



THE WATERFRONT

SHOREHAM-BY-SEA

THE SHARED OWNERSHIP  
COLLECTION

# Where life makes sense

Imagine a place that combines the calm of waterside living with the excitement of a city lifestyle. A place that connects you to everything you need for everyday life while giving you space to relax, breathe and focus on your health and well-being.

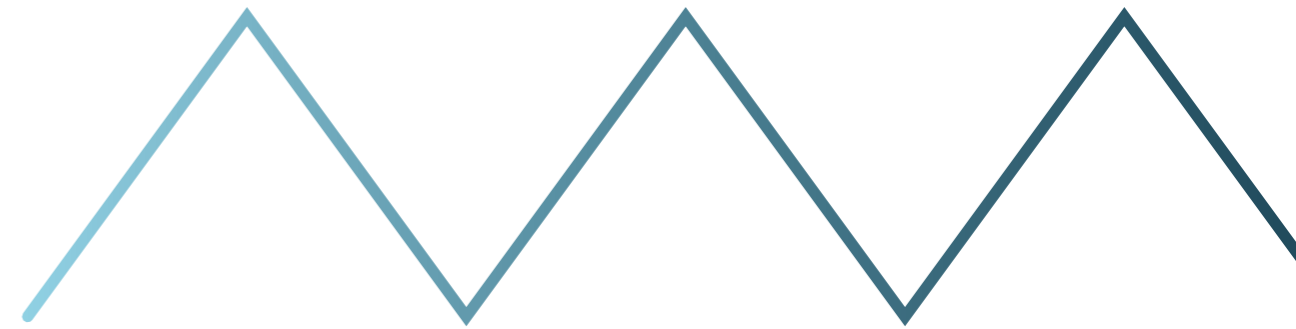
## **This is life at The Waterfront.**

An exclusive development of 120 riverside homes, comprising 1, 2 & 3 bedroom apartments, 3 bedroom townhouses and stunning 4 bedroom waterfront homes. The shared ownership homes comprises a collection of 1 and 2 bedroom apartments and 3 bedroom townhouses.





# Views worth coming home to



This exclusive collection of contemporary 1 and 2 bedroom apartments and 3 bedroom townhouses are nestled close to the river, near to the beautiful South Downs and just a stone's throw from the River Adur, Shoreham beach and the vibrant town centre. It's a secluded oasis with a wonderful

setting, somewhere that inspires you to do the things you love with the people you love.

While living here means you're surrounded by a natural paradise, you're still well connected to the local area with excellent transport links and a number of amenities just a short walk away.

**In a busy fast-paced world, The Waterfront provides the perfect balance – it's where life makes sense.**





# A sense of awakening

Exciting things are happening at The Waterfront. As well as a number of high-quality riverside properties, there will also be commercial space, communal courtyards and a brand new café/restaurant with a raised terrace. Dine alfresco, socialise with your neighbours and feel part of the community or simply sit back and enjoy the view. All of this will be complemented by excellent transport connections including a new riverside cycle and walking path, which leads directly to the South Downs via stepped access.



# A refreshing place to live



When you step outside your front door and begin to explore the area you'll discover it's a treat for the senses.



The Waterfront will also benefit from the wider regeneration happening within Shoreham-by-Sea. The 15-year plan will see the creation of commercial spaces and a host of new leisure facilities including shops and restaurants.

There will also be further improvements to the harbour, which will enhance the area's profile for watersports and bring new people to the town, making this the perfect time to purchase your home within Shoreham's premier new address at The Waterfront.





see

# A new perspective

If you're searching for a home that inspires you to get the most out of everyday life then look no further.

This location is ideal for a multitude of lifestyles, offering the very best of countryside and coastal living. There's so much to see and do. By day, ramble through the beauty of the South Downs National Park and admire the flora and fauna bathing in natural light. By night, retreat to The Waterfront

to admire the changing horizon and gaze across the stunning coastline, which stretches as far as the eye can see. Of course, Shoreham has plenty of other attractions to feast your eyes on, from fascinating art galleries and museums to eclectic entertainment shows and independent boutiques.

