

SHARED OWNERSHIP

# HOME X

**SOUTHERN  
HOUSING**  
*new homes*



Live better in Moulsecoomb's newest neighbourhood.

A community of light, bright and high specification studio, one, two and three bedroom apartments and triplexes, part of Brighton's Preston Barracks regeneration.

Find the perfect home to call your own for a connected quality of life and to hit refresh, with everything you'll need right on your doorstep.

All brought to you by Southern Housing New Homes, here to help you find the perfect home.



Computer-generated image is indicative only

## A NEW NEIGHBOURHOOD FOR MOULSECOOMB

Preston Barracks is one of Brighton's biggest ever regeneration projects.

At Home X, you'll have access to a range of resident and public amenities right on your doorstep. Communal gardens, flexible work and collaboration spaces at nearby Plus X.

Or if you ever want to leave the comfort of your new neighbourhood and explore a little further, Moulsecoomb is centrally located to the very best Brighton has to offer. From the scenic South Downs to local supermarkets, restaurants and coffee shops, Home X is conveniently connected to the Brighton buzz and the coast with plenty of transport links right on your doorstep by bus, train, bike or foot, plus travel incentives included in your purchase to make travelling around Brighton a little easier.

## IN BETWEEN THE SOUTH DOWNS AND THE SEA

Convenient and connected to the South Downs, Brighton buzz and beyond.

Home X to the coast is a direct line down Lewes Road, while Moulsecoomb is a stone's throw away to stay local with a variety of cafés, restaurants and bars right on your doorstep. If you're looking to escape the busy city life and hit refresh, take a stroll around the many green open parks and nature reserves closely located to Home X.

Hop on a bus from stops opposite Home X for trips into town, or out to Portslade, 24 hours a day with the N25. Or if you ever want to leave Brighton, London is less than an hour train ride away or 64 miles in the car.



### 1. BRIGHTON BEACH

Brighton Beach is one of Britain's most famous beaches and is a hit all year round. Take a trip for a stroll along the beach or a dip in the sea in warmer weather. There's also a variety of independent shops, restaurants and bars along the seafront and even outdoor activities from volleyball to watersports. You could also visit the British Airways i360 tower for panoramic scenic views across Brighton, the coast and beyond.

### 2. BRIGHTON PALACE PIER

The Palace Pier is a great way to experience Brighton's vibrant atmosphere. From attractions, to amusements and even ice cream, there's plenty to see and do along Brighton's lively coast.

### 3. SOUTH DOWNS

Popular for hiking, walking and cycling, the vast green countryside and scenic hillside views at the South Downs allows you to soak up the picturesque views, explore the wildlife and walk for miles.

### 4. PLUS X

Located next door to Home X, Plus X is an innovative co-working space offering up flexible workspaces, meeting rooms and event spaces. Handy for when you need a little more space or a quiet place to work.

### 5. THE LANES

If you're looking to explore quirky independent boutiques, wonder around The Lanes to do some shopping, sample a range of food and drink, or soak up some of Brighton's quintessential culture.



SOUTH DOWNS

HOLLINGBURY

COLDEAN

STANMER PARK LOCAL NATURE RESERVE

WEST HOVE GOLF CLUB

PATCHAM

WITHDEAN

HOLLINGBURY GOLF COURSE

PORTSLADE

WEST BLATCHINGTON

PRESTON

MOULSECOOMB STATION  
UNIVERSITY OF BRIGHTON  
(MOULSECOOMB CAMPUS)

