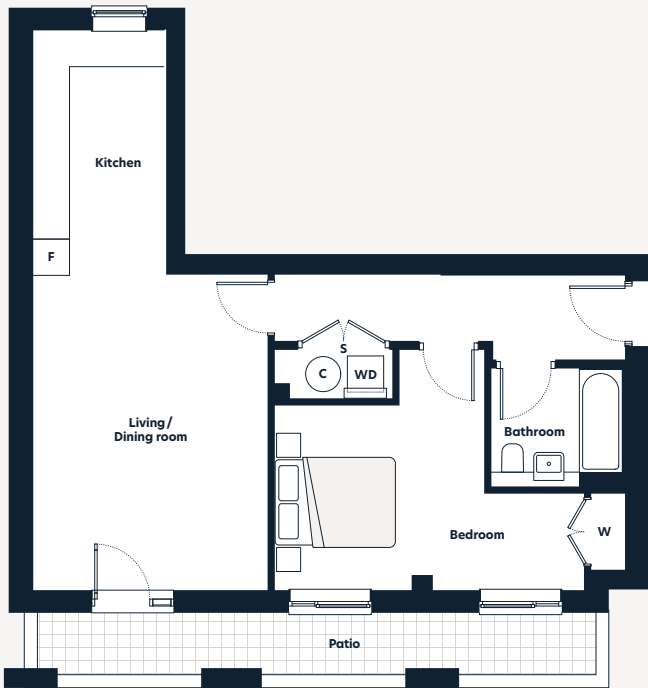
Plot 29

1 bedroom apartment

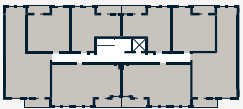
Floorplan key

- F Fridge/freezer
- WD Washer/drier
- S Storage space
- W Wardrobe
- C Cylinder

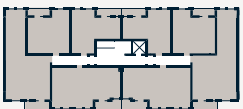
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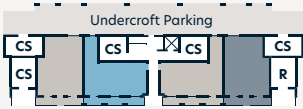
3rd



2nd



1st



Ground

Locator key

- Type C2
- Communal area
- Shared ownership apartment
- Affordable rent
- Lift
- CS Cycle store
- R Refuse/recycling

Dimensions

	m	ft
Living/Dining Room	3.88 x 5.20	12'9" x 17'1"
Kitchen	2.16 x 4.05	7'1" x 13'4"
Bedroom	5.11 x 3.05	16'9" x 10'0"
Bathroom	2.25 x 1.98	7'5" x 6'6"
Gross Internal Area	59.5m ²	640ft ²
Patio	9.00 x 1.00	29'6" x 3'3"

Plot 28

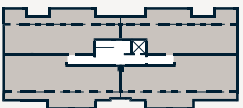
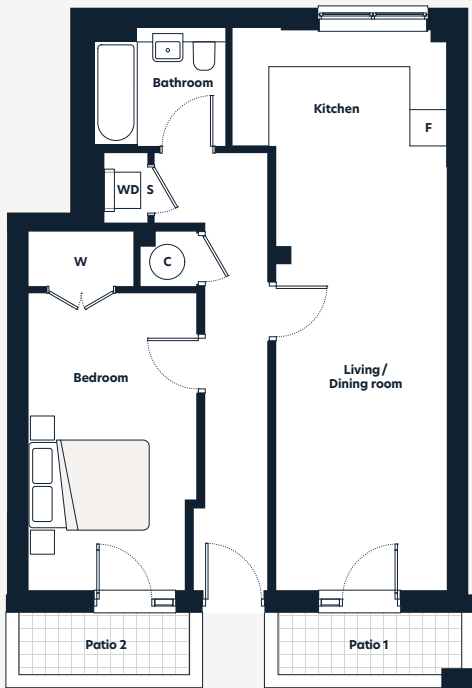
1 bedroom apartment