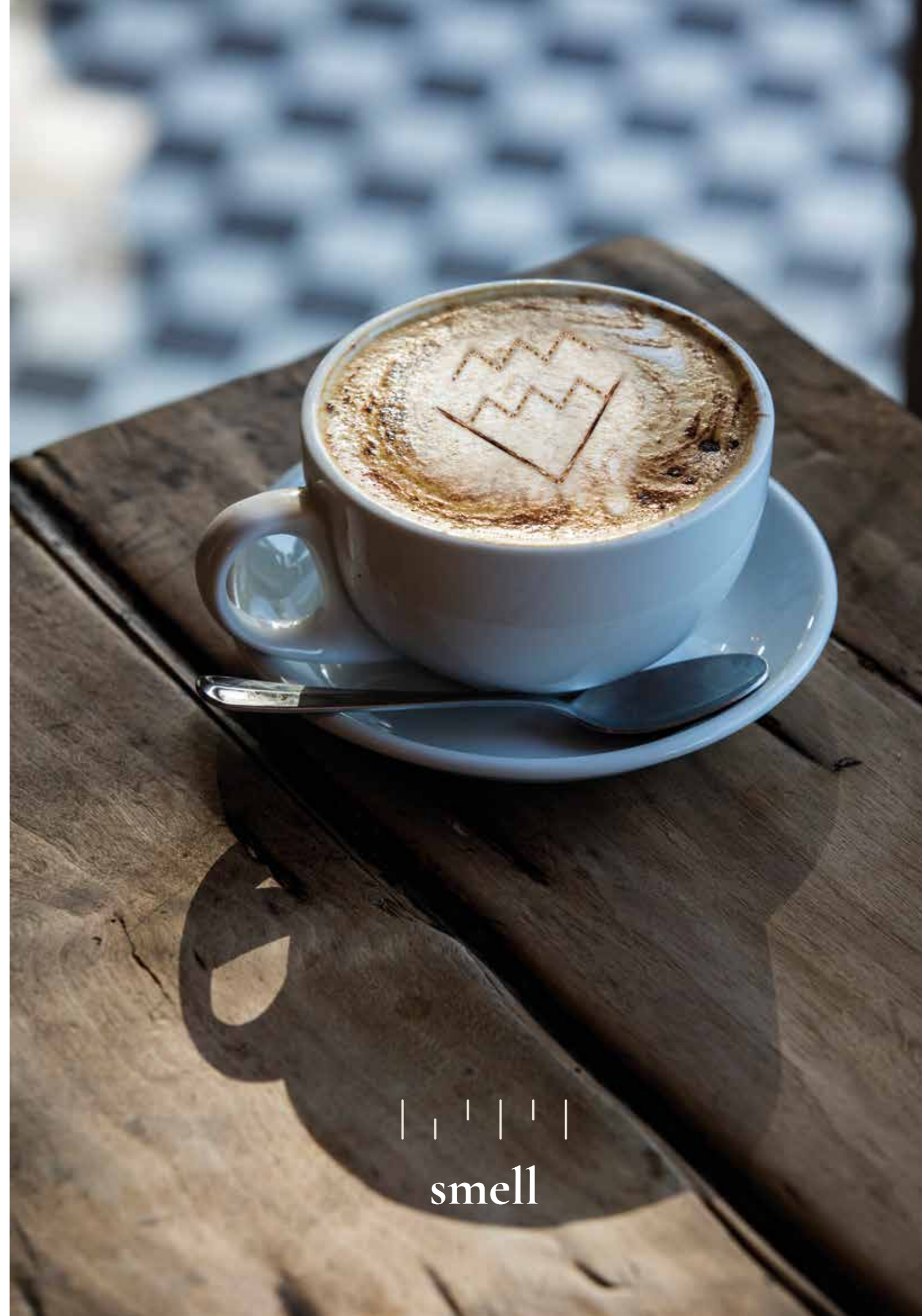


# Space to breathe

Life at The Waterfront is not just about taking the sea air, there's so much more!

When you step outside your front door and begin to explore the area you'll discover it's a treat for the senses. Stroll through the gardens where you'll be greeted with the scent of fresh flowers before making your way to the water's edge to bask in the earthy tone of the salty sea air. As you reach the town centre you'll be met with even more

aromas; the allure of freshly-ground coffee wafting from the local café, Toast by the Coast, the warmth of home-made bread straight from the oven at the Beach Bakery, and the exotic fragrance of incense coming from the nearby Yoga studio, each one inspiring you to soak up the world around you.



| | | | |  
smell





# A taste of adventure

Shoreham is the perfect place to take your taste buds on a voyage of discovery.

Whether it's sampling fresh seafood straight from the ocean, tucking into an ice cream on a warm summer's day or hosting a seaside picnic with family and friends, there is an array of flavours just waiting to be discovered. Explore a number of restaurants within walking distance where you can try a

variety of cuisines. From deconstructed Lobster Thermidor at Into the Blue to traditional Sunday roasts at Chambers, there's something for every palate. The twice-monthly farmers market is also incredibly popular and provides the ideal opportunity to taste the local produce and seasonal favourites.

