



Courtyard Apartments at Circus Street

Brighton, East Sussex

A modern collection of one and two-bedroom apartments in Brighton's new cultural quarter,
available for Shared Ownership.

28 homes available



CLARION
HOUSING



Live, work, play

Courtyard Apartments is the latest selection of contemporary homes at Circus Street, the lively new cultural quarter in the heart of Brighton.

CENTRAL

Situated on the edge of Brighton's vibrant central district, Circus Street is just a short walk from the Royal Pavilion, The Lanes and Brighton's famous beach.

DESIGN-LED

Light-filled modern buildings arranged around a brand new courtyard and landscape area create a fresh streetscape that pays homage to the city's architectural heritage.

CONNECTED

With London less than an hour away by train*, Circus Street lets you enjoy the coast while staying in touch with the capital.

* Train travel times are taken from Nationalrail.co.uk, measured from Brighton station (not development), and are for the quickest single service during weekday morning peak hours (6.30am-9.30am).

9 things we love about Brighton

Voted the happiest city in the UK in 2017*, Brighton is one of the most desirable locations on England's south coast. A magnet for arts, culture and innovation, the city never lacks for sights, sounds or spectacle.

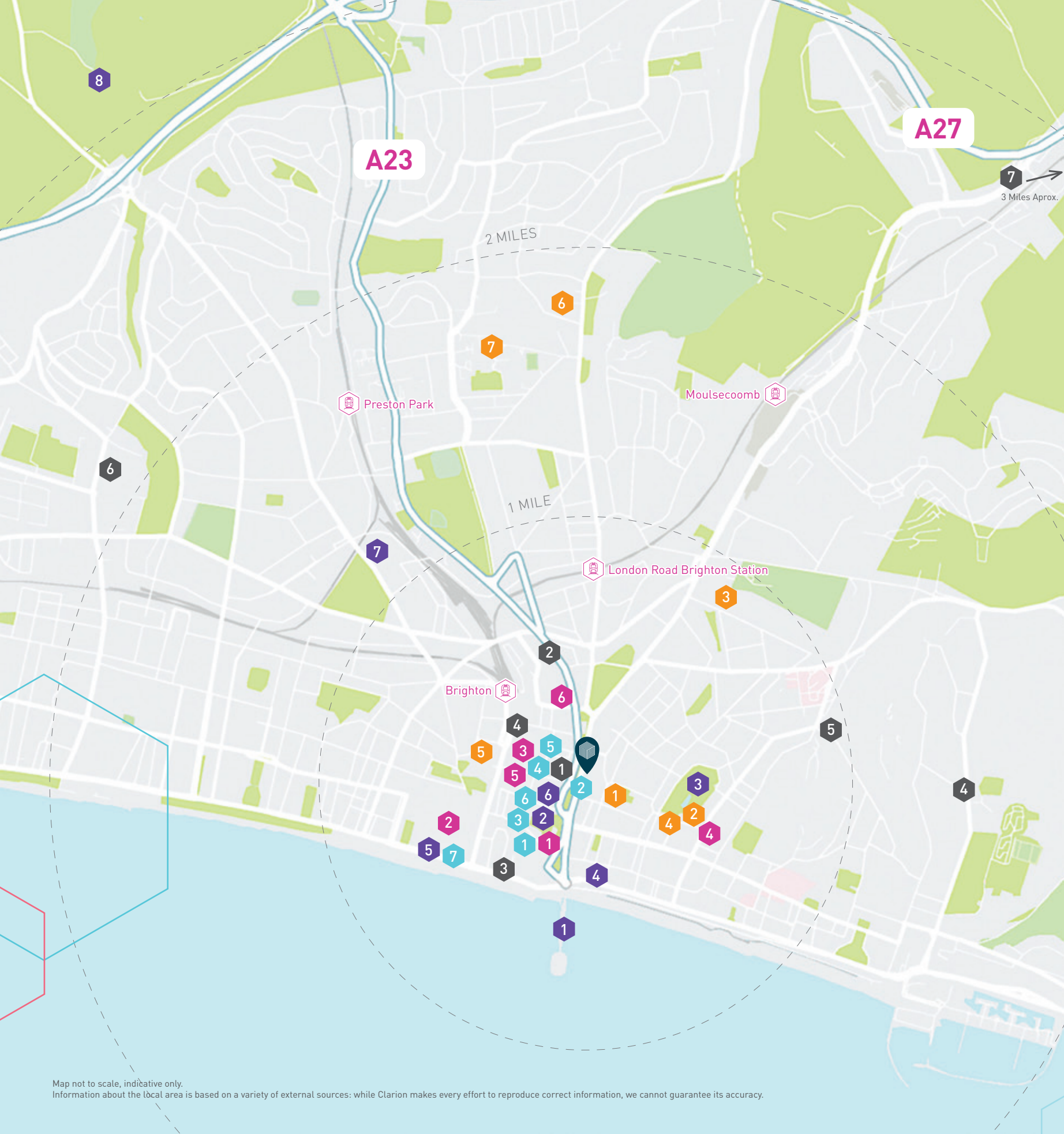
Here are nine things we think make Brighton one of the UK's best places to live:

- 1** Great food... Brighton is home to around 250 restaurants: alongside favourites such as Las Iguanas and Bill's, there's also superb seafood at Riddle and Finns, fine dining at The Restaurant at Drakes, or modern cuisine with a sea view at The Salt Room.
- 2** ... and drink: Traditional pubs the Bath Arms and Seven Stars sit alongside exciting new arrivals like Brewdog and quirky favourites such as Dead Wax Social.
- 3** Sights and sounds: Catch a film at the Duke of York Picturehouse, cabaret at Komedia, or shows at the Old Market and the renowned Theatre Royal. Each year the city also hosts Brighton Festival, the second-largest arts festival in the UK after Edinburgh.
- 4** Shops, markets, and bazaars: Brighton is known for its independent stores, and you'll find a mix of retail to cater for any taste in The Lanes, Churchill Square and North Laine Bazaar – including a huge range of jewellery, antiques and art.
- 5** Work up an appetite at the Prince Regent Swimming Complex, Juvenate, and the Stanley Deason Centre; sports fans also have a wealth of options including Brighton Racecourse, Brighton and Hove Greyhound Stadium, and Brighton and Hove Albion FC.
- 6** Culture hub: Brighton is spoilt for choice when it comes to attractions. Take a short walk to the eastern-inspired Pavilion, or check out the Brighton Museum and Art Gallery, the Booth Museum of Natural History, and the i360.
- 7** Quality schools: Schools rated highly by Ofsted include Royal Spa Nursery School ("Outstanding"), Carlton Hill Primary and Queens Park Primary ("Good"), while older children can choose from Varndean and Dorothy Stringer School (both "Good").
- 8** Forward thinking: The city is home to innovative tech businesses such as Unity Technologies, Brandwatch and Riot Games, as well as larger firms like Legal & General, EDF Energy and American Express.
- 9** Time to relax: When you need to recharge, head to the beach and the Palace Pier for sun and sea air; alternatively, decompress in one of Brighton's huge number of parks, including Victoria Gardens, Queens Park or the Hove Lawns.

* Survey by OnePoll in June 2017.

Information about the local area is based on a variety of external sources: while Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy.





Map not to scale, indicative only.
Information about the local area is based on a variety of external sources: while Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy.

What's nearby



Courtyard Apartments - Brighton, East Sussex, BN2 9QF

Choose from a range of restaurants, pubs and leisure facilities – or take a stroll down the Pier.



Food & drink

- 1 Seven Stars
- 2 Brewdog Brighton
- 3 The Bath Arms
- 4 Las Iguanas
- 5 Bill's
- 6 Riddle and Finns
- 7 The Salt Room



Schools

- 1 Carlton Hill Primary
- 2 Queens Park Primary
- 3 St Martin's Church of England Primary
- 4 Royal Spa Nursery School
- 5 St Paul's Church of England School and Nursery
- 6 Varndean School (secondary)
- 7 Dorothy Stringer School (secondary)



Fitness & leisure

- 1 Prince Regent Swimming Complex
- 2 PureGym Brighton
- 3 Juvenate Health and Leisure
- 4 Stanley Deason Leisure Centre



Amenities

- 1 The Lanes
- 2 Churchill Square Shopping Centre
- 3 North Laine Bazaar
- 4 Co-op
- 5 Tesco Express
- 6 Aldi



Attractions and parks

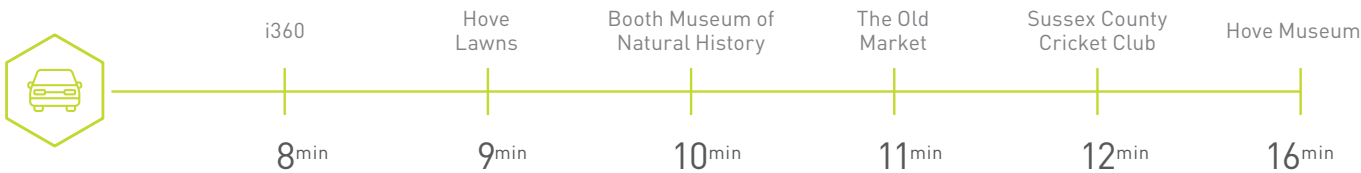
- 1 Brighton Palace Pier
- 2 Brighton Pavilion & Gardens
- 3 Queens Park
- 4 Sea Life
- 5 British Airways i360
- 6 Brighton Museum and Art Gallery
- 7 Booth Museum of Natural History
- 8 South Downs National Park

- 5 Brighton Racecourse
- 6 Brighton and Hove Greyhound Stadium
- 7 Brighton and Hove Albion FC