Floorplan key

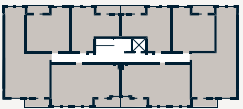
- F Fridge/freezer
- WD Washer/drier
- S Storage space
- W Wardrobe
- C Cylinder

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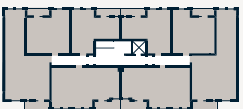
*Floorplan is mirrored



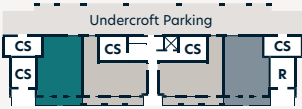
3rd



2nd



1st



Ground

Locator key

- Type C1
- Communal area
- Shared ownership apartment
- Affordable rent
- Lift
- CS Cycle store
- R Refuse/recycling

Dimensions

	m	ft
Living/Dining Room	2.81 x 7.34	9'3" x 24'1"
Kitchen	3.53 x 1.91	11'7" x 6'3"
Bedroom	2.77 x 4.90	9'1" x 16'1"
Bathroom	2.25 x 1.95	7'5" x 6'5"
Gross Internal Area	60.7m ²	653ft ²
Patio 1	2.70 x 1.00	8'10" x 3'3"
Patio 2	3.00 x 1.00	9'11" x 3'3"

Plot 35*, 36, 43* & 44

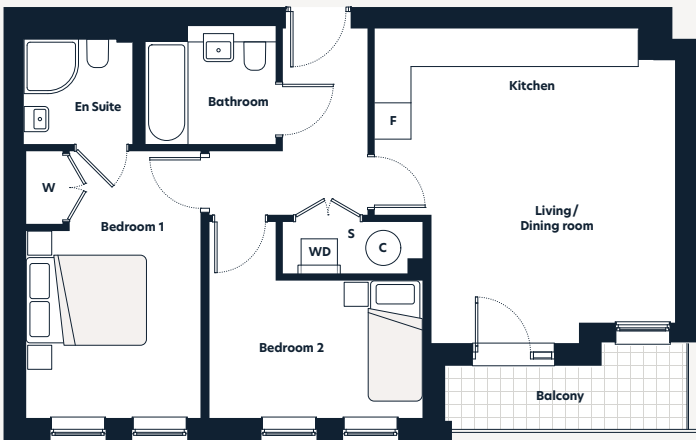
2 bedroom apartment

Floorplan key

- F Fridge/freezer
- WD Washer/drier
- S Storage space
- W Wardrobe
- C Cylinder

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*Floorplan is mirrored



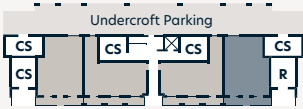
3rd



2nd



1st



Ground

Locator key

- Type C4
- Communal area
- Shared ownership apartment
- Affordable rent
- Lift
- CS Cycle store
- R Refuse/recycling

Dimensions

	m	ft
Living/Dining Room	4.03 x 4.00	13'3" x 13'2"
Kitchen	4.97 x 1.80	16'4" x 5'11"
Bedroom 1	2.88 x 4.40	9'6" x 14'5"
Bedroom 2	3.52 x 2.27	11'7" x 7'6"
Bathroom	2.25 x 1.95	7'5" x 6'5"
En Suite	1.95 x 1.80	6'5" x 5'11"
Gross Internal Area	63.3m ²	681ft ²
Balcony	3.80 x 1.00	12'6" x 3'3"