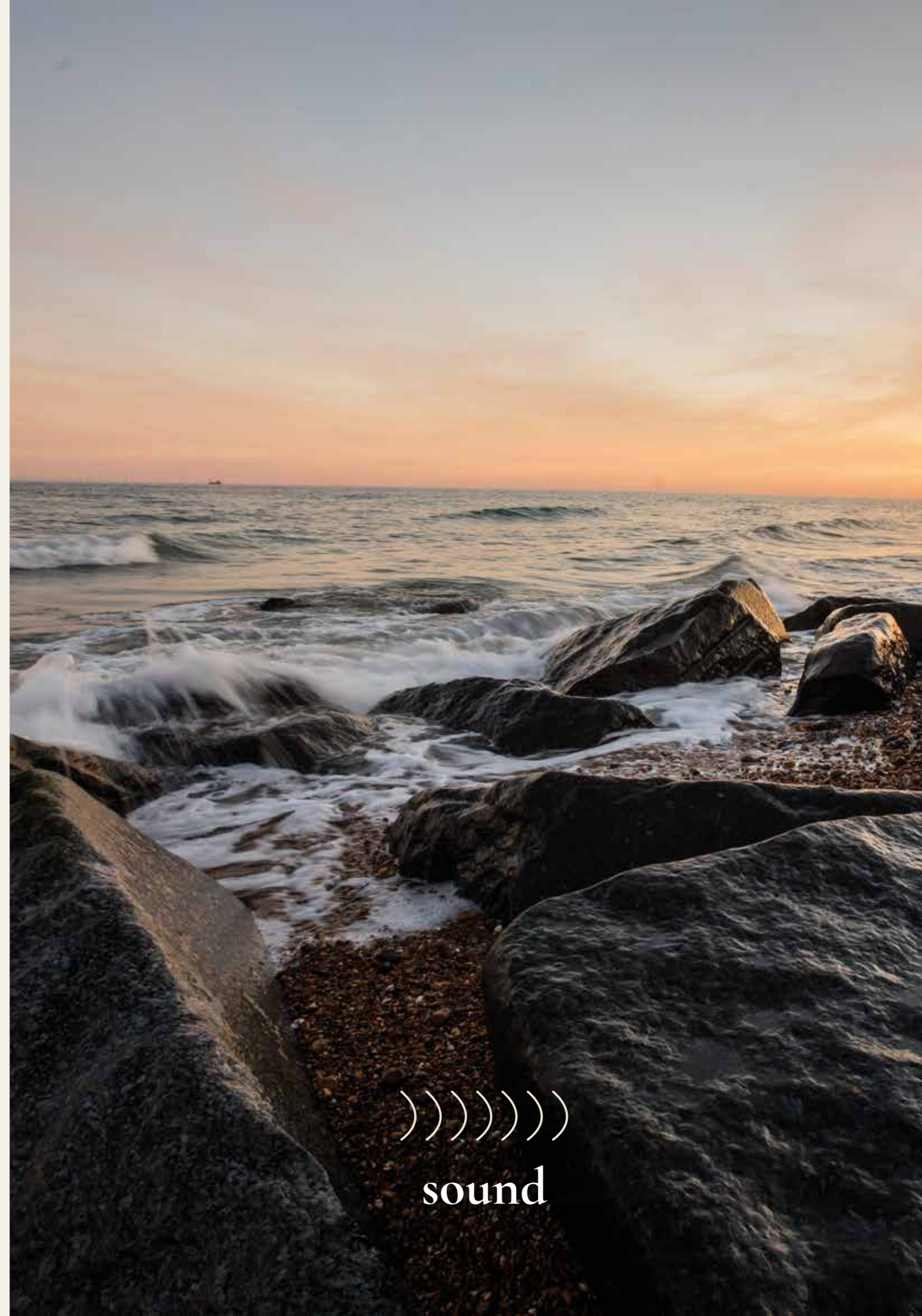


# Lose yourself in a moment

There are some sounds that never get old, such as the soulful rhythm of the sea's dancing waves, the call of birds chirping at sunrise or laughter radiating from the people you love.

The haunting sound of clanking rigging on masts in the breeze is unforgettable and Shoreham-by-Sea is the perfect setting to appreciate all of these and more.

Whether it's a trip to Shoreham Nature Reserve, a visit to the Ropetackle Arts Centre or The Duke of Wellington pub to sample the local music scene, there's always something to immerse yourself in.



)))))  
sound



# Feel inspired by all that's around you

Dive into life at The Waterfront and get to know the neighbourhood.

This is undoubtedly a place where you can get to grips with nature. Try your hand at fishing, cycle along the riverbank or simply while away an afternoon and watch the world go by.

Outdoor enthusiasts searching for a sense of adventure will also be right at home here, with plenty of watersports to keep you entertained including sailing, rowing, windsurfing and canoeing.





THE WATERFRONT  
SHOREHAM

# A sense of your surroundings



# A sense of belonging



## Schools (Driving)

1. Swiss Gardens Primary School ('Good' Ofsted rating): 3 mins
2. Happy Hours Pre-school Playgroup ('Good' Ofsted rating): 11 mins

## Amenities (Walking)

3. Ropetackle Arts Centre: 5 mins
4. P&T Butchers: 6 mins
5. The Dental Practice: 7 mins
6. The Shoreham Centre: 8 mins
7. Harbour View Healthcare: 8 mins
8. Co-op Food: 11 mins
9. Railway Station: 11 mins
10. West Street Loft: 4 mins
11. St Mary de Haura Church: 6 mins
12. Marlipins Museum: 4 mins

## Pubs

13. Swiss Cottage: 2 mins
14. The Bridge Inn: 5 mins
15. Crown & Anchor: 7 mins
16. The Tap House: 7 mins

## Cafes & Restaurants

17. The Indian Cottage: 6 mins
18. Chambers Bistro: 7 mins
19. Tom Foolery Coffee Company: 8 mins
20. Toast by the Coast: 9 mins
21. La Galleria: 9 mins
22. Ginger & Dobbs: 10 mins
23. Brio: 10 mins
24. Beach Bakery: 13 mins
25. Tosca Ristorante: 4 mins

## By Rail

- |                         |                         |
|-------------------------|-------------------------|
| Worthing 8 mins         | Horsham 60 mins         |
| Brighton 16 mins        | Crawley 65 mins         |
| Haywards Heath 24 mins  | London Victoria 75 mins |
| Gatwick Airport 43 mins |                         |

---- Train Line



# Designed to last



This cutting-edge collection has been designed to complement the riverside setting. Each home has been designed to the highest quality, ensuring The Waterfront will be a place you will be proud to live in, both now and for years to come.

*“Combining contemporary features and built with heavy-weight and light-weight materials, the homes create real visual interest and will stand the test of time. The gable fronted terraces provide a varied roofscape while the use of timber, glass, steel and zinc help to reflect the area’s changing character.”*

**Simon Robinson of HGP Architects.**





# The finer details

Plots 14, 15, 16, 17, 20, 21, 22, 23, 26, 28, 59, 64, 65, 70

## GENERAL

- Underfloor heating
- Composite windows and doors
- Intercom door entry to all apartments
- Allocated parking
- Lifts to apartment buildings
- Free standing washer/dryer to storage cupboard, or integrated in kitchen
- Fitted wardrobe to master bedroom
- Sky Q - by subscription
- Fire safety sprinkler system to Kittiwake Court
- Hyperoptic broadband with 3 months free from handover
- Direct stepped access to South Downs Way
- 10 year Premier Warranty