MOULSECOOMB

SOUTHERN CROSS

ALDRINGTON

DENMARK VILLAS

PRESTON PARK

HOME X

WOODINGDEAN

PORTSLADE-BY-SEA

NEW CHURCH ROAD

CHURCH ROAD

BRUNSWICK TOWN

NORTH LAINE

HANOVER

WHITEHAWK

HOVE

BRITISH AIRWAYS  
i360 VIEWING TOWER

BRIGHTON STATION

ROYAL PAVILION

EDWARD STREET

KEMPTOWN

ROYAL SUSSEX COUNTY HOSPITAL

BRIGHTON PALACE PIER

BRIGHTON BEACH

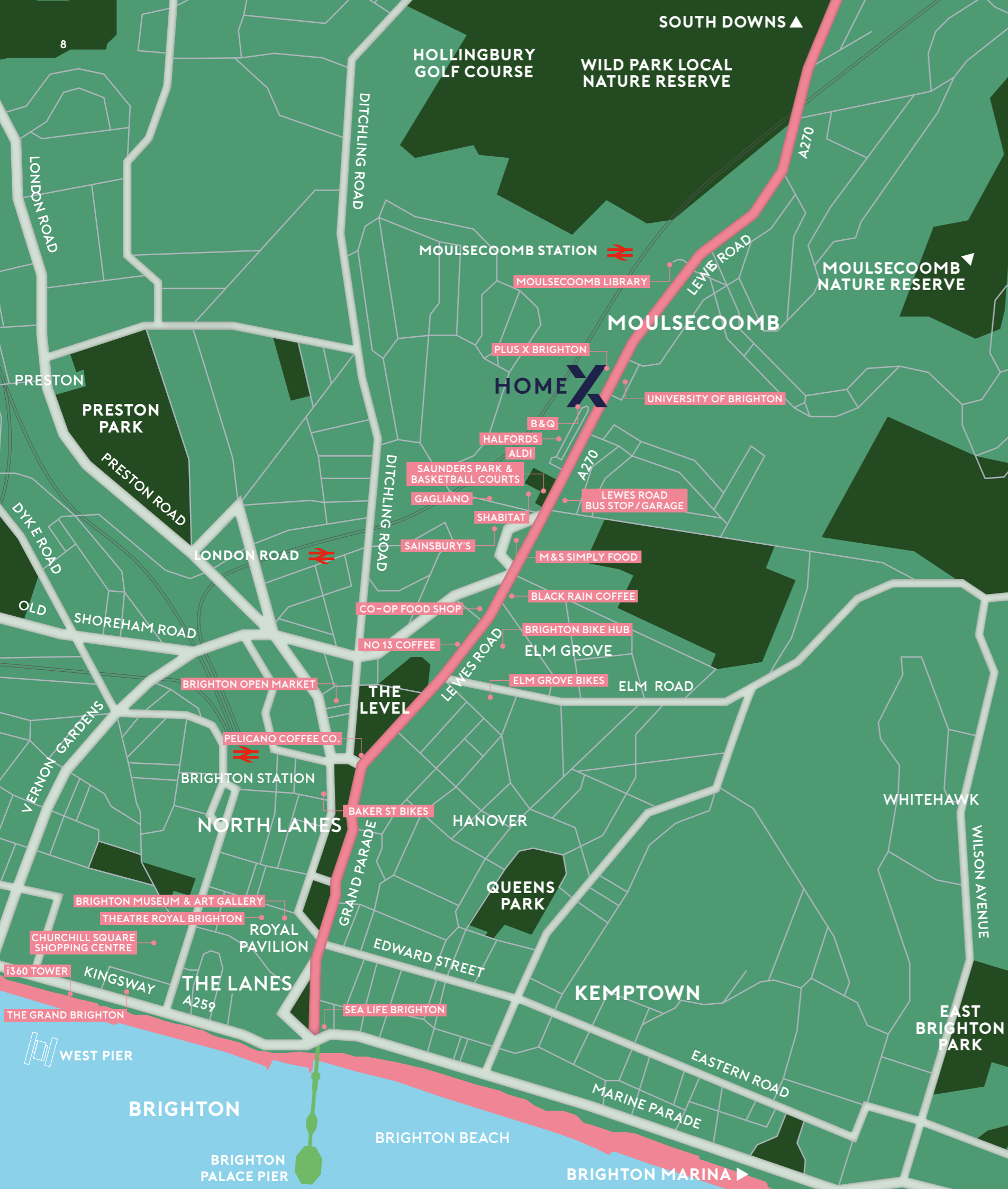
BRIGHTON

MARINE DRIVE

ROTTINGDEAN

SALTDEAN LIDO

BRIGHTON MARINA



# LOCAL KNOWLEDGE

## Walk

Aldi.....	0.2 miles	.....4 mins
Moulsecoomb Station.....	0.4 miles	.....8 mins
Sainsbury's .....	0.4 miles	.....8 mins
Wild Park Local Nature Reserve .....	0.6 miles	.....12 mins
Brighton Open Market.....	1.2 miles	.....23 mins

