DOCK
SHOREHAM
MAKERS
BY SEA
QUARTER

MODERN

EXPERIENCE

COASTAL

IT ALL

LIVING.

NEW 1, 2 & 3 BEDROOM HOMES
AVAILABLE WITH SHARED OWNERSHIP

SOUTHERN
HOUSING
new homes

SHOREHAM

PAST & FUTURE

Shoreham-by-Sea is easy to fall for. At first, it's the coastline that draws people in - but spend a little more time here, and you start to notice how much of the town's past still shapes it today.

From the 12th-century St Mary de Haura Church to Shoreham Fort overlooking the sea, Shoreham has always evolved with the people who live here. Old buildings, former industrial spaces and historic landmarks have gradually found new purpose over time, giving the town a sense of progress without losing its character.

That feeling continues today. Independent cafés, local businesses and a growing creative community sit alongside wide open beaches, riverside walks and the South Downs beyond. Shoreham feels connected to its history, but it's always looking forward too – a town that has grown naturally over time, shaped as much by what's next as by where it came from.

The future of Shoreham-by-Sea feels quietly confident – evolving with care while staying true to its coastal character.

Sustainability is shaping the way the town grows, with greener spaces, thoughtfully designed homes, and a stronger connection to the natural environment. At the same time, its creative energy continues to build, supported by local artists, community initiatives, and spaces like the Ropetackle Arts Centre.

Shoreham-by-Sea's setting remains one of its greatest strengths. The coastline, river, and open landscape draw people in, while ongoing investment supports both everyday life and new opportunities. With close links to centres of learning and innovation, there's a growing sense of momentum - new ideas and possibilities beginning to take shape.

What truly defines the town is its community. Open, engaged, and forward-looking, it's this balance of people, place, and progress that makes Shoreham-by-Sea's future feel full of potential.

DOCK MAKERS QUARTER

SHOREHAM

BY SEA

At the heart of it all is a collection of one, two and three-bedroom Shared Ownership apartments, offering a chance to make a home in Shoreham-by-Sea.

Made for the everyday moments at home, the spaces are bright, well-considered and easy to live in – balancing comfort with simplicity.

There's a sense of ease to it all – homes that feel connected to their surroundings, where everyday life unfolds naturally, and where the rhythm of the coast is never far away.

LIVE

Shoreham-by-Sea, nestled on the stunning Sussex coast, offers a lifestyle that seamlessly blends the tranquility of seaside living with the vibrancy of green spaces and water sports. This charming coastal town is a haven for those seeking a relaxed yet active lifestyle.

The heart of Shoreham's appeal lies in its proximity to the sea. Those who live here can enjoy peaceful mornings overlooking the water, and the beach is a daily playground. The coastline invites leisurely strolls, picnics, and sunsets that are nothing short of breathtaking.

Shoreham's active marina is a hub for water sports enthusiasts. Sailing, windsurfing, and kayaking are popular activities, and you can even take lessons if you're a novice.

IN SHOREHAM

The town's vibrant marina buzzes with activity, offering a perfect backdrop for seafood dining.

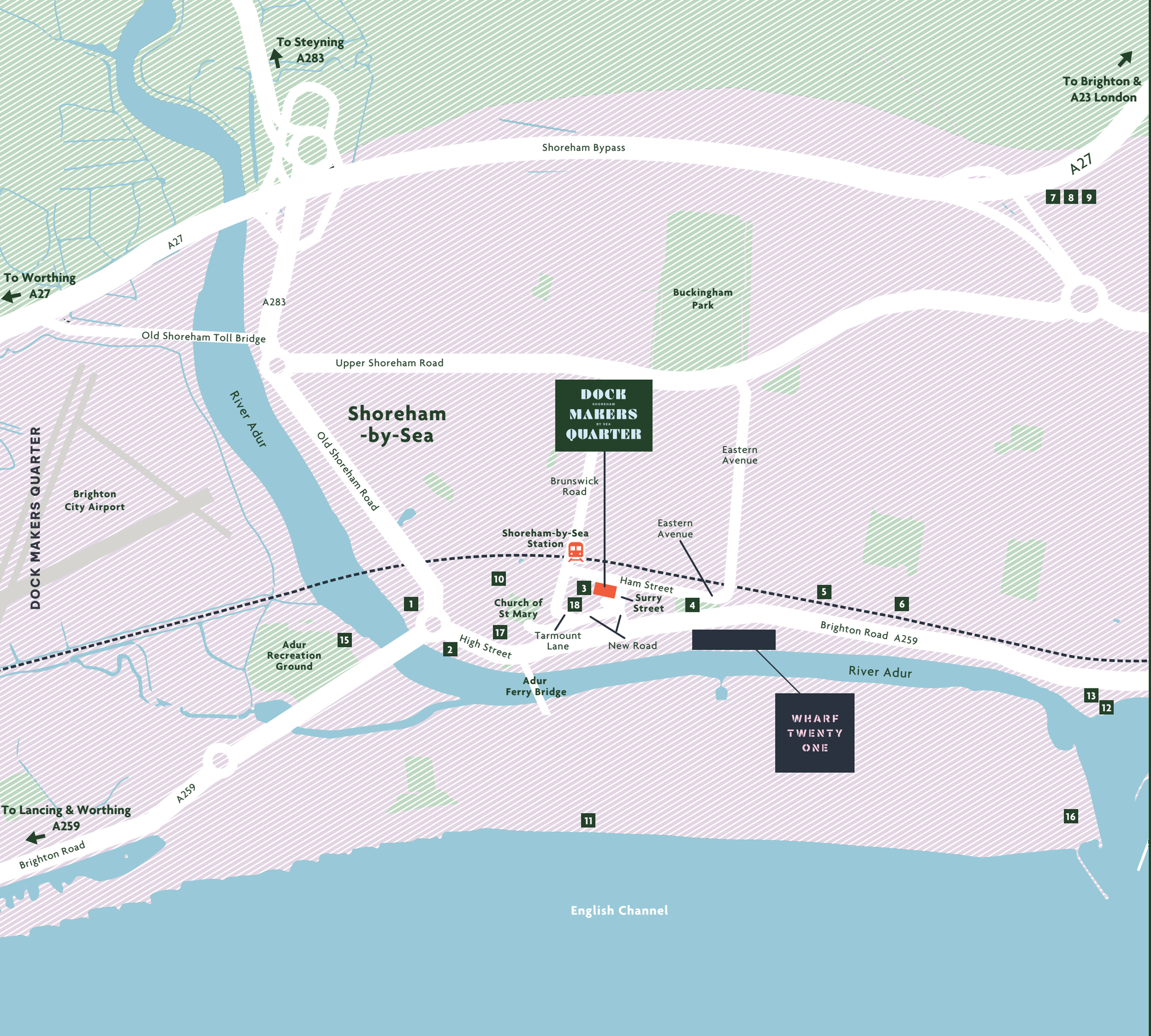
For those craving greenery, Shoreham boasts an array of picturesque parks and nature reserves. Adur Recreation Ground and Buckingham Park are idyllic spots for picnics and family gatherings. The Adur River provides a serene backdrop for peaceful walks and birdwatching.