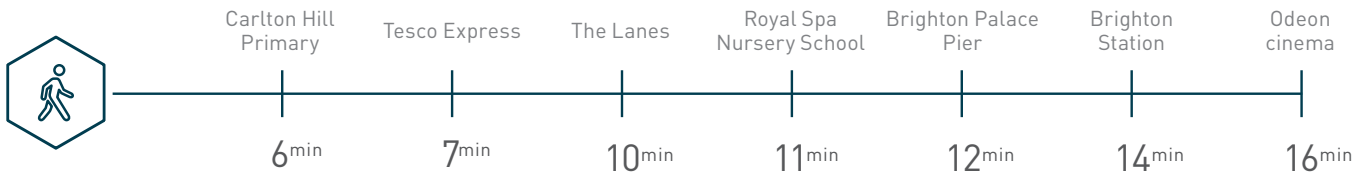
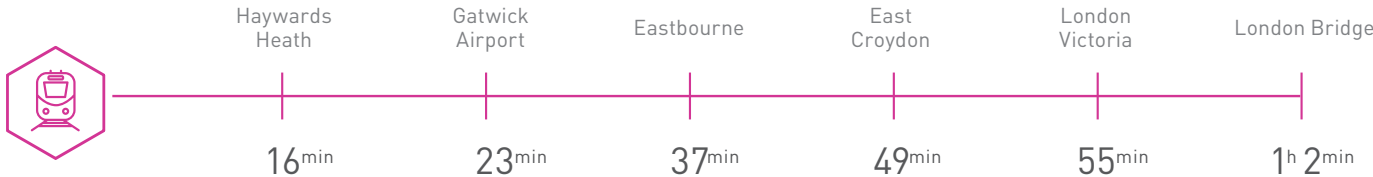
Transport links

Circus Street has excellent connections to the wider South East.



Map not to scale, indicative only.

Journey times from Brighton station*:



A number of regular buses run from the nearby North Road East stop throughout Brighton and to surrounding villages.

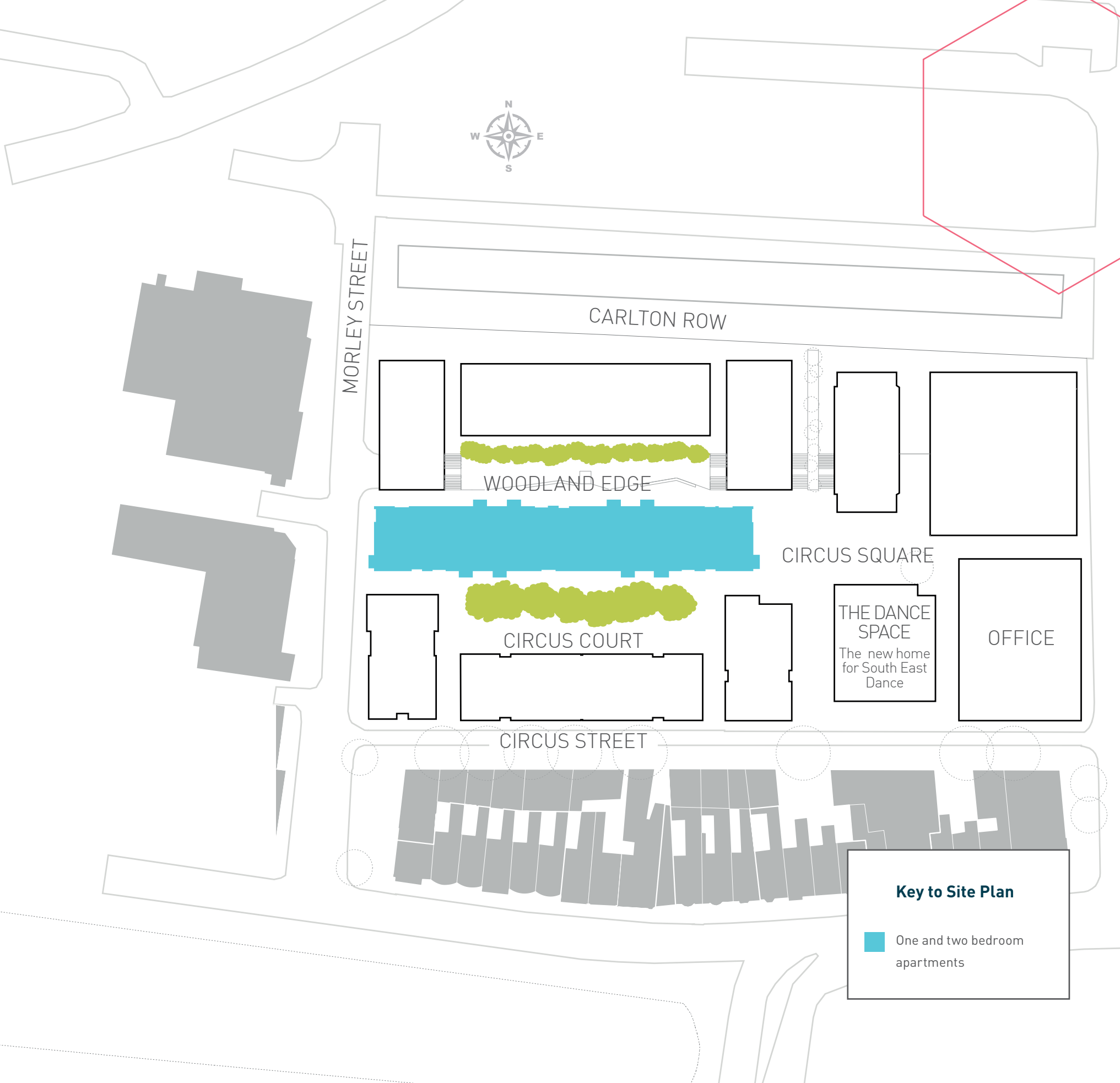
*Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic.