## Cycle

Royal Pavilion.....	1.8 miles	.....10 mins
Brighton Palace Pier.....	1.9 miles	.....10 mins
Churchill Square Shopping Centre.....	2.2 miles	.....13 mins
The Lanes .....	2.3 miles	.....13 mins
Royal Sussex County Hospital.....	2.5 miles	.....15 mins
Brighton Marina.....	3.7 miles	.....19 mins

## Bus (Along Lewes Road)

- 23 ..... Sussex University to Brighton Marina  
via Royal Sussex County Hospital
  - 25 ..... Universities to Portslade
  - N25 .... Universities to Old Steine
  - 48 ..... Lower Bevendean to Churchill Sq
  - 49 ..... East Moulsecoomb to Portslade
- (www.buses.co.uk/services)

## Train From Moulsecoomb Station

Brighton Station .....	6 mins
Seaford .....	31 mins
Gatwick Airport (via Brighton).....	46 mins
East Croydon (via Brighton) .....	1 hr 7 mins
London Victoria (via Brighton) .....	1 hr 18 mins
London Bridge (via Brighton) .....	1 hr 23 mins

## Car

Hove.....	2.2 miles	.....13 mins
Lewes.....	6.8 miles	.....15 mins
Shoreham-by-Sea.....	12 miles	.....19 mins
Gatwick Airport.....	28 mile	.....31 mins
Eastbourne.....	22 miles	.....40 mins

\* Google maps \*\* Bustimes.org.uk † Thetrainline.com

# MOULSECOOMB, BETWEEN THE SOUTH DOWNS AND THE SEA



**Bravo Building**  
4 The Furlong

**Charlie Building**  
12 The Furlong

**Echo Building**  
88 Saunders Park View

**Foxtrot Building**  
102 Saunders Park View

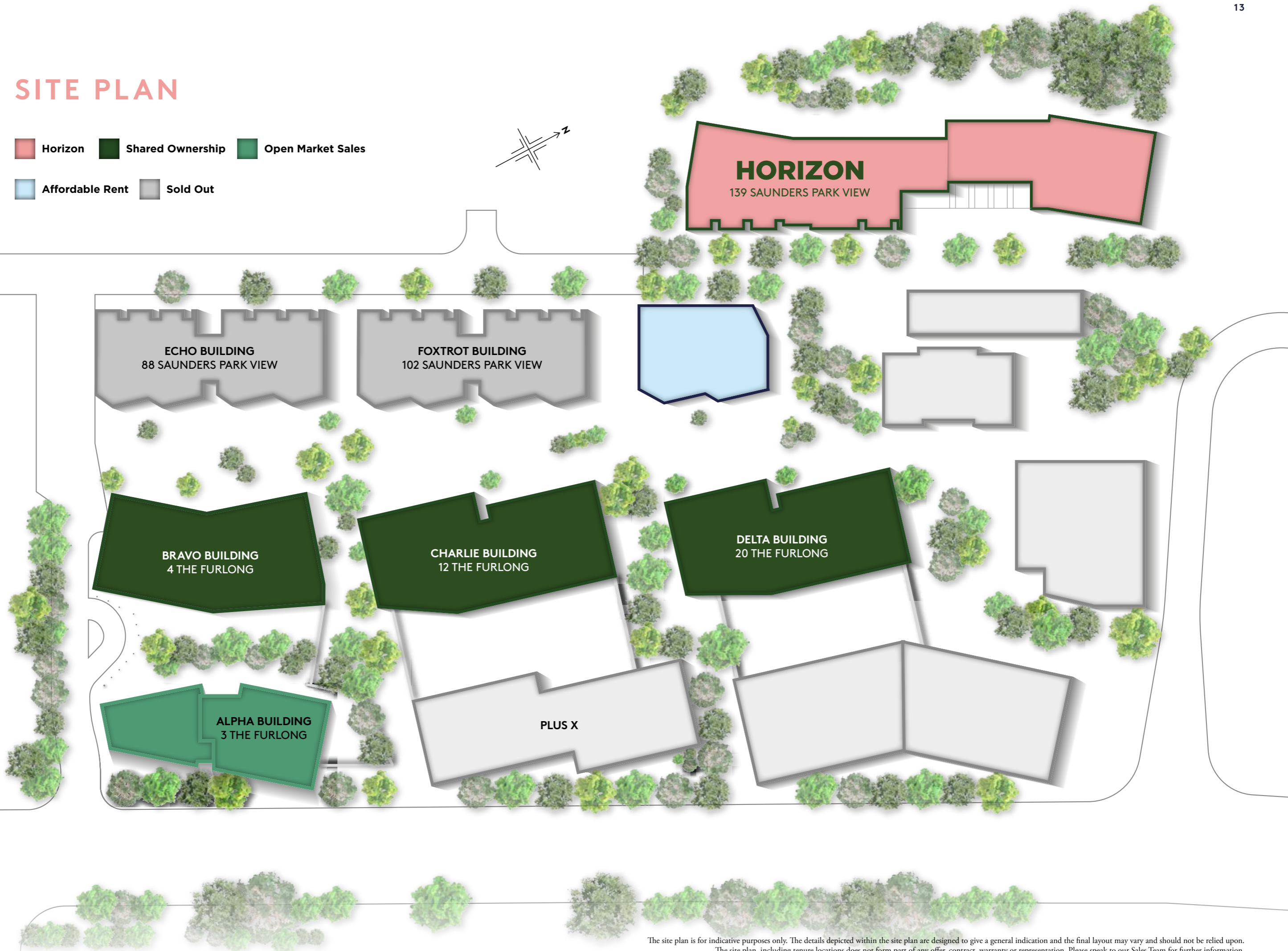
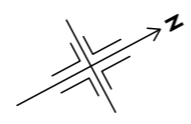
**Delta Building**  
20 The Furlong