The town's close-knit community organises various events, from regattas to music festivals, fostering a strong sense of belonging. Shoreham-by-Sea offers a lifestyle that celebrates both the calming influence of the sea and the invigorating energy of outdoor activities, making it a truly unique and enriching place to call home.

The town's beautiful pebble beach is perfect for leisurely strolls, sunbathing, or building sandcastles with the family.

The gentle waves of the English Channel make it an ideal spot for swimming and paddleboarding.

Beyond the shoreline, there's plenty to discover on land too. From slow afternoons spent at pottery classes and mornings at reformer pilates, to browsing local art galleries or enjoying an evening at the performing arts theatre, the area offers a thoughtful mix of creativity, culture, and everyday wellbeing - all just moments from home.



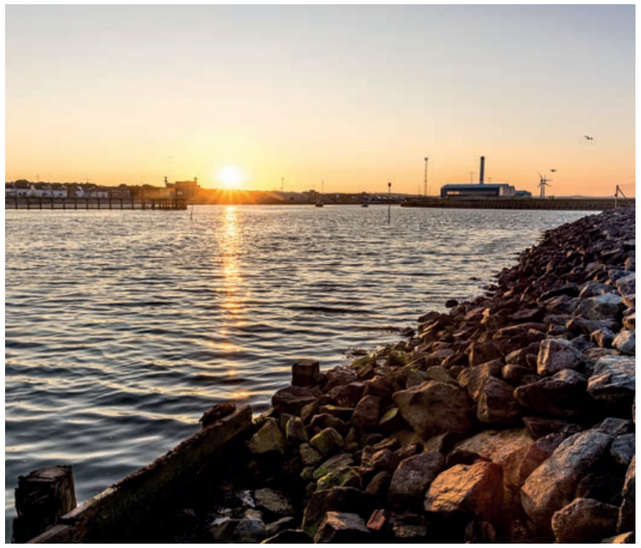
1 Ropetackle Arts Centre
2 The Bridge
3 Co-op Food
4 Shoreham Skatepark
5 B&Q
6 Lidl
7 Tesco Extra
8 Holmbush Shopping Centre
9 Marks & Spencers
10 The Shoreham Centre
11 Shoreham Beach
12 Kingston Beach
13 Shoreham Lighthouse station
14 Southwick Beach
15 Adur Adventure Sports Centre
16 Shoreham Fort
17 Reformer Pilates
18 Pottery Studio

AT THE

BEACH

Seaside living in Shoreham-by-Sea has an easy, natural rhythm, shaped by its varied coastline.

Shoreham Beach offers wide, open views and a sense of space, while Kingston Beach, set along the banks of the River Adur, feels quieter and more tucked away. Just along the coast, Southwick Beach brings a more traditional seaside feel. Together, they create a stretch of shoreline where the water is always close - whether for a walk, a moment to pause, or simply to watch the tide come and go.



GREAT CONNECTIONS

05 MIN Shoreham-by-Sea Station

06 MIN River Cafe & Bistro

07 MIN The Shoreham Centre

15 MIN Shoreham Beach

17 MIN Buckingham Park & Playground

18 MIN Shoreham Football Club

1.6 MILES Brighton City Airport

1.8 MILES Holmbush Shopping Centre

4.9 MILES West Hove Golf Club

6.0 MILES Brighton Pier

16.4 MILES Lewes

31.8 MILES Gatwick Airport

09 MIN Worthing

15 MIN Brighton

41 MIN Gatwick Airport

59 MIN East Croydon

68 MIN Portsmouth & Southsea

76 MIN London Victoria

4.5 MILES Bramber Castle

5.1 MILES Steyning

5.5 MILES Worthing

6.1 MILES Devil's Dyke (Via National Cycle Route)

6.9 MILES Brighton Palace Pier

14 MILES Littlehampton

Shoreham-by-Sea, nestled along the picturesque Sussex coast, boasts excellent transport connections that cater to all your transport needs. For a leisurely stroll, Shoreham's charming streets and scenic beachfront promenade offer delightful walking opportunities. The town's compact size means that many attractions and amenities are within walking distance, making it an enjoyable destination to explore on foot.