Explore Circus Street

Located in the new Circus Street quarter near the centre of Brighton, Courtyard Apartments occupies bright modern buildings with varied scales and styles inspired by Brighton’s architectural past.

Built on the site of a former municipal market well known for its arts schemes, Circus Street makes room for vibrant public spaces, cafés, pop-ups and new venue The Dance Space – a colourful, collaborative new home for South East Dance.

The scheme is also designed to promote sustainable transport, with communal areas and access ways carefully designed to allow integrated bicycle and general storage spaces.



One bedroom apartment

Apartment 1 – 68m²
121 Circus Street, East Sussex, BN2 9AL

Apartment 7 – 67m²
73 Circus Street, East Sussex, BN2 9AL



GROUND FLOOR

	A		B
Kitchen/Dining/Living	5.6m (18'4")	x	4.8m (15'8")
Bedroom 1	3.2m (10'5")	x	5.0m (16'4")
Bath	3.2m (10'5")	x	3.2m (10'5")

Apartment 7 is mirrored

▲ = Main Entrance

GROUND FLOOR

	A		B
Kitchen/Dining/Living	5.7m (18'8")	x	5.4m (17'8")
Bedroom 1	4.2m (13'9")	x	3.6m (11'9")
Bath	2.6m (8'6")	x	2.0m (6'6")

Apartment 5 is mirrored

▲ = Main Entrance

GROUND FLOOR

	A		B
Kitchen/Dining/Living	5.6m (18'4")	x	5.6m (18'4")
Bedroom 1	4.3m (14'1")	x	4.0m (13'1")
Bath	2.5m (8'2")	x	2.1m (6'10")

Apartment 3 is mirrored

▲ = Main Entrance

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

One bedroom apartment

Apartment 2 – 61m²
122 Circus Street, East Sussex, BN2 9AL

Apartment 8 – 63.9m²
74 Circus Street, East Sussex, BN2 9AL



GROUND FLOOR

Apartment 2

	A		B
Kitchen/Dining/Living	5.7m [18'8"]	x	5.5m [18'0"]
Bedroom 1	4.2m [13'9"]	x	4.2m [13'9"]
Bath	2.6m [8'6"]	x	2.2m [7'2"]
Balcony	1.4m [4'7"]	x	2.5m [8'2"]

Apartment 8

	A		B
Kitchen/Dining/Living	5.7m [18'8"]	x	5.4m [17'8"]
Bedroom 1	4.2m [13'9"]	x	3.6m [11'9"]
Bath	2.6m [8'6"]	x	2.0m [6'6"]
Balcony	1.4m [4'7"]	x	2.5m [8'2"]

Apartment 8 is mirrored

▲ = Main Entrance

GROUND FLOOR

Apartment 4

	A		B
Kitchen/Dining/Living	5.6m [18'4"]	x	4.8m [15'8"]
Bedroom 1	3.2m [10'5"]	x	5.0m [16'4"]
Bath	3.1m [10'2"]	x	3.2m [10'5"]
Balcony	1.4m [4'7"]	x	2.5m [8'2"]

Apartment 6 mirrored

▲ = Main Entrance

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One bedroom apartment

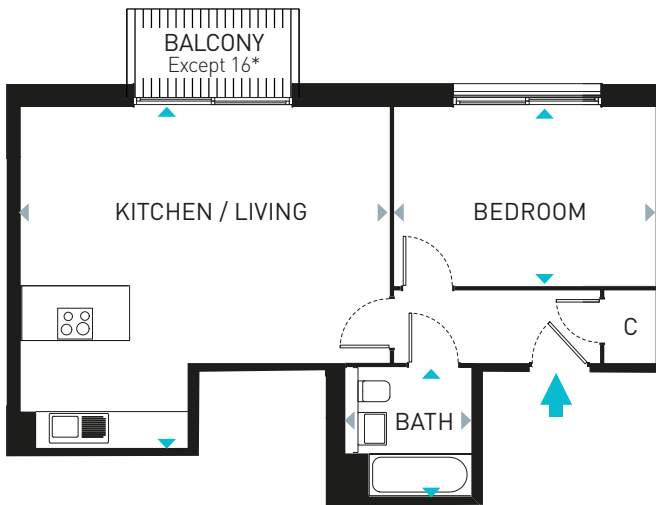
Apartments 16 and 39 – 54.6m²
97, 101 Circus Street, East Sussex, BN2 9AL

Apartments 21 and 44 – 54.7m²
76, 79 Circus Street, East Sussex, BN2 9AL



FIRST FLOOR
Apartments 16 and 21

SECOND FLOOR
Apartments 39 and 44



	A		B
Kitchen/Living	5.7m (18'8")	x	6.2m (20'4")
Bedroom	3.0m (9'9")	x	4.3m (14'1")
Bath	2.1m (6'10")	x	2.1m (6'10")
Balcony	1.4m (4'7")	x	2.5m (8'2")

C = Cupboard
▲ = Main Entrance

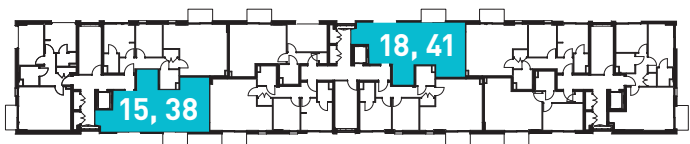
Apartments 21 and 44 are mirrored. *Apartment 16 has no balcony.