Plot 34*, 37, 42* & 45

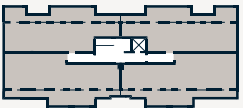
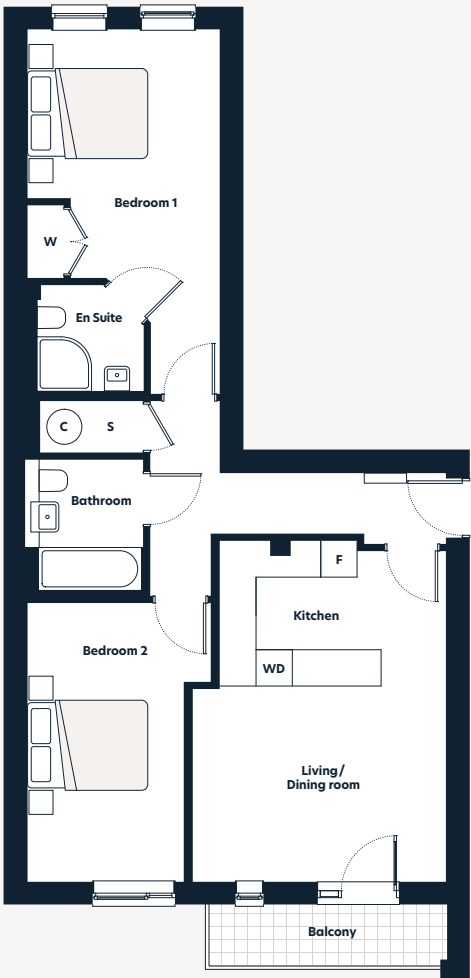
2 bedroom apartment

Floorplan key

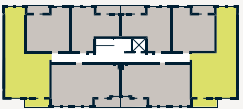
- F Fridge/freezer
- WD Washer/drier
- S Storage space
- W Wardrobe
- C Cylinder

Note: Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.

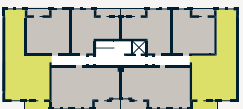
*Floorplan is mirrored



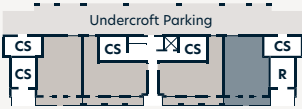
3rd



2nd



1st



Ground

Locator key

- Type C5
- Communal area
- Shared ownership apartment
- Affordable rent
- Lift
- CS Cycle store
- R Refuse/recycling

Dimensions

	m	ft
Living/Dining Room	4.19 x 3.24	13'9" x 10'7"
Kitchen	2.67 x 2.40	8'9" x 7'11"
Bedroom 1	3.18 x 4.11	10'5" x 13'6"
Bedroom 2	2.58 x 4.61	8'6" x 15'2"
Bathroom	2.25 x 1.95	7'5" x 6'5"
En Suite	1.95 x 1.80	6'5" x 5'11"
Gross Internal Area	70.2m ²	756ft ²
Balcony	3.80 x 0.90	12'6" x 2'11"

Plot 48* & 51

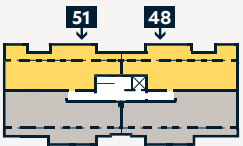
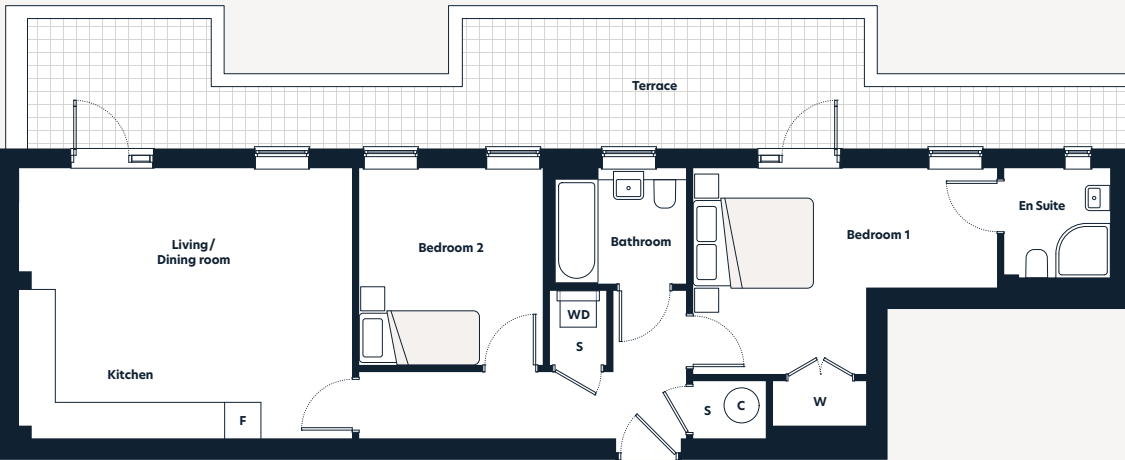
2 bedroom apartment