Driving to and from Shoreham-by-Sea is equally convenient, with easy access to major routes like the A27 less than 7 minutes away, as well as the A259 and the nearby M23. Whether you're exploring the South Downs National Park, heading to Brighton, or embarking on a coastal road trip, the road network offers flexibility and accessibility.

For those travelling by train, the Shoreham-by-Sea railway station is just a 5-minute walk away, which serves as a vital hub. It connects directly to Brighton, London Victoria, and Gatwick Airport, making it a convenient option for both commuters and tourists. The scenic coastal train journey is an experience in itself.

Cycling enthusiasts can enjoy well-maintained cycle lanes and routes that wind through the town and along the coast. The flat terrain makes cycling a popular choice for locals and visitors alike. Why not explore the Downs Link, a shared-use path from the North Downs Way at St Martha's Hill, Surrey to Shoreham-by-Sea or more options on the National Cycle Route?

Distances and times taken from google.co.uk/maps and nationalrail.co.uk and are approximate only.

HOMES FOR

BETTER LIVING

Each apartment has been thoughtfully designed to feel calm, comfortable and easy to live in. Clean lines, soft pink tones and large windows create bright, welcoming spaces filled with natural light throughout the day.

At the heart of the home, contemporary kitchens bring warmth and character with blush-toned cabinetry, durable finishes and integrated appliances, all designed to work effortlessly for everyday living. Open-plan layouts create an easy flow between cooking, dining and relaxing spaces.

Comfort has been carefully considered throughout, with features such as underfloor heating adding an extra layer of warmth and ease. Thoughtful storage, modern bathrooms and well-proportioned rooms complete homes designed around the rhythm of daily life.

SPECIFICATION

KITCHEN/LIVING/DINING

- Lorenzo Oak Carcass base units in Antique Rose
- Beige Grey Lorenzo Oak wall units in Antique Rose
- Black Beko oven and ceramic hob
- White Beko dishwasher
- Beko fridge/freezer
- Glass splashback to hob
- Deluxe Satinwood white skirtings and architraves
- Matt white ceiling

FLOORING

- Amtico Harvest Oak Laminate Wood flooring to kitchen/living/dining, utility and store
- Light grey ceramic tiled floor to bathroom
- Sand coloured carpet to bedroom

BATHROOM

- Light grey tiled walls around bath
- Matt white painted walls
- Matt white ceiling
- Roca rainwater shower and hand shower
- Glass shower screen
- Pisa towel rail
- Mirror behind basin

EN SUITE

- Light grey tiled walls around bath
- Matt white painted walls
- Matt white ceiling
- Walk-in rainwater shower with sliding door and hand shower
- Pisa towel rail

GENERAL

- Beko washer/dryer
- Wired for BT telephone & broadband and Virgin broadband
- Sky Q digital TV connection*
- Zoned underfloor heating
- Tiled balconies with outdoor lighting
- Video entry system
- 10-year-build NHBC
- Fitted wardrobes to bedroom 1
- White internal doors
- American black walnut entrance door
- Downlights to kitchen, bathroom and hallways. Pendants to living/dining areas and bedrooms
- EPC-rated B

* Separate subscription required.

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Lapper House
Mixed Tenure –
Shared Ownership &
Social Rent
1B2P, 2B3P,
2B4P, 3B5P

DOCK MAKERS QUARTER

SITE PLAN

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.

LAPPER HOUSE

DOCK MAKERS QUARTER

LAPPER HOUSE
3 Surry Street,
Shoreham-by-Sea
BN43 6DX

First Floor
12a Lapper House*

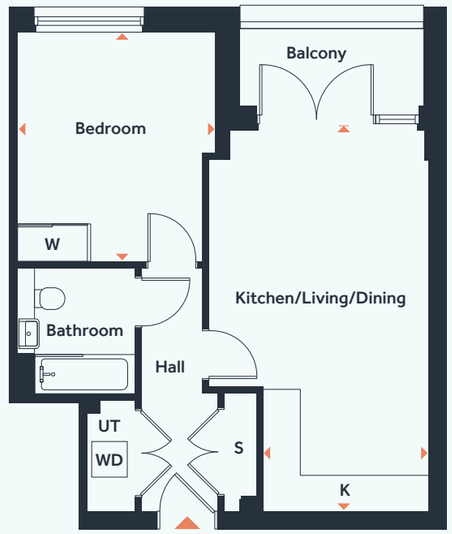
Third Floor
27 Lapper House*

Fifth Floor
36 Lapper House*

*Plots are handed to floor plan drawing shown above

27 & 36 Lapper House Balcony
is 4.82 m² / 51.88 sq ft

1 BEDROOM



Kitchen/Living/Dining Area	6.54m x 3.79m / 21'6" x 12'5"
Bedroom	3.94m x 3.40m / 12'11" x 11'2"
Gross Internal Area	**50 m² / 538 sq ft**
Terrace	**7.8 m² / 83.96 sq ft**
Balcony (First Floor)	**4.23 m² / 45.55 sq ft**