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One bedroom apartment

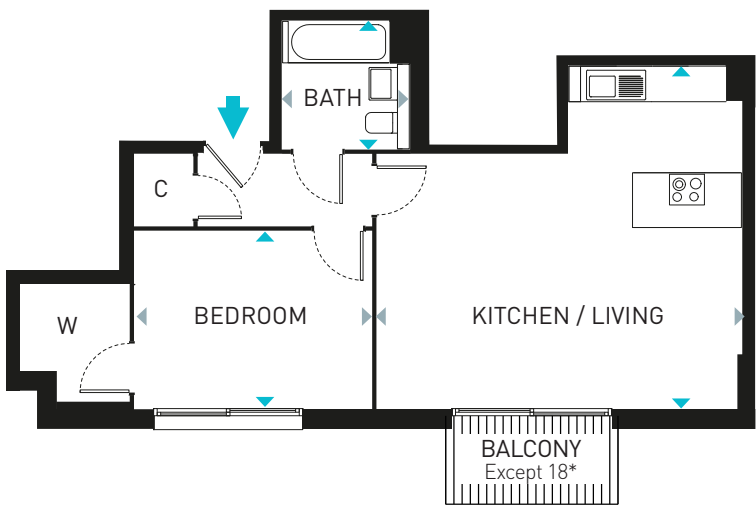
Apartments 15 and 38 – 55.3m²
125, 128 Circus Street, East Sussex, BN2 9AL

Apartments 18 and 41 – 56m²
99, 103 Circus Street, East Sussex, BN2 9AL



FIRST FLOOR
Apartments 15 and 18

SECOND FLOOR
Apartments 38 and 41



	A		B
Kitchen/Living	5.7m (18'8")	x	6.1m (20'0")
Bedroom	2.9m (9'6")	x	3.9m (12'9")
Bath	2.1m (6'10")	x	2.1m (6'10")
Balcony	1.4m (4'7")	x	2.5m (8'2")

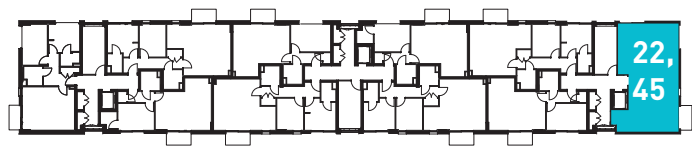
W = Wardrobe
C = Cupboard
▲ = Main Entrance

Apartments 18 and 41 are mirrored. *Apartment 18 has no balcony.

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Two bedroom apartment

Apartments 22 and 45 – 68.7m²
77, 80 Circus Street, East Sussex, BN2 9AL







FIRST FLOOR

Apartment 22

SECOND FLOOR

Apartment 45



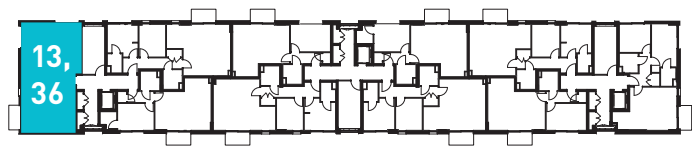
	A 			B 			A 			B 	
Kitchen/Living	4.6m (15'1")	x	7.1m (23'3")			En-Suite	2.0m (6'6")	x	1.6m (5'2")		
Bedroom 1	5.2m (17'0")	x	2.7m (8'10")			Bath	2.1m (6'10")	x	2.0m (6'6")		
Bedroom 2	3.0m (9'10")	x	3.4m (11'1")			Balcony	1.4m (4'7")	x	2.5m (8'2")		