## KITCHEN

- Contemporary fitted kitchens in light grey with soft close hinges and integrated handles
- Duropal compact laminate work surface in chalk, with matching upstands to suit
- Toughened glass splashback in coarse silver with sparkle
- LED under counter lights
- Quality appliances including stainless steel single oven, induction hob, integrated fridge/freezer and canopy extractor
- Integrated dishwasher
- Single bowl and drainer sink in stainless steel with Blanco Envoy monobloc mixer tap in chrome

## BATHROOM / EN SUITE

- ROCA W/C with dual flush with chrome flush plate and concealed cistern
- ROCA wash hand basin with mixer tap and pop-up waste

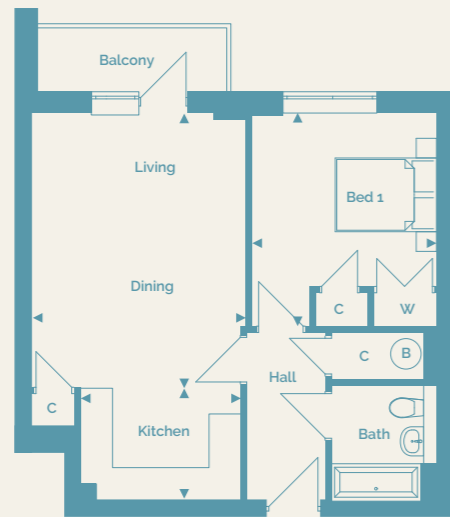
- ROCA wall hung vanity unit
- Charging socket
- ROCA thermostatic bath/shower controls (with shower kit over bath in bathroom)
- Semi-framed glass bath/shower screen
- Chrome heated towel rail

## FLOORING

- Living, kitchen/dining and hall - vinyl flooring from Carvalio in lime oak grey
- Carpet to bedrooms
- Bathroom and en-suite - large format ceramic tiled floors

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# One Bedroom Apartment

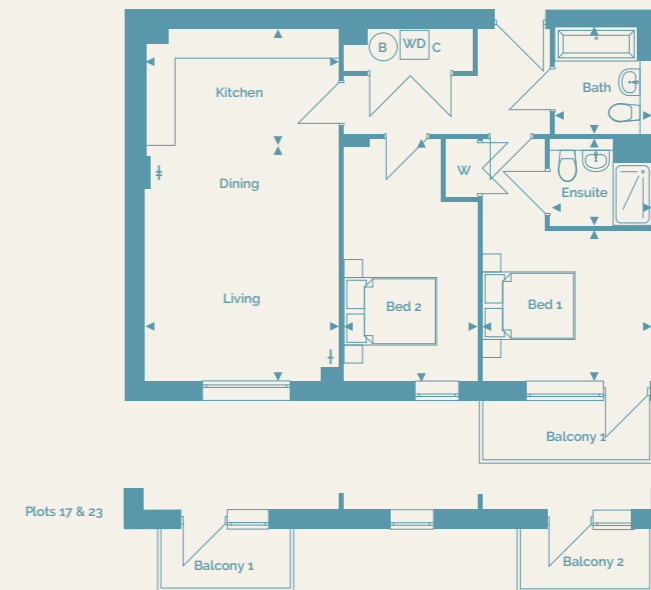


**Kittiwake Court**  
**Apartments 14, 20 & 26**  
**Second, Third & Fourth Floors**  
**Total internal area: 53.8 m<sup>2</sup> / 579 sqft**

|                    |               |                |
|--------------------|---------------|----------------|
| LIVING/DINING ROOM | 5.16M X 4.01M | 16'11" X 13'1" |
| KITCHEN            | 2.99M X 2.08M | 9'9" X 6'9"    |
| BED 1              | 3.99M X 3.48M | 13'1" X 11'4"  |
| BATHROOM           | 2.12M X 2.00M | 6'11" X 6'6"   |
| TERRACE            | 3.52M X 1.15M | 11'6" X 3'9"   |

B BOILER C CUPBOARD W WARDROBE

# Two Bedroom Apartment



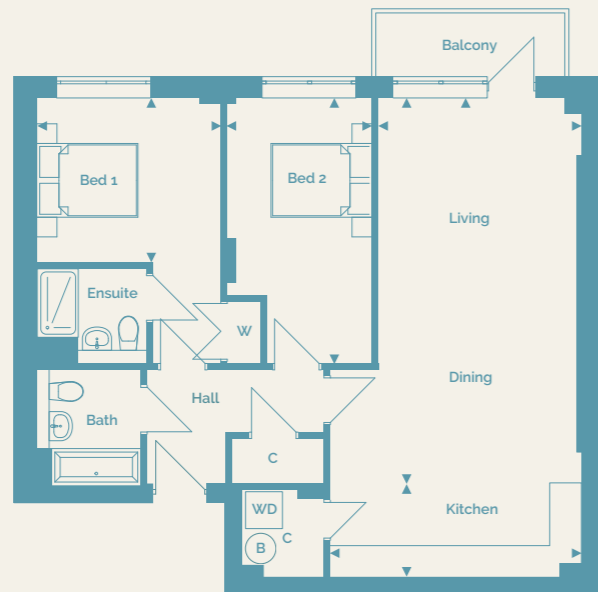
**Kittiwake Court**  
**Apartments 16\*, 17, 22\*, 23 & 28\***  
**Second, Third & Fourth Floors**  
**Total internal area: 75.3 m<sup>2</sup> / 810.50 sqft**

|                    |               |                 |
|--------------------|---------------|-----------------|
| LIVING/DINING ROOM | 4.86M X 3.96M | 15'11" X 12'11" |
| KITCHEN            | 3.96M X 2.38M | 12'11" X 7'9"   |
| BED 1              | 3.48M X 3.09M | 11'4" X 10'1"   |
| BED 2              | 4.99M X 2.75M | 16'4" X 9'0"    |
| BATHROOM           | 2.12M X 2.00M | 6'11" X 6'6"    |
| ENSUITE            | 2.10M X 1.80M | 6'9" X 5'11"    |
| BALCONY            | 3.85M X 1.15M | 12'7" X 3'9"    |