KEY:
K - KITCHEN UNITS | UT - UTILITY | S - STORE
W - WARDROBE | WD - WASHER DRYER

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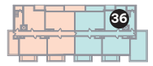
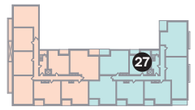
PLOT LOCATOR



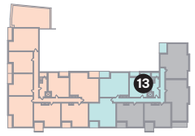
05 - FIFTH FLOOR

04 - FOURTH FLOOR

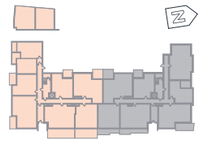


03 - THIRD FLOOR

02 - SECOND FLOOR



01 - FIRST FLOOR

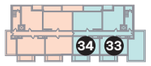


00 - GROUND FLOOR

SOCIAL RENT

SHARED OWNERSHIP
COMING SOON

PLOT LOCATOR



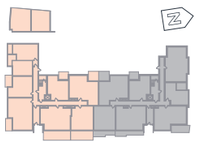
05 - FIFTH FLOOR

04 - FOURTH FLOOR

03 - THIRD FLOOR

02 - SECOND FLOOR

01 - FIRST FLOOR



00 - GROUND FLOOR

SOCIAL RENT

SHARED OWNERSHIP
COMING SOON

LAPPER HOUSE

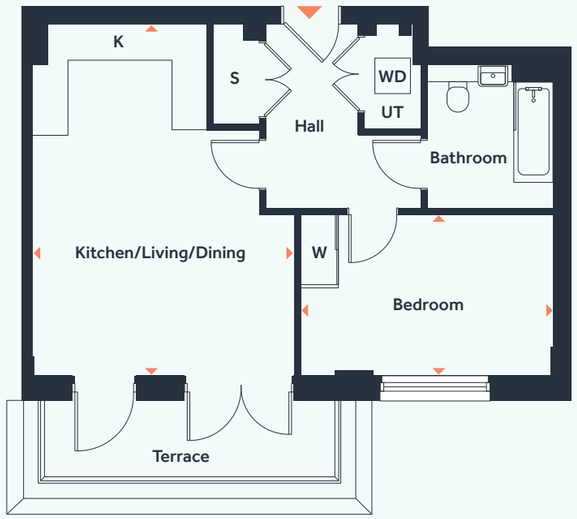
3 Surry Street,
Shoreham-by-Sea
BN43 6DX

Fifth Floor
33 Lapper House
34 Lapper House

33 Lapper House Living/ Kitchen/Dining
6.05m x 4.63m/19'10" x 15'2"

33 Lapper House Gross Internal Area
52.3 m2 / 563.3 sq ft

1 BEDROOM



Kitchen/Living/Dining Area	6.05m x 4.51m / 19'10" x 14'9"
Bedroom	2.77m x 4.34m / 9'1" x 14'3"
Gross Internal Area	**52.3 m² / 563 sq ft**
Terrace	**7.5 m² / 94.7 sq ft**

KEY:
K - KITCHEN UNITS | UT - UTILITY | S - STORE
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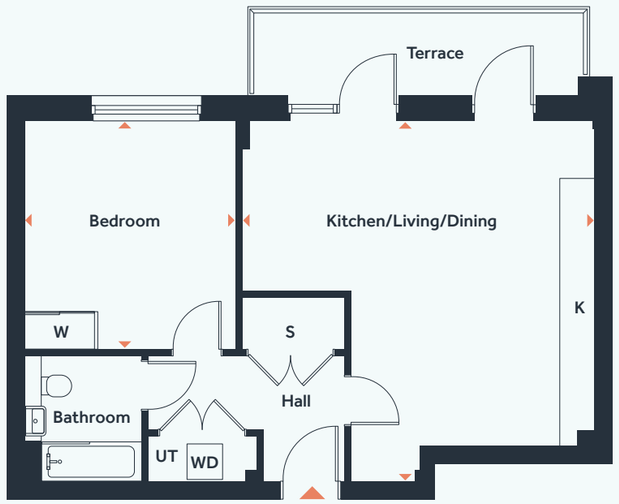
LAPPER HOUSE

3 Surry Street,
Shoreham-by-Sea
BN43 6DX

Fifth Floor
35 Lapper House

1 BEDROOM



Kitchen/Living/Dining Area	6.21m x 6.08m / 20'4" x 19'11"
Bedroom	3.94m x 3.63m / 12'11" x 11'11"
Gross Internal Area	**59 m² / 635 sq ft**
Terrace	**9.0 m² / 96.88 sq ft**

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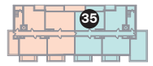

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04 - FOURTH FLOOR

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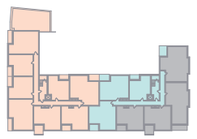
02 - SECOND FLOOR



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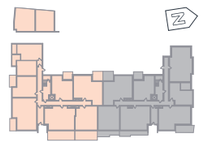
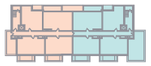


00 - GROUND FLOOR

SOCIAL RENT

SHARED OWNERSHIP
COMING SOON

PLOT LOCATOR



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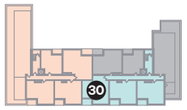

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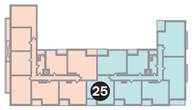

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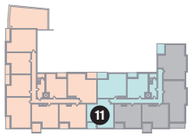

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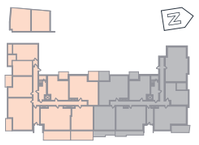