**Juliet Building**  
139 Saunders Park View



# SITE PLAN

- Horizon
- Shared Ownership
- Open Market Sales
- Affordable Rent
- Sold Out



The site plan is for indicative purposes only. The details depicted within the site plan are designed to give a general indication and the final layout may vary and should not be relied upon. The site plan, including tenure locations does not form part of any offer, contract, warranty or representation. Please speak to our Sales Team for further information.

## SHARED OWNERSHIP AT HOME X

Wondering if Shared Ownership is right for you?

Shared Ownership is designed to make stepping onto the property ladder more affordable. If you are unable to raise a large enough mortgage to buy a home, or perhaps you have a good income but not enough deposit, Shared Ownership could be your answer.

One of the primary benefits of Shared Ownership is that because you are buying a share, the mortgage deposit you need is based on the share of the home you buy rather than the full market value. You then pay a subsidised rent on the remaining part.

If you don't currently own a home, your household income is less than £80,000, and you have savings to cover your deposit and standard buying fees, Shared Ownership could be what you're looking for.

We have a team on hand to help you as part of your journey with Southern Housing New Homes.

## TO GET STARTED ALL YOU NEED TO DO IS CHOOSE YOUR HOME X

\*Eligibility criteria applies. Ask our sales team for more details.

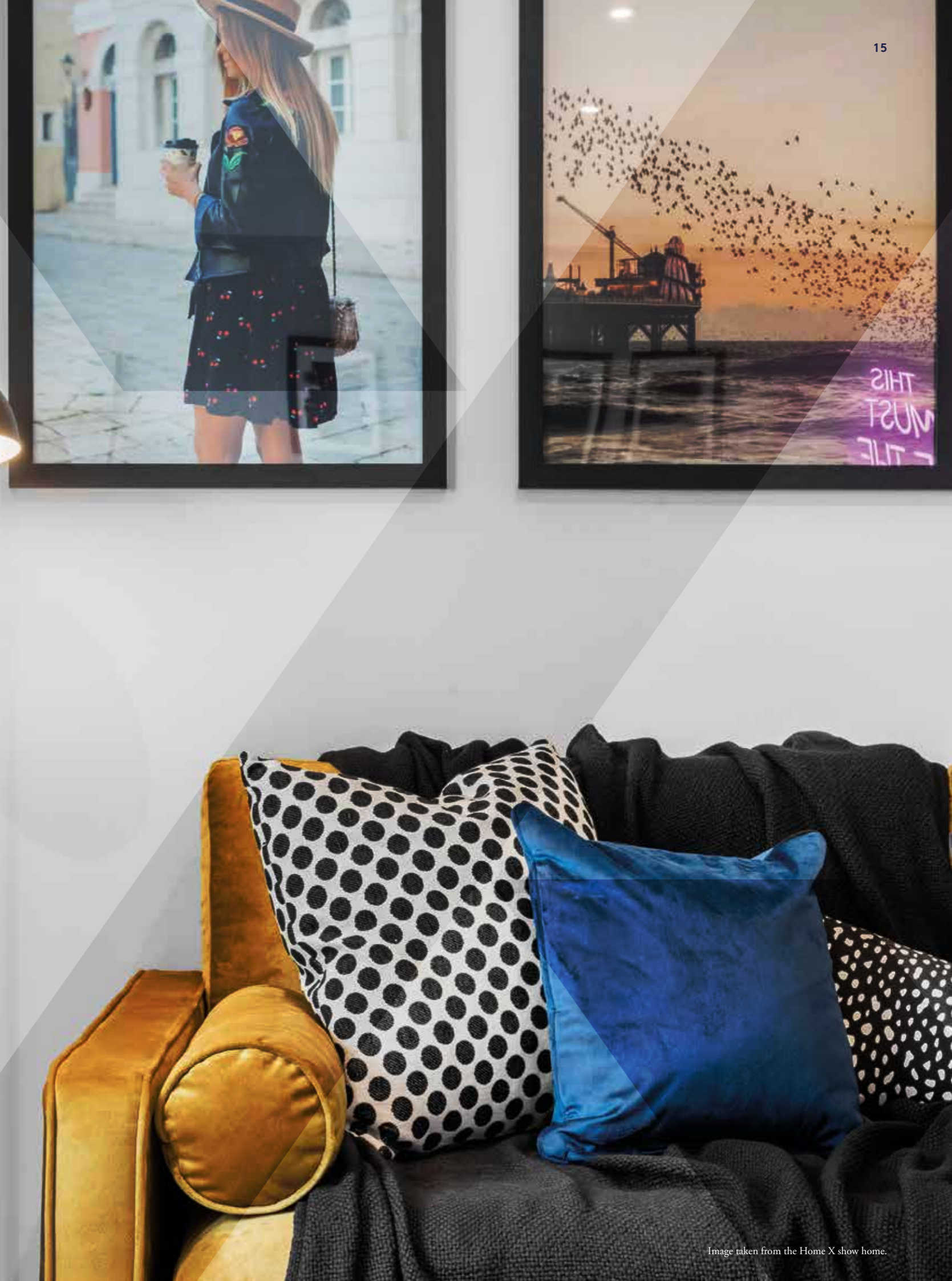


Image taken from the Home X show home.



Bravo Building, 4 The Furlong  
Computer generated image of Home X is indicative only. Landscaping is subject to change.

## BRAVO BUILDING 4 THE FURLONG

Bravo Building offers a collection of studio, 1, 2 and 3 bedroom apartments. Each apartment is crafted for modern living, with private outdoor space to selected homes, exceptionally designed interiors and quality finishes throughout. Kitchens feature wood grain worktops and elegant, handleless