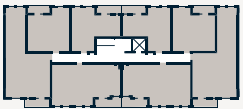
Floorplan key

- F Fridge/freezer
- WD Washer/drier
- S Storage space
- W Wardrobe
- C Cylinder

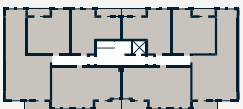
Note: Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.
*Floorplan is mirrored



3rd



2nd



1st



Ground

Locator key

- Type C8
- Communal area
- Shared ownership apartment
- Affordable rent
- Lift
- CS Cycle store
- R Refuse/recycling

Dimensions

	m	ft
Living/Dining Room	5.50 x 4.47	18'1" x 14'8"
Kitchen	4.00 x 2.46	13'2" x 8'1"
Bedroom 1	5.02 x 3.40	16'6" x 11'2"
Bedroom 2	3.04 x 3.25	10'0" x 10'8"
Bathroom	2.25 x 1.95	7'5" x 6'5"
En Suite	2.01 x 1.80	6'8" x 5'10"
Gross Internal Area	70.7m ²	761ft ²
Terrace	18.00 x 2.00	59'1" x 6'7"

Plot 49* & 50

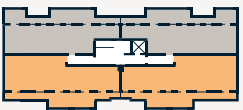
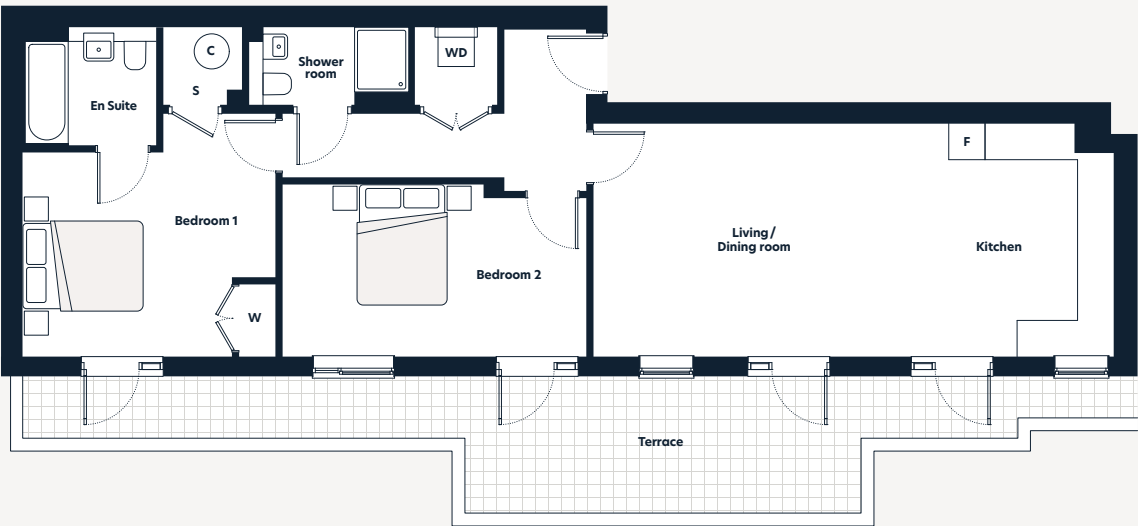
2 bedroom apartment



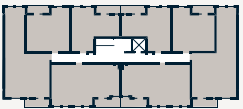
Floorplan key

- F Fridge/freezer
- WD Washer/drier
- S Storage space
- W Wardrobe
- C Cylinder

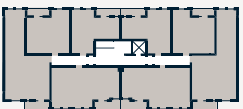
Note: Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.
*Floorplan is mirrored