00 - GROUND FLOOR

SOCIAL RENT

SHARED OWNERSHIP COMING SOON

LAPPER HOUSE

3 Surry Street,
Shoreham-by-Sea
BN43 6DX

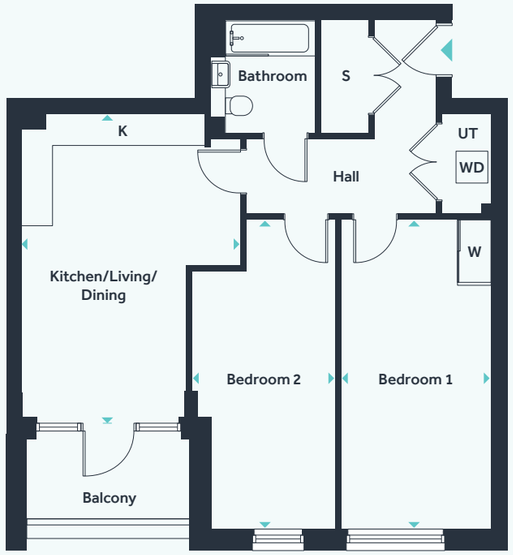
First Floor
11 Lapper House

Third Floor
25 Lapper House

Fourth Floor
30 Lapper House

25 & 30 Lapper House Balcony
is 6.09 m² / 65.54 sq ft

2 BEDROOM



Kitchen/Living/Dining Area	5.82m x 4.22m / 19'1" x 13'10"
Bedroom 1	5.93m x 2.90m / 19'5" x 9'6"
Bedroom 2	5.93m x 2.75m / 19'5" x 9'0"
Gross Internal Area	**71.8 m² / 773 sq ft**
Balcony	**5.2 m² / 55.97 sq ft**

KEY:
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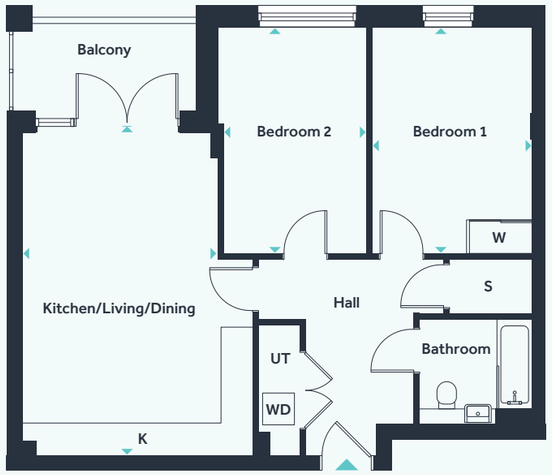
LAPPER HOUSE

3 Surry Street,
Shoreham-by-Sea
BN43 6DX

First Floor
12 Lapper House

Third Floor
26 Lapper House

2 BEDROOM



Wheelchair unit (12 Lapper House)

Kitchen/Living/Dining Area	6.21m x 3.76m / 20'4" x 12'4"
Bedroom 1	4.36m x 3.09m / 14'4" x 10'2"
Bedroom 2	4.36m x 2.75m / 14'4" x 9'0"
Gross Internal Area	**71.1 m² / 765 sq ft**
Balcony	**6.1 m² / 65.66 sq ft**

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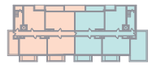
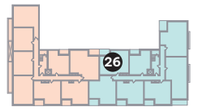


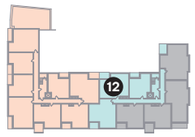
05 - FIFTH FLOOR

04 - FOURTH FLOOR

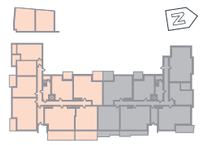


03 - THIRD FLOOR

02 - SECOND FLOOR



01 - FIFTH FLOOR

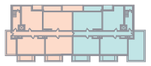


00 - GROUND FLOOR

SOCIAL RENT

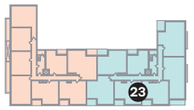
SHARED OWNERSHIP COMING SOON

PLOT LOCATOR



05 - FIFTH FLOOR

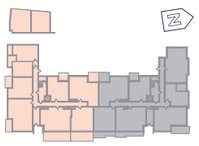
04 - FOURTH FLOOR



03 - THIRD FLOOR

02 - SECOND FLOOR

01 - FIRST FLOOR



00 - GROUND FLOOR

SOCIAL RENT

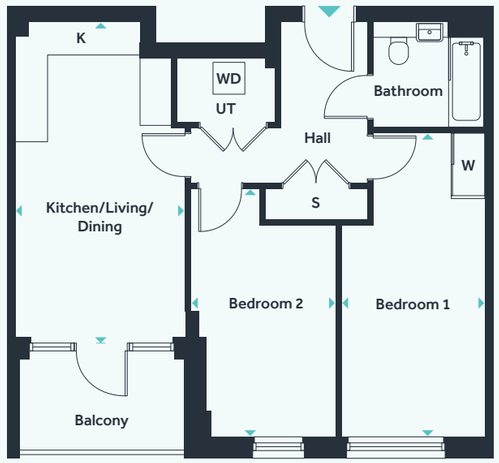
SHARED OWNERSHIP COMING SOON

LAPPER HOUSE

3 Surry Street,
Shoreham-by-Sea
BN43 6DX

Third Floor
23 Lapper House

2 BEDROOM



Kitchen/Living/Dining Area	6.04m x 3.28m / 19'10" x 10'9"
Bedroom 1	5.84m x 2.76m / 19'2" x 9'0"
Bedroom 2	4.76m x 2.78m / 15'7" x 9'1"
Gross Internal Area	**62.9 m² / 676 sq ft**
Balcony	**5.4 m² / 58.12 sq ft**