\*HANDED PLOTS B BOILER C CUPBOARD W WARDROBE WD WASHER DRYER  
 ‡ PILLAR TO PLOTS 16, 22 & 28 ONLY † FOR HANDED PLOTS PILLAR IS IN BEDROOM 2



# Two Bedroom Apartment

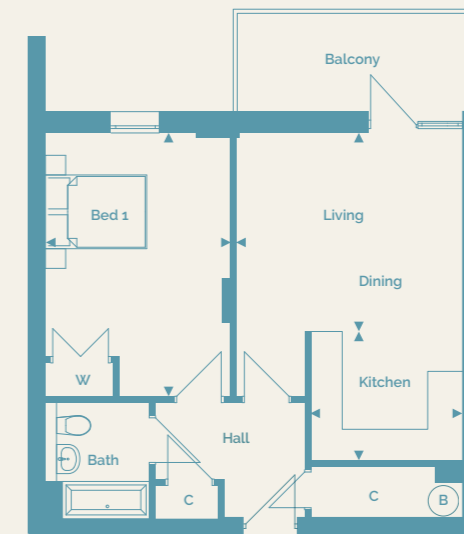


**Kittiwake Court**  
**Apartments 15 & 21**  
**Second & Third Floors**  
**Total internal area: 85.9 m<sup>2</sup> / 924.5 sqft**

|               |               |               |
|---------------|---------------|---------------|
| LIVING/DINING | 6.33M X 3.82M | 20'9" X 12'6" |
| KITCHEN       | 4.73M X 2.67M | 15'6" X 8'9"  |
| BED 1         | 3.48M X 3.09M | 11'4" X 10'1" |
| BED 2         | 4.99M X 2.75M | 16'4" X 9'0"  |
| BATHROOM      | 2.12M X 2.00M | 6'11" X 6'6"  |
| ENSUITE       | 2.10M X 1.80M | 6'9" X 5'11"  |
| BALCONY       | 3.52M X 1.15M | 11'6" X 3'9"  |

B BOILER C CUPBOARD W WARDROBE WD WASHER DRYER

# One Bedroom Apartment

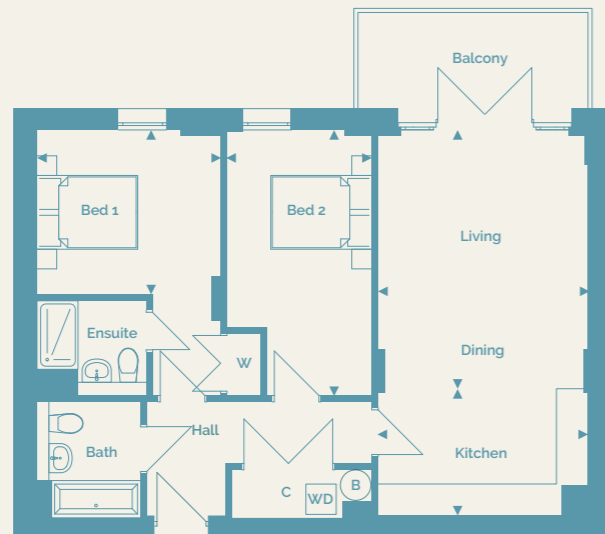


**Cormorant House**  
**Apartments 64 & 70**  
**First & Second Floors**  
**Total internal area: 56.5 m<sup>2</sup> / 608 sqft**

|               |               |                |
|---------------|---------------|----------------|
| LIVING/DINING | 4.25M X 3.72M | 13'11" X 12'2" |
| KITCHEN       | 2.84M X 2.45M | 9'3" X 8'0"    |
| BED 1         | 3.48M X 4.96M | 11'4" X 16'3"  |
| BATHROOM      | 2.12M X 2.00M | 6'11" X 6'6"   |
| BALCONY       | 4.30M X 1.75M | 14'1" X 5'8"   |

B BOILER C CUPBOARD W WARDROBE

# Two Bedroom Apartment



Comorant House  
 Apartments 59 & 65  
 First & Second Floors  
 Total internal area: 74.7 m<sup>2</sup> / 804 sqft

|               |               |                |
|---------------|---------------|----------------|
| LIVING/DINING | 4.82M X 3.96M | 15'9" X 12'11" |
| KITCHEN       | 3.96M X 2.40M | 12'11" X 7'10" |
| BED 1         | 3.48M X 3.05M | 11'4" X 10'0"  |
| BED 2         | 4.96M X 2.76M | 16'3" X 9'0"   |
| BATHROOM      | 2.12M X 2.00M | 6'11" X 6'6"   |
| ENSUITE       | 2.10M X 1.80M | 6'9" X 5'11"   |
| BALCONY       | 4.30M X 1.75M | 14'1" X 5'8"   |

B BOILER C CUPBOARD W WARDROBE WD WASHER DRYER



Computer Generated Images of The Waterfront.