3rd



2nd



1st



Ground

Locator key

- Type C9
- Communal area
- Shared ownership apartment
- Affordable rent
- Lift
- CS Cycle store
- R Refuse/recycling

Dimensions

	m	ft
Living/Dining Room	5.25 x 3.85	17'3" x 12'8"
Kitchen	3.35 x 3.86	11'0" x 12'8"
Bedroom 1	4.18 x 4.01	13'9" x 13'2"
Bedroom 2	5.02 x 2.84	16'6" x 9'4"
Shower Room	2.64 x 1.28	8'8" x 4'3"
En Suite	2.25 x 1.95	7'5" x 6'5"
Gross Internal Area	83.8m ²	902ft ²
Terrace	18.00 x 2.00	59'1" x 6'7"

Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to all of our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

Shared ownership

Shared ownership is a government-backed scheme designed to enable buyers to purchase a percentage of the equity, which is affordable to them, in a new home. The buyer then pays a subsidised rent for the unsold equity and a monthly service charge to the Hyde Group. This means that the initial deposit required is also smaller than when you buy your home outright. Shared ownership home owners have the same rights and responsibilities as a full owner occupier. We also ensure we provide the same high-quality product as buying outright.

STAIRCASING: BUYING MORE SHARES

Staircasing is the process through which you can increase your share of a property over a period of time. To find out more about staircasing and buying a shared ownership home please visit:

» hydenewhomes.co.uk/shared-ownership



To find out more about the home buying options we offer visit hydenewhomes.co.uk

My Hyde

Set up an account online and personalise your home buying journey with us:

- ✓ Save and share your searches, favourite properties and developments
- ✓ Create and keep track of your shared ownership application
- ✓ Manage your appointments

About Hyde New Homes

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. We are proud of the homes we build and bring home ownership within reach of many more people than could otherwise afford one. To find out more about the Hyde Group, visit hyde-housing.co.uk.

Gold standard service

Our ambition is to be a truly customer-driven housing provider. This means communicating clearly and listening to you throughout your home buying journey, from the initial viewing to when you move into your new home. Through the use of technology, you can view, secure and complete your purchase from the comfort of your sofa. Our aim is to make your experience smooth and enjoyable. We also work hard to ensure you settle in comfortably and we will be in touch with you regularly over the first few months. During this time, we engage an independent research company called In-house to conduct feedback surveys on our behalf. Over 90% of customers have said they would recommend us to friends and family. We are delighted that, as a result, we have been granted the In-house Gold Award accolade for the eighth year running.



91.9% of our customers would recommend us to a friend

What our customers say

"We're so grateful for everything Hyde New Homes did for us. They understood that this was going to be our forever home and we weren't willing to settle for something that wasn't perfect."

Purchaser at Wing, Camberwell

<< Apartment locator

See inside back cover

This image

A typical sunset scene on Hove Beach



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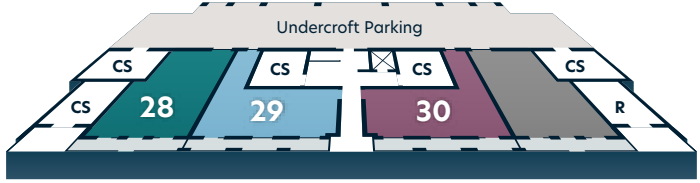
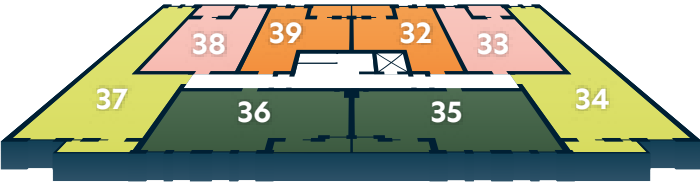
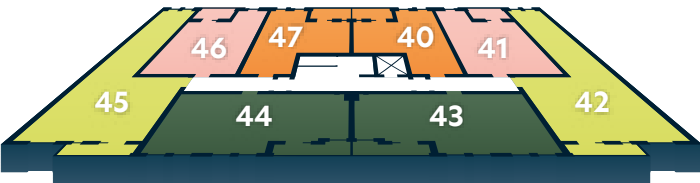
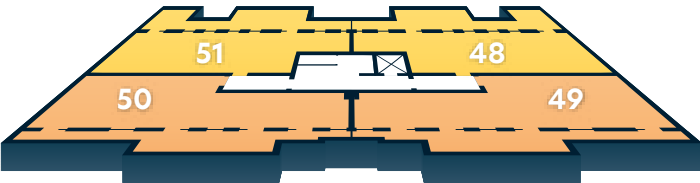
"We're so grateful for everything Hyde New Homes did for us. They understood that this was going to be our forever home and we weren't willing to settle for something that wasn't perfect."