KEY:
K - KITCHEN UNITS | UT - UTILITY | S - STORE
W - WARDROBE | WD - WASHER DRYER

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LAPPER HOUSE

3 Surry Street,
Shoreham-by-Sea
BN43 6DX

Third Floor
24 Lapper House

Fourth Floor
29 Lapper House

2 BEDROOM

Kitchen/Living/Dining Area	6.16m x 3.33m / 20'3" x 10'11"
Bedroom 1	5.84m x 2.78m / 19'2" x 9'1"
Bedroom 2	4.77m x 2.78m / 15'8" x 9'1"
Gross Internal Area	**63.7 m² / 686 sq ft**
Balcony	**5.56 m2 / 59.8 sq ft**

KEY:
K - KITCHEN UNITS | UT - UTILITY | S - STORE
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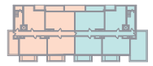
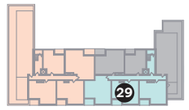
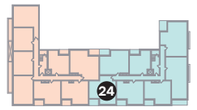
PLOT LOCATOR



05 - FIFTH FLOOR

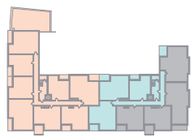


04 - FOURTH FLOOR

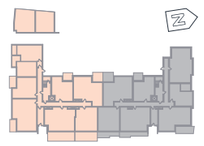


03 - THIRD FLOOR

02 - SECOND FLOOR



01 - FIRST FLOOR

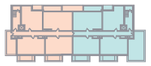


00 - GROUND FLOOR

SOCIAL RENT

SHARED OWNERSHIP COMING SOON

PLOT LOCATOR



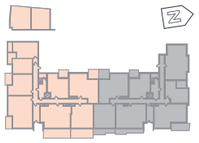
05 - FIFTH FLOOR

04 - FOURTH FLOOR

03 - THIRD FLOOR

02 - SECOND FLOOR

01 - FIRST FLOOR



00 - GROUND FLOOR

SOCIAL RENT

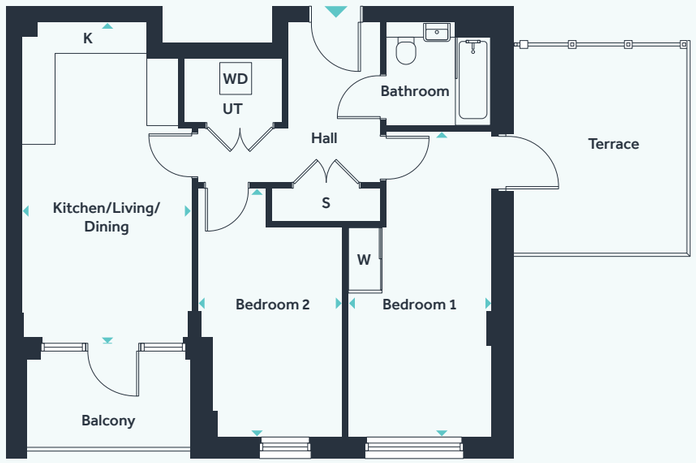
SHARED OWNERSHIP COMING SOON

LAPPER HOUSE

3 Surry Street,
Shoreham-by-Sea
BN43 6DX

Fourth Floor
28 Lapper House

2 BEDROOM



Kitchen/Living/Dining Area	6.05m x 3.28m / 19'10" x 10'9"
Bedroom 1	5.86m x 2.76m / 19'3" x 9'1"
Bedroom 2	4.78m x 2.78m / 15'8" x 9'1"
Gross Internal Area	**62.9 m² / 677 sq ft**
Terrace	**13.2 m² / 138.8 sq ft**
Balcony	**5.4 m² / 58.12 sq ft**

KEY:
K - KITCHEN UNITS | UT - UTILITY | S - STORE
W - WARDROBE | WD - WASHER DRYER

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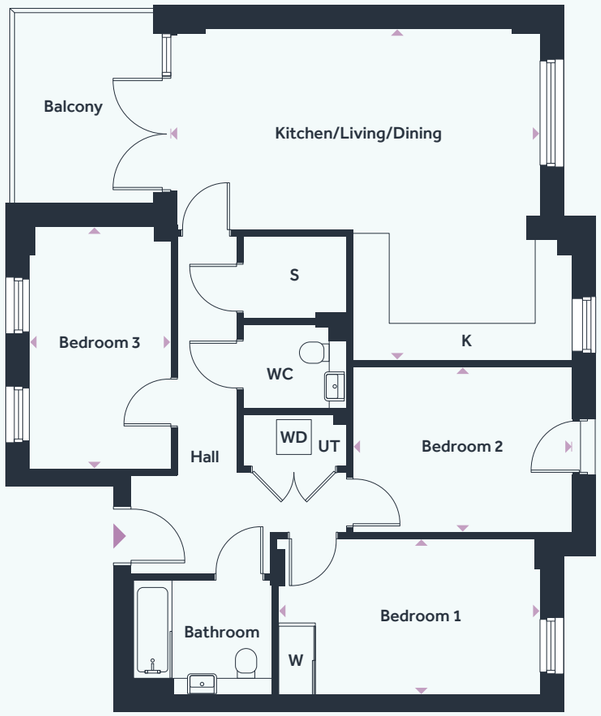
LAPPER HOUSE