ES = En-Suite
C = Cupboard
Main Entrance

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Two bedroom apartment

Apartments 13 and 36 – 69m²
123, 126 Circus Street, East Sussex, BN2 9AL

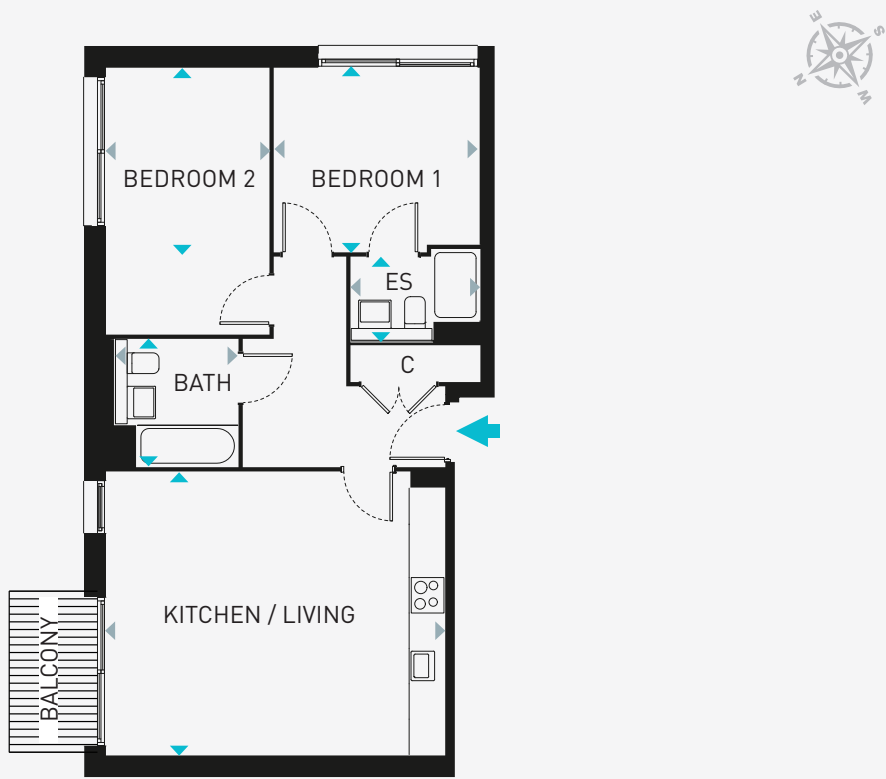






FIRST FLOOR

Apartments 13

SECOND FLOOR

Apartments 36



A 				B 				A 				B 			
Kitchen/Living	4.7m (15'5")	x	5.7m (18'8")	En-Suite	1.4m (4'7")	x	2.1m (6'10")	ES = En-Suite C = Cupboard							
Bedroom 1	3.1m (10'2")	x	3.4m (11'1")	Bath	2.1m (6'10")	x	2.0m (6'6")								
Bedroom 2	4.4m (14'5")	x	2.7m (8'10")	Balcony	1.4m (4'7")	x	2.5m (8'2")								

ES = En-Suite
C = Cupboard
Main Entrance

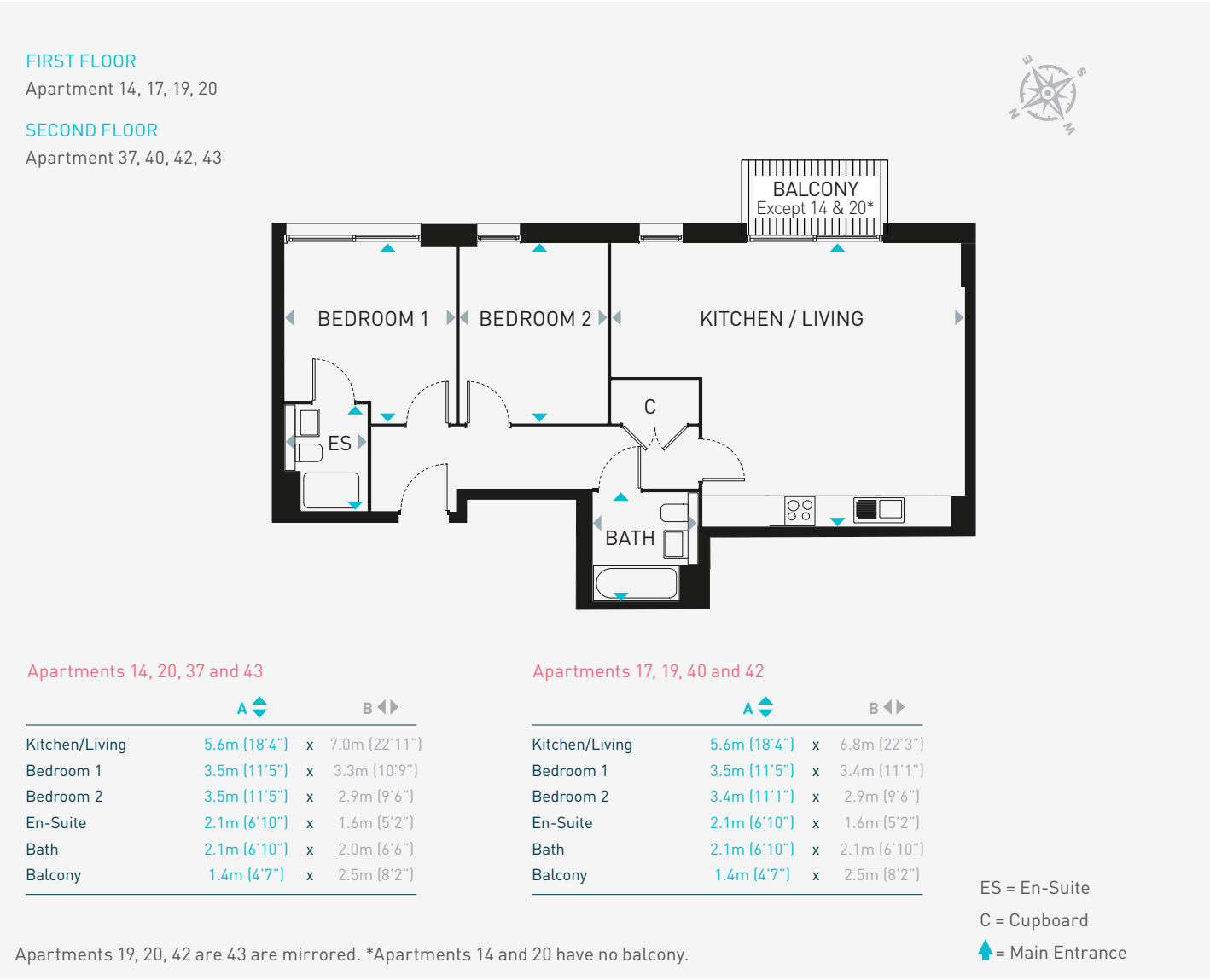
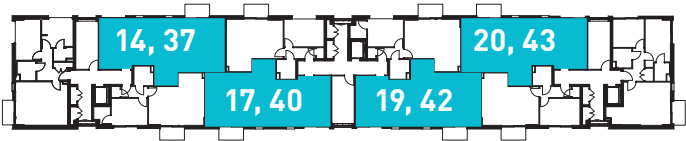
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Two bedroom apartment