Purchaser at Wing, Camberwell

Amberdown: The Lyric Collection

Finding your perfect home just came one step closer

The Lyric Collection comprises 23 one and two bedroom apartments on School Road. Locate your dream home at Amberdown now.



Locator key

One bedroom apartments

Two bedroom apartments

Affordable rent apartment

Type 7

Type 4

Type 6

Type 5

Type 3

Type 8

Type 2

Type 9

Type 1

Communal area

Lift

R Refuse/recycling

CS Cycle store



Directions to Amberdown Sat Nav Address: School Road, BN3 5HX



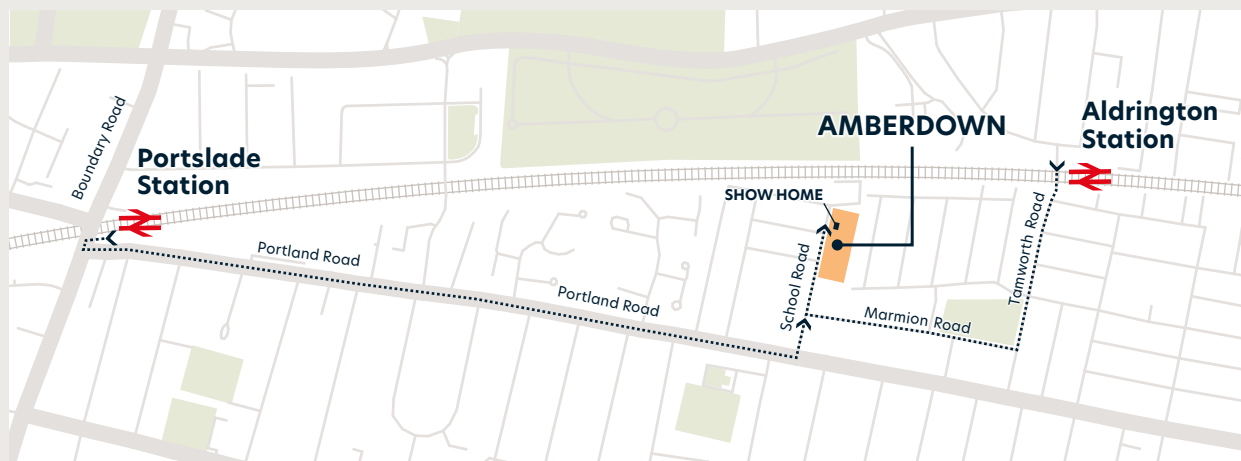
Walking from Portslade Station

- Exit the station walking west towards Boundary Road. Turn left onto Boundary Road
- Take the first left onto Portland Road
- Walk for approximately 12 minutes and turn left onto School Rd
- Half way up School Road you will see Amberdown on the right-hand side



Walking from Aldrington Station

- Turn left out of the station and walk south towards Tamworth Road
- Take the second right-hand turn onto Marmion Road
- At the intersection with School Road turn right and you will see Amberdown on the right-hand side



Contact: 0345 606 1221
hydenewhomes.co.uk

Details correct at time of publication: January 2022

Disclaimer: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.