Symphony cabinetry in Indigo Blue, complemented by smart, energy-efficient integrated appliances. Underfloor heating runs throughout every home, supported by intelligent security features including a video and phone entry system for added peace of mind. Together, these details create a home that supports your wellbeing, offering a connected quality of life with everything you need right on your doorstep.

# CHARLIE BUILDING 12 THE FURLONG

Homes in Charlie Building are designed for those who value convenience, space to think and room for inspiration.

With studio, 1 and 2 bedroom apartments, these homes have a range of unique finishing touches including open plan Symphony kitchens with Siemens and Bosch integrated appliances. Some homes include private balconies and terraces, with views over the communal gardens.

Apartments are also conveniently located to the neighbouring innovation hub Plus X.

A new home for life that works the way you need it.

## DELTA BUILDING 20 THE FURLONG

Homes are designed for future flexible living, a space for thinkers,  
for creators and for collaborators.

These studio, 1, 2 and 3 bedroom apartments are bright, spacious and  
come with a variety of contemporary and sleek finishes, from designer  
kitchens to spa-like bathrooms. Some homes include private balconies  
and terraces, with views over the communal gardens.

Delta Building is close and connected to the onsite amenities at  
Home X, with shops, workspaces and cafés all on your doorstep.

It's all where you need it, at home, at Home X.

## JULIET BUILDING 139 SAUNDERS PARK VIEW

Juliet Building is the largest block at Home X, tucked away at the back of this new neighbourhood.

Featuring 1 and 2 bedroom apartments and 2 bedroom duplexes, homes here are high spec and high tech, from the stylish interior design to Siemens integrated appliances in the kitchen and TV/Satellite set up in the living room and main bedroom.

Many of these homes have balconies and large windows for scenic views of the infamous South Downs.