Apartments 14 and 37 – 75.8m²
124, 127 Circus Street, East Sussex, BN2 9AL

Apartments 17, 19, 40, 42 – 74.7m²
98, 100, 102, 104 Circus Street, East Sussex, BN2 9AL

Apartments 20 and 43 – 75.2m²
75 and 78 Circus Street, East Sussex, BN2 9AL



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Specification

Courtyard Apartments come with a selection of quality modern fittings and finishes.

A kitchen with selected appliances is fully installed, and floor coverings are fitted throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

Kitchen

- Contemporary kitchen units with laminate worktops
- Integrated fridge/freezer
- Integrated single oven
- Hob with extractor fan
- Space and plumbing provided for dishwasher and washer/dryer

Bathroom

- Stylish white sanitaryware
- Tiling to wet areas
- Wet room in ground floor homes

General

- Vinyl flooring to kitchen, bathrooms and WC (where applicable)
- Carpets in hallway and bedrooms
- Smoke and carbon monoxide detector
- Audio entry phone
- Energy efficiency/environmental impact PEA rating: B
- 12-year professional build warranty
- Underfloor heating

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion reserves the right to amend the specification as necessary and without notification.

* Previous Clarion development photography, indicative only

Shared Ownership

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

Am I eligible?

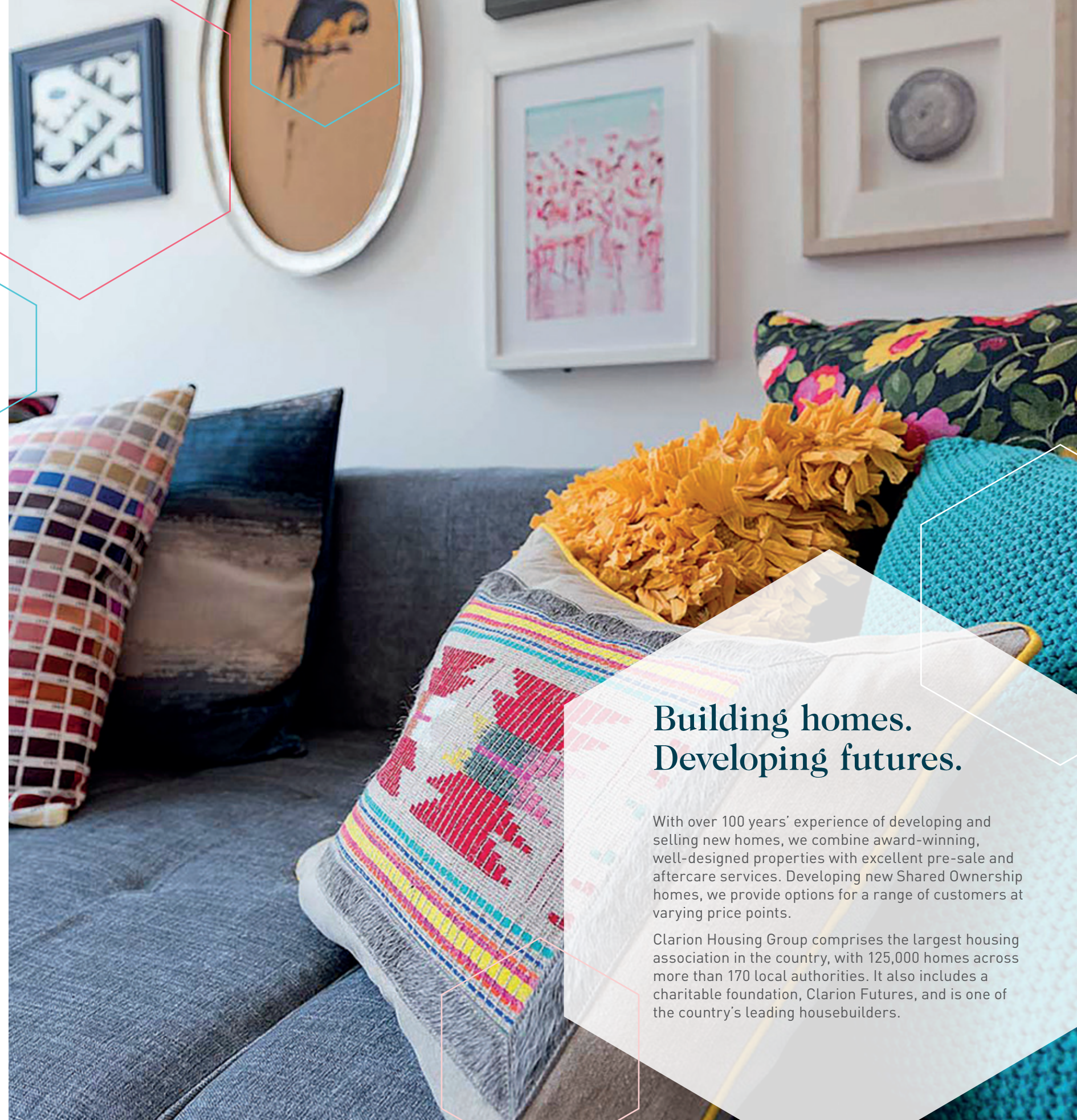
To be eligible for a Shared Ownership home at Circus Street Courtyard Apartments