# The finer details

Plot 71

## GENERAL

- Underfloor heating
- Composite windows and doors
- Intercom door entry to all apartments
- Allocated parking
- Lifts to apartment buildings
- Free standing washer/dryer to storage cupboard, or integrated in kitchen
- Fitted wardrobe to master bedroom
- Sky Q - by subscription
- Hyperoptic broadband with 3 months free from handover
- Direct stepped access to South Downs Way
- 10 year Premier Warranty

## KITCHEN

- Contemporary fitted handleless kitchens in light grey with soft close hinges
- Duropal compact laminate work surface in chalk, with matching upstands to suit
- Toughened glass splashback in coarse silver with sparkle
- LED under counter lights
- Quality appliances including stainless steel double oven, induction hob, integrated fridge/freezer and canopy extractor
- Integrated dishwasher
- Blanco Supra under mounted sink with Blanco Envoy monobloc mixer tap in chrome

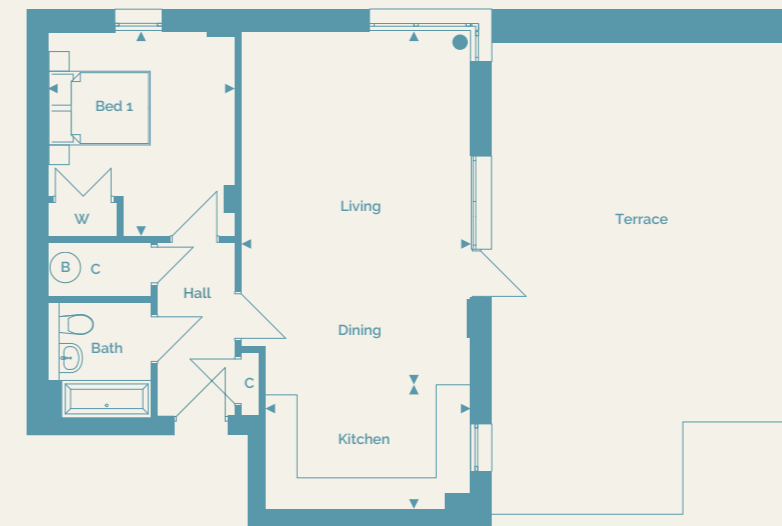
## BATHROOM / EN SUITE

- ROCA W/C with dual flush with chrome flush plate and concealed cistern
- ROCA wash hand basin with mixer tap and pop-up waste
- ROCA wall hung vanity unit
- Illuminated bathroom mirror and charging socket
- ROCA thermostatic bath/shower controls (with shower kit over bath in bathroom)
- Frameless glass bath/shower screen
- Chrome heated towel rail

## FLOORING

- Living, kitchen/dining, hall - vinyl flooring from Carvalio in lime oak grey
- Carpet to bedrooms
- Bathroom and en-suite - large format ceramic tiled floors

# One Bedroom Apartment



## Cormorant House Apartment 71 Third Floor

Total internal area: 63.9 m<sup>2</sup> / 987.75 sqft

|               |               |               |
|---------------|---------------|---------------|
| LIVING/DINING | 6.89M X 4.32M | 22'7" X 14'2" |
| KITCHEN       | 3.82M X 2.08M | 12'6" X 6'9"  |
| BED 1         | 3.49M X 3.83M | 11'5" X 12'6" |
| BATHROOM      | 2.12M X 2.00M | 6'11" X 6'6"  |
| TERRACE       | 5.62M X 8.88M | 18'5" X 29'1" |

# The finer details

Plots 77, 78, 81, 82, 83, 84, 85

## GENERAL

- Valiant system boiler with pressurised water cylinder and compact stelrad radiators throughout only to plots 77 & 78. Plots 81-85 have wet radiators run by electric boiler
- Composite windows and doors
- Allocated parking
- Free standing washer/dryer to storage cupboard, or integrated in kitchen
- Fitted wardrobe to master bedroom
- Sky Q - by subscription
- Hyperoptic broadband with 3 months free from handover
- Direct stepped access to South Downs Way
- 10 year Premier Warranty

## KITCHEN

- Contemporary fitted kitchens in light grey with soft close hinges
- Laminate work surface in brocante oak, with matching upstands to Suit
- Stainless-steel splashback to hob
- LED under counter lights
- Quality appliances including stainless steel single oven, induction hob, integrated fridge/freezer and canopy extractor
- Single bowl and drainer sink in stainless steel with Blanco Envoy monobloc mixer tap in chrome

## BATHROOM / EN SUITE

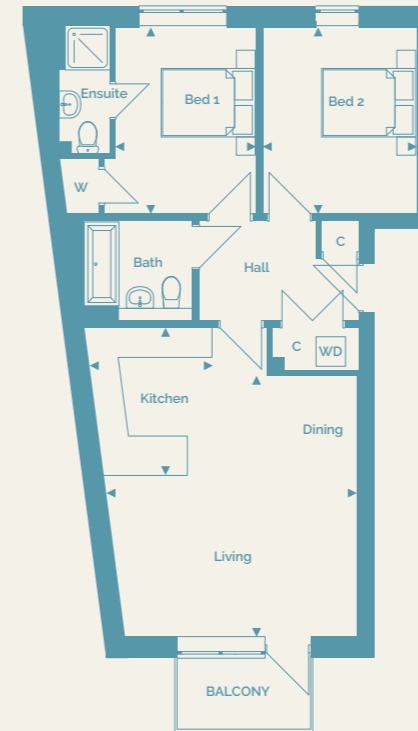
- ROCA W/C with chrome flush plate and concealed cistern

- ROCA wash hand basin with mixer tap and pop-up waste
- ROCA wall hung vanity unit
- Charging socket
- ROCA thermostatic bath/shower controls (with shower kit over bath in bathroom)
- Semi-framed glass bath/shower screen
- Chrome heated towel rail