3 Surry Street,
Shoreham-by-Sea
BN43 6DX

Second Floor
14 Lapper House

3 BEDROOM



Kitchen/Living/Dining Area	6.36m x 5.83m / 20'10" x 19'2"
Bedroom 1	2.76m x 4.60m / 9'0" x 15'1"
Bedroom 2	2.92m x 3.86m / 9'7" x 12'8"
Bedroom 3	4.26m x 2.48m / 14'0" x 8'2"
Gross Internal Area	**91.6 m² / 985.8 sq ft**
Balcony	**8.1 m² / 87.1 sq ft**

KEY:
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W - WARDROBE | WD - WASHER DRYER

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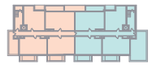
PLOT LOCATOR



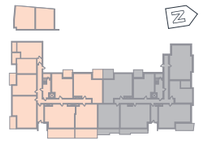
05 - FIFTH FLOOR

04 - FOURTH FLOOR

03 - THIRD FLOOR

02 - SECOND FLOOR

01 - FIRST FLOOR

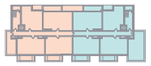


00 - GROUND FLOOR

SOCIAL RENT

SHARED OWNERSHIP COMING SOON

PLOT LOCATOR



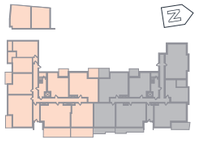
05 - FIFTH FLOOR

04 - FOURTH FLOOR

03 - THIRD FLOOR

02 - SECOND FLOOR

01 - FIRST FLOOR



00 - GROUND FLOOR

SOCIAL RENT

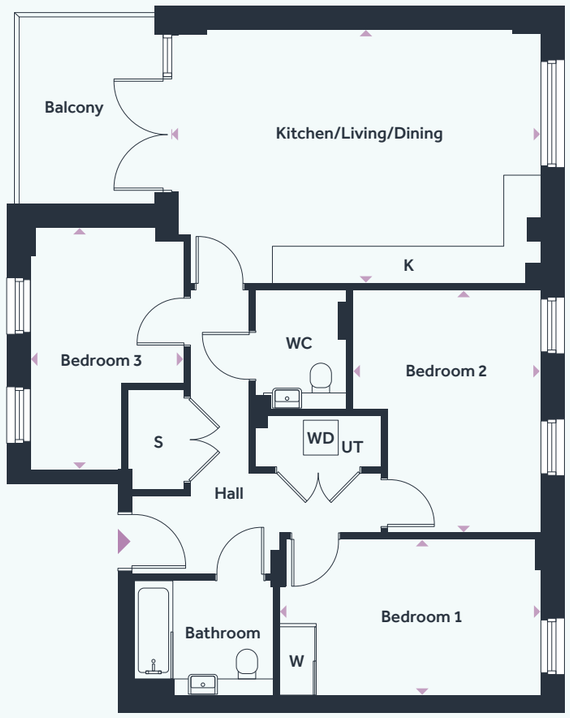
SHARED OWNERSHIP COMING SOON

LAPPER HOUSE

3 Surry Street,
Shoreham-by-Sea
BN43 6DX

Third Floor
21 Lapper House

3 BEDROOM



Kitchen/Living/Dining Area	4.48m x 6.37m / 14'8" x 20'11"
Bedroom 1	4.27m x 3.30m / 14'0" x 10'10"
Bedroom 2	2.75m x 4.60m / 9'0" x 15'1"
Bedroom 3	4.25m x 2.69m / 13'11" x 8'10"
Gross Internal Area	**88.7 m² / 954.7 sq ft**
Balcony	**7.7 m² / 82.88 sq ft**

KEY:
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LAPPER HOUSE

3 Surry Street,
Shoreham-by-Sea
BN43 6DX

Second Floor
15 Lapper House

Third Floor
22 Lapper House

22 Lapper House Bedroom 2
2.86m x 3.90m / 9'5" x 12'10"

22 Lapper House Bedroom 3
2.16m x 3.90m / 7'1" x 12'10"

22 Lapper House Gross Internal Area
87.5 m2 / 941.5 sq ft

3 BEDROOM

Kitchen/Living/Dining Area	5.95m x 5.08m / 19'6" x 16'8"
Bedroom 1	2.77m x 5.62m / 9'1" x 18'5"
Bedroom 2	2.75m x 4.37m / 9'0" x 14'4"
Bedroom 3	2.28m x 4.37m / 7'6" x 14'4"
Gross Internal Area	**90.3 m² / 971.9 sq ft**
Balcony	**8.8 m² / 94.72 sq ft**

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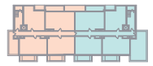
PLOT LOCATOR

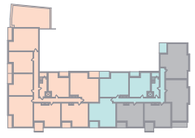


05 - FIFTH FLOOR

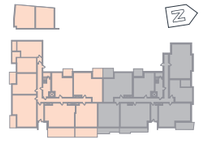
04 - FOURTH FLOOR

03 - THIRD FLOOR

02 - SECOND FLOOR



01 - FIRST FLOOR



00 - GROUND FLOOR

SOCIAL RENT

SHARED OWNERSHIP COMING SOON

A HOME OF YOUR OWN WITH SHARED OWNERSHIP

SHARED OWNERSHIP

Now that you have found your dream home you're probably asking, "Is Shared Ownership right for me?" At Southern Housing New Homes, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

HOW DOES IT WORK?