- You must be at least 18 years old.
- You cannot afford to buy a home suitable for your needs on the open market. You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000
- You must be a first time buyer or existing shared owner. If you already own a home, you need to move but you cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.
- Applicants must live or work within Brighton and Hove, with applicants to be approved by the District.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

Shared.ownership@myclarionhousing.com
T: 020 7378 5638

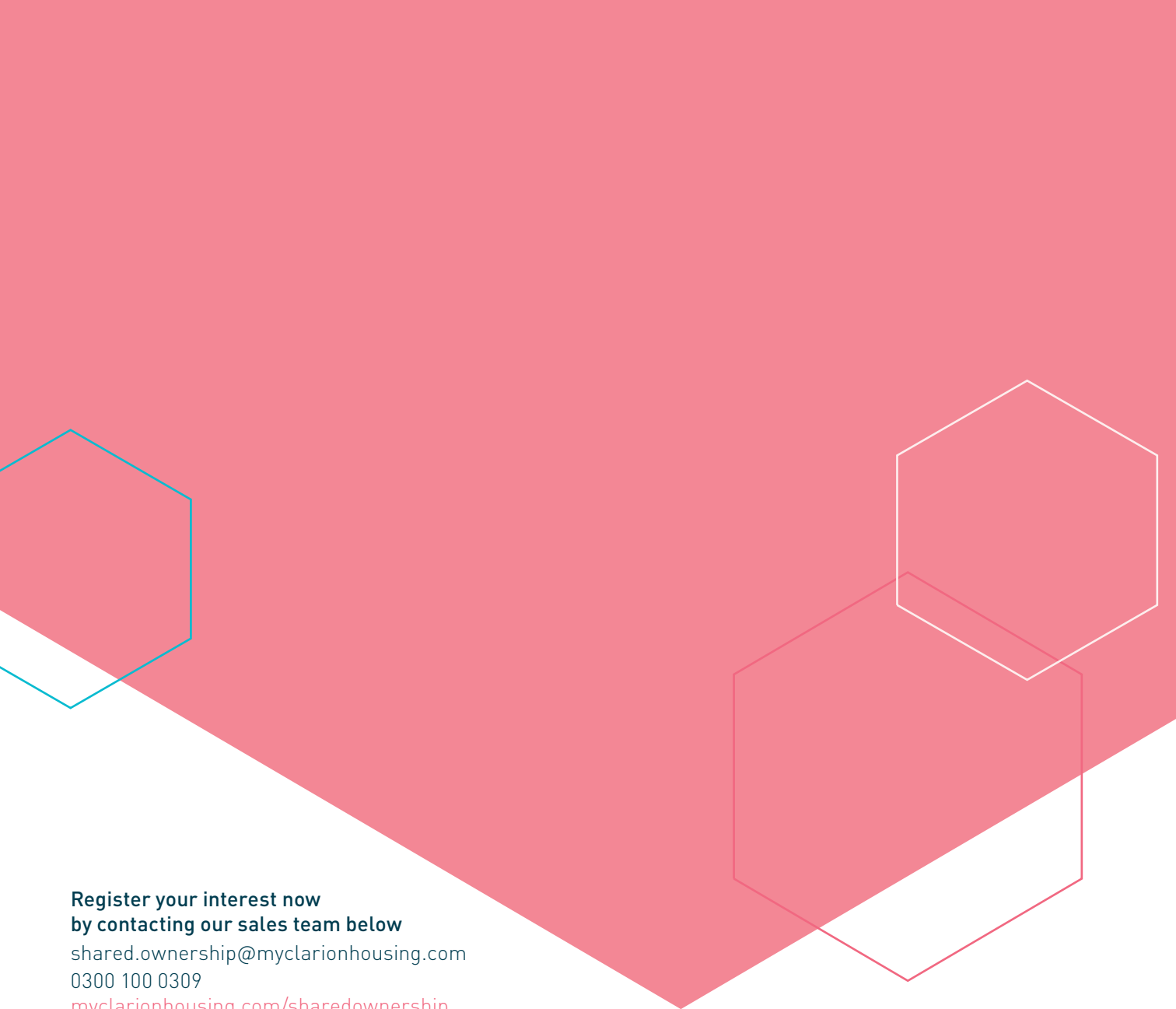
All images displayed throughout are an example of Clarion homes only, and may not correspond exactly to the available homes described in this brochure.



Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



**Register your interest now
by contacting our sales team below**

shared.ownership@myclarionhousing.com

0300 100 0309

myclarionhousing.com/sharedownership

Disclaimer: Disclaimer: All floor plans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion. Clarion supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Courtyard Apartments. We may change the tenure of some homes subject to demand.

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April 2019



**CLARION
HOUSING**