For everyday living and everyday wellbeing, with a little added privacy.



## WELCOME TO YOUR HOME X

From private outdoor space to selected apartments to exceptionally crafted interiors, homes are packed with contemporary details and all finished with quality materials.

Apartments feature carefully selected wood grain worktops and handle-less, soft close Symphony kitchens in Indigo Blue with smart and efficient integrated appliances. Homes also come with a range of intelligent features from underfloor heating throughout each apartment and a range of security features including a video/phone entry system to give you that extra peace of mind.

Homes at Home X are designed for everyday living and wellbeing.





## SPECIFICATION

### Kitchen

- Contemporary handle-less, soft close kitchen units by Symphony in Indigo Blue
- Rustic Oak Symphony laminate worktops
- White metro tiles fitted behind worktops
- Matt black Blanco Elon XL6 one and a half bowl stainless steel inset sink with matt black Blanco Envoy mixer tap
- Siemens integrated appliances including:
  - single multifunction oven
  - induction hob with touch controls
  - angled chimney extractor hood
  - fridge/freezer
- Bosch integrated dishwasher
- Siemens freestanding washer dryer (located in utility cupboard)
- LED downlights to underside of wall units

### Bathroom

- Large format porcelain tiles in dark grey colour to floor
- White metro tiles to wall behind basin and WC and full height around bath
- Silestone vanity worktop with mirror above basin and WC
- Contemporary bath in white with frameless rectangular glass shower screen
- Matt black bath-mounted thermostatic exposed bath/shower mixer with matching shower attachment, slider and rail
- Vitra ORIGIN matt black chrome mixer tap to semi counter top basin
- Ideal Standard back-to-wall WC with soft-close seat, concealed cistern and matt black dual flush plate
- Matt black heated towel radiator

### En Suite\*

- Large format porcelain tiles in light grey colour to floor
- White metro tiles to wall & vanity worktop behind basin and WC and full height around shower enclosure\*\*
- Mira shower tray featuring glass door and Vitra ORIGIN matt black chrome thermostatic wall-mounted shower attachment, slider and rail\*\*
- Vitra ORIGIN matt black chrome mixer tap to semi counter top basin
- Ideal Standard back-to-wall WC with soft-close seat, concealed cistern and matt black dual flush plate
- Matt black heated towel radiator
- Mirror above basin

### Bedroom

- Wool mix carpet in grey colour
- Built-in wardrobe to main bedroom with sliding door, shelving and hanging rail

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.

### Electrical

- LED downlights in white to living/kitchen/dining, bathroom, en suite\*, hallway, utility cupboard
- Pendant light to bedroom(s)
- White sockets throughout
- TV/Satellite (pre-wired for Sky†), phone and data points to living room and main bedroom

### Interior Finishes

- Karndean oak effect flooring in Brushed Grey to living/kitchen/dining and hallway
- Matt black finish stainless steel ironmongery throughout
- White gloss (for joinery) throughout
- White Ash matt emulsion paint finish to walls throughout
- White Ash matt emulsion paint finish to ceilings throughout
- White blinds fitted to all windows

### Security & Peace Of Mind

- Front door with multipoint locking system, security chain and door viewer
- Video/phone entry system
- Mains operated smoke and heat detectors with battery backup plus sprinkler system
- NHBC warranty
- Aluminium-framed double glazed windows

### Heating

- Underfloor heating throughout
- Communal heat and power (CHP) system, with Bosch Heat Interface Unit (HIU) and programmable thermostat

### Exterior

- Secure residents' cycle store
- Car club membership bays with electric charge points, available through Enterprise Car Club\*\*\*

\*En suite to selected units only, refer to floorplans for more information

\*\*Shower to selected en suites only, refer to floorplans for more information

\*\*\*To be chosen at point of reservation. Please speak to a sales advisor for more information.

†Subject to a separate subscription

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# SOUTHERN HOUSING

*new homes*

## ABOUT

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love.

As an organisation we're one of the largest housing providers in the UK with over 80,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market sale.

Read more about who we are and what we do as a housing association at [shnewhomes.co.uk](https://shnewhomes.co.uk)

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## WANT MORE INFORMATION? YOU CAN:

**GIVE US A CALL: 0300 555 2171**

**VISIT OUR WEBSITE: [SHNEWHOMES.CO.UK/HOME-X-SO](https://shnewhomes.co.uk/home-x-so)**

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