## FLOORING

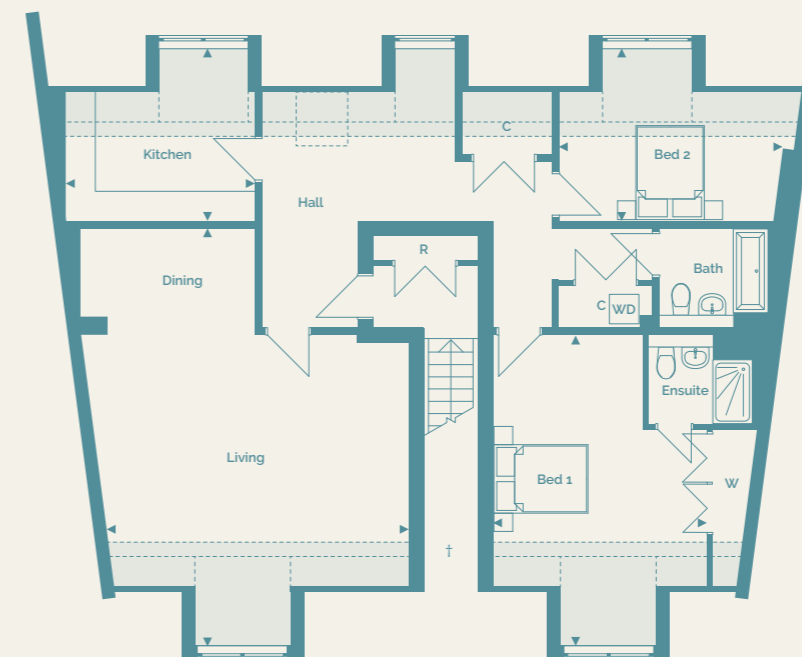
- Living, kitchen/dining, downstairs hall - vinyl flooring from Carvalio in lime oak grey
- Carpet to bedrooms (and upper hall in houses)
- Bathroom and en-suite - large format ceramic tiled floors

# Two Bedroom Apartment



Mallard Place  
Apartments 81, 82, 83 & 84  
First & Second Floors  
Total internal area: 72.9 m<sup>2</sup> / 784.68 sqft

|                    |               |               |
|--------------------|---------------|---------------|
| LIVING/DINING ROOM | 5.28M X 5.05M | 17'4" X 16'6" |
| KITCHEN            | 2.57M X 3.00M | 8'5" X 9'10"  |
| BED 1              | 3.76M X 2.85M | 12'4" X 9'4"  |
| BED 2              | 3.76M X 3.10M | 12'4" X 10'2" |
| BATHROOM           | 2.00M X 2.12M | 6'6" X 6'11"  |
| ENSUITE            | 2.60M X 1.00M | 8'6" X 3'3"   |
| BALCONY            | 1.37M X 2.70M | 1'5" X 8'10"  |



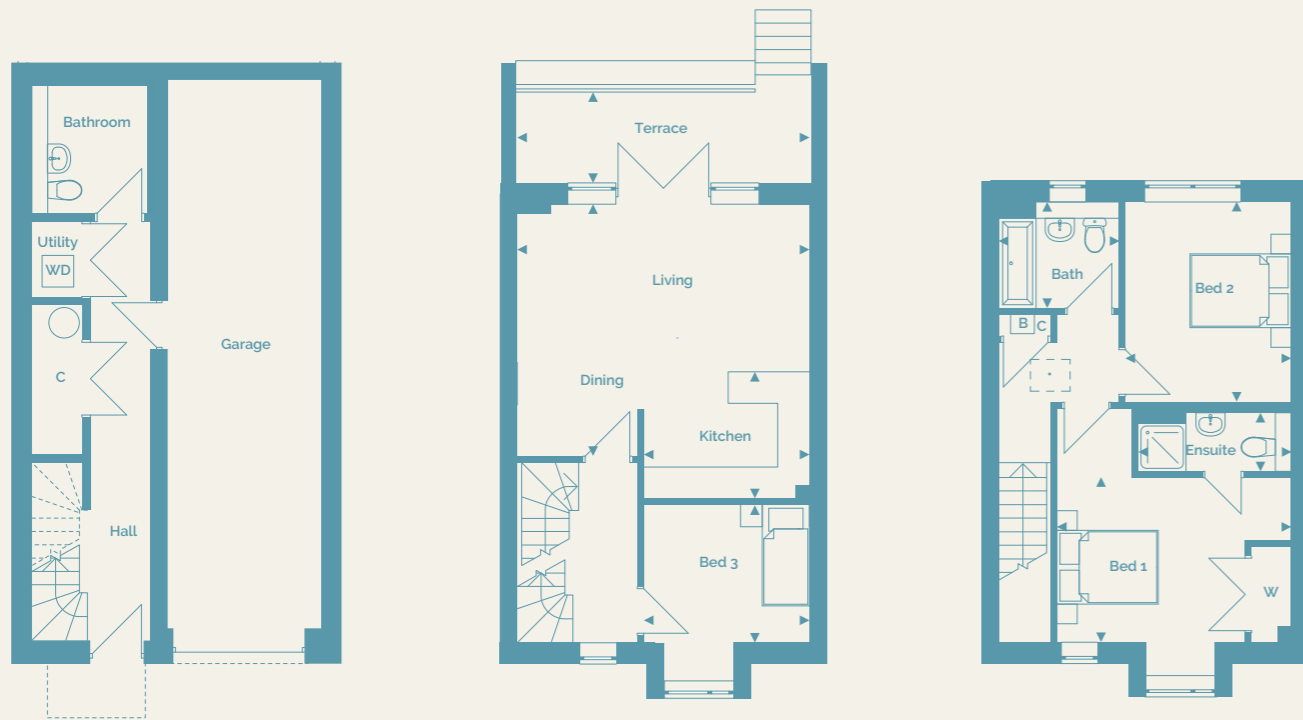
Mallard Place  
Apartment 85  
Third Floor  
Total internal area: 131.9 m<sup>2</sup> / 1,419.75 sqft

|                    |               |                |
|--------------------|---------------|----------------|
| LIVING/DINING ROOM | 6.06M X 8.47M | 19'10" X 27'9" |
| KITCHEN            | 3.83M X 3.47M | 12'7" X 11'4"  |
| BED 1              | 4.28M X 6.29M | 14'1" X 20'8"  |
| BED 2              | 4.54M X 3.47M | 14'11" X 11'4" |
| BATHROOM           | 2.00M X 2.12M | 6'6" X 6'11"   |
| ENSUITE            | 2.10M X 1.80M | 6'9" X 5'11"   |