You'll start by buying a share of your home that's between 10% and 75% of the full value, using a combination of a mortgage and a deposit between 5-10%. You will then pay a subsidised rent on the share you don't buy. In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

BEFORE PROCEEDING, YOU MUST CONSIDER THE FOLLOWING:

- Your total household income must be £80,000 a year or less.
- These apartments are leasehold.
- A service charge is payable to contribute to the management and maintenance of the development. This is reviewed annually and may increase over time (see the price list for details).

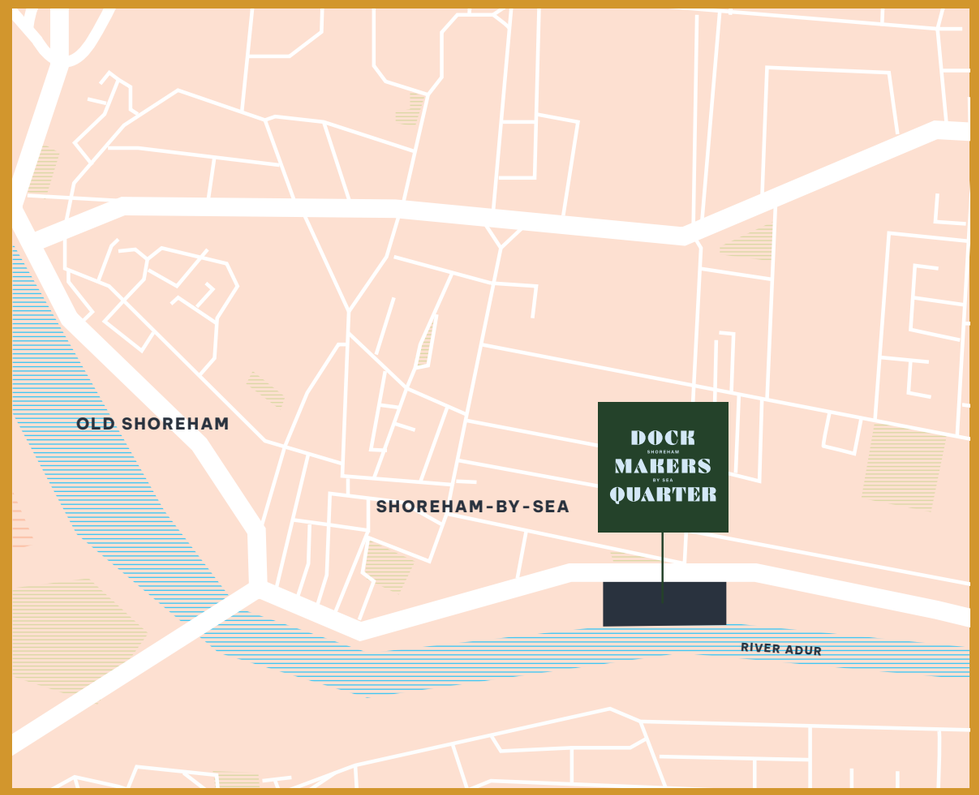
SOUTHERN HOUSING
new homes

NEW SHARED OWNERSHIP MODEL FOR DOCK MAKERS QUARTER

The homes shown in this brochure at Dock Makers Quarter are part of the new Shared Ownership model that includes some changes designed to help more people get onto the property ladder. These changes include:

- The minimum initial share being reduced from 25% to 10% making Shared Ownership accessible for more people.
- A contribution up to £500 a year towards certain repairs and maintenance costs in the first 10 years of ownership. This contribution can be rolled over for one year.
- Shared Owners being able to staircase in 1% increments per year for 10 years without undertaking a valuation. Other staircasing transactions will be reduced to a minimum of 5% rather than 10%.

Affordability and eligibility checks apply. Ask your Sales Executive for more information to start making your dream a reality.



HOW TO FIND US

SURRY STREET // SHOREHAM-BY-SEA // BN43 6DX

GOOGLE MAPS: MAPS.APP.GOO.GL/JTY6DK9VKXTMED8O8

WHAT3WORDS: ///HAUNTS.OPTION.WHISKER

BY CAR

VIA A27 FROM PATCHAM INTERCHANGE:

- Leave Patcham Interchange and join the A27 westbound towards Worthing/Shoreham.
- Continue on the A27 for around 6 miles.
- Take the exit for Shoreham-by-Sea / A283.
- At the roundabout, follow signs for Shoreham Town Centre.
- Continue onto Upper Shoreham Road, heading towards the town centre.
- Follow the road downhill and continue straight towards Ham Road.
- Turn right onto Ham Road.
- Take the next left onto Surry Street.
- Dock Makers Quarter will be on your left.

BY TRAIN

- Exit Shoreham-by-Sea railway station and turn left onto Brunswick Road.
- Walk south towards the town centre for around 5 minutes.
- Continue straight across the roundabout onto Eastern Avenue.
- After a short walk, turn right onto Ham Road.
- Continue along Ham Road, then turn right onto Surry Street.
- Dock Makers Quarter will be on your left.

SCAN FOR DIRECTIONS

Southern Housing terms and conditions apply. Images are for illustrative purposes only. Map not to scale. Times, distances and directions are taken from nationalrail.co.uk and google.co.uk/maps and are approximate only. All content within this document is indicative only. Southern Housing reserves the right to make any changes at any time. Please speak to a member of the sales team for up-to-date information when reserving your new home. Information is correct at time of going to print. September 2026.

DOCK MAKERS QUARTER

DOCK

SHOREHAM

MAKERS

BY SEA

QUARTER

Register your interest

02039 937 141

shnewhomes.co.uk/dock-makers-quarter

SOUTHERN HOUSING

new homes