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\*HANDED PLOTS B BOILER C CUPBOARD W WARDROBE WD WASHER DRYER  
R = RISER t REDUCED CEILING HEIGHT

# The Tern



Three Bedroom House  
 Plots 77 & 78  
 Total internal area : 114 m<sup>2</sup> / 1,227 sqft

### First Floor Dimensions

|                    |              |                |
|--------------------|--------------|----------------|
| LIVING/DINING ROOM | 5.43 X 4.76M | 17'10" X 15'7" |
| KITCHEN            | 3.20 X 2.40M | 10'6" X 7'10"  |
| BED 3              | 3.09 X 2.57M | 10'1" X 8'5"   |
| TERRACE            | 1.55 X 5.46M | 5'1" X 17'10"  |

### Second Floor Dimensions

|          |              |               |
|----------|--------------|---------------|
| BED 1    | 4.38 X 3.07M | 14'4" X 10'1" |
| BED 2    | 3.06 X 3.75M | 10'1" X 12'3" |
| BATHROOM | 2.00 X 2.12M | 6'6" X 6'11"  |
| ENSUITE  | 1.10 X 2.85M | 3'7" X 9'3"   |

C CUPBOARD B BOILER W WARDROBE WD WASHER DRYER VELUX WINDOW



Computer Generated Images of The Waterfront.

# About Hyde New Homes

Hyde New Homes is the award-winning affordable home ownership part of the Hyde Group, a leading G15 developer of homes for all needs and incomes, providing homes and services to over 95,000 customers across London and the South East.

The 30-strong Hyde New Homes team sits within Business Development and provides expertise in sales and marketing.

Hyde plans to develop 7,500 homes over the next five years and is investigating ways to build further homes. As a not-for-profit business, surplus is invested to build more affordable homes.

Hyde's significant skills and experience are reflected in its approach to both new build and large-scale regeneration, harnessing a multi-disciplined approach where all relevant stakeholders input into each scheme at an early stage to ensure the product is suited to its target audience and commercially viable.

Homes are generously-sized, striking a balance between style and functional design, appealing to a wide range of home buyers. Quality finishes, fittings and long-lasting materials are used and current sustainability standards employed using latest heating and insulation technology, to reduce fuel bills and cut emissions.

The focus is on customer satisfaction, innovative product, award-winning design and locations, making Hyde's new homes attractive to buyers and investors alike.



## A selection of previous developments



**New Wave** - [www.nw-hove.co.uk](http://www.nw-hove.co.uk)

A development of 1, 2 and 3 bedroom apartments and 3 bedroom townhouses. The development has been designed to offer generous outside spaces and amenities for all residents. The buildings are set back from the road, giving a sense of privacy, whilst contemporary architecture and high quality building standards have been applied throughout.



**One Hove Park** - [www.onehovepark.com](http://www.onehovepark.com)

One Hove Park is a mixed tenure development situated in an enviable location between Hove Park and Hove Recreation Ground and just a short stroll from the Seafront.

### Recent Awards



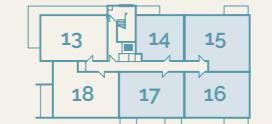
## Kittiwake Court



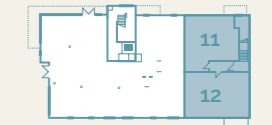
Fourth Floor



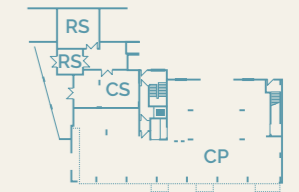
Third Floor



Second Floor



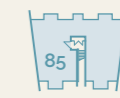
First Floor



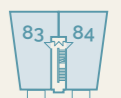
Ground Floor



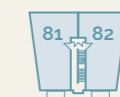
## Mallard Place



Third Floor



Second Floor



First Floor

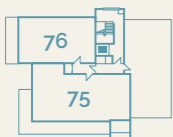


Ground Floor

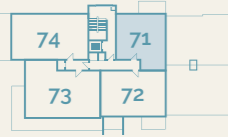
- CP Car Park CS Cycle Store
- RS Refuse Store Lift
- Shared Ownership ■ Affordable Rent
- Private Sale □ Commercial



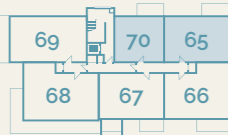
# Cormorant House



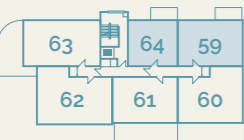
Fourth Floor



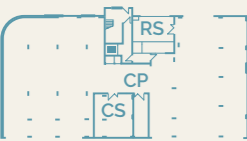
Third Floor



Second Floor



First Floor



Ground Floor

CP Car Park CS Cycle Store  
RS Refuse Store ■ Lift  
■ Shared ownership □ Private Sale



THE WATERFRONT

SHOREHAM-BY-SEA

## Contact Us

Old Shoreham Road, Shoreham-by-Sea  
West Sussex, BN43 5DZ

CALL 0345 606 1221

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