



# Waterfront

Hove, East Sussex

A modern collection of one, two and three-bedroom apartments,  
available for Shared Ownership

48 homes available



**CLARION**  
HOUSING



# The perfect seaside home

With light-filled modern apartments, luxurious interiors and innovative design, Waterfront is a distinctive addition to Hove's vibrant seaside atmosphere – and the perfect place to make a home.

- **CONNECTIONS**  
Central London is just over an hour\* from Hove station by train - so you can enjoy the coast while staying in touch with the city.
- **COMMUNITY**  
With tennis, swimming and bowling at the nearby seafront, plus an on-site café and supermarket, Waterfront has an ideal beachside community feel.
- **DESIGN**  
Waterfront's mix of modern and heritage architecture creates a new landmark for one of England's most picturesque seaside towns.

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

# Welcome to Hove

For more than a century, Hove has been one of the highlights of England's southern coast. Here are six things that make it one of Britain's best places to live:

- 1 Culinary delights:** Alongside established favourites like Giggling Squid there's a range of great restaurants such as The Ginger Pig, Franco's Osteria, and etch. by Steven Edwards, while café choices include Treacle and Ginger, Gail's and Small Batch Coffee
- 2 Nightlife:** Traditional pubs The Sussex Cricketer, Hove Place and The Connaught Pub & Kitchen sit alongside stylish favourites like Libation and The Farm Tavern – and you can even catch some live jazz at The Paris House.
- 3 Stay active:** Fitness devotees have a choice of the King Alfred Leisure Centre, Prince Regent Swimming Complex, CrossFit Hove, athletics at the Withdean Sports Complex, or rock climbing at Boulder Brighton – plus many more.

- 4 Education:** Primary schools rated highly by Ofsted include St. Andrew's Church of England Primary ("Good") and West Hove Infant School ("Outstanding"); secondary students can choose from Blatchington Mill School/Sixth Form College ("Good"), Cardinal Newman Catholic School ("Good") and Brighton, Hove and Sussex Sixth Form College ("Outstanding").
- 5 Catch a game:** Well-known sports venues include Sussex County Cricket Club, Brighton and Hove Greyhound Stadium, and Brighton and Hove Albion FC. Brighton also has a huge variety of sports clubs and associations, and the wider area boasts a number of excellent golf courses.
- 6 Wellbeing:** Hove's amazing seafront offers swimming, fresh air and an atmosphere of calm relaxation – alongside tennis courts, play areas, bowling, croquet and a paddling pool. Decompress at Hove Park or St Anne's Well Gardens, and check out exhibitions at the Hove Museum and Art Gallery, the Booth Museum of Natural History, and the Regency Town House.

\* 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.



A photograph of Brighton Pier in Brighton, UK, during sunset. The pier is a long, ornate structure extending into the sea, supported by a complex metal lattice. The main building on the pier is white with a large, domed roof and two towers. The words "BRIGHTON PIER" are visible on the building. The sky is a clear, pale blue, and the water is calm. The foreground shows a pebbly beach.

# Hove's vibrant neighbour

Hove is just a stone's throw away from Brighton – a city that never lacks for sights, sounds or spectacle.

Known for its energetic retail mix and the historic Palace Pier, Brighton also annually hosts the second-largest arts festival in the UK after Edinburgh. Go shopping in The Lanes, visit the eastern-inspired Pavilion, catch a film at the Duke of York Picturehouse, see the cabaret at Komedia, or check out shows at the Old Market and renowned Theatre Royal.

# What's nearby

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



**Waterfront** - 133 Kingsway Hove, Brighton BN3 2PU



## Food & drink

- 1 Giggling Squid
- 2 The Ginger Pig
- 3 Franco's Osteria
- 4 etch. by Steven Edwards
- 5 The Sussex Cricketer
- 6 The Connaught Pub & Kitchen
- 7 Libation
- 8 The Farm Tavern
- 9 The Paris House
- 10 The Venue Beach Bar
- 11 Lawns Cafe
- 12 Treacle & Ginger
- 13 Otello



## Schools

- 1 St. Andrew's Church of England Primary
- 2 Hove Junior School
- 3 West Hove Infant School
- 4 Cottesmore St Mary's Catholic Primary School
- 5 Blatchington Mill School & Sixth Form College
- 6 Cardinal Newman Catholic School & Six Form College
- 7 Hove Park School
- 8 Brighton, Hove and Sussex Sixth Form College



## Amenities

- 1 Tesco Superstore
- 2 Co-op (at Waterfront)
- 3 Sainsbury's
- 4 Waitrose
- 5 The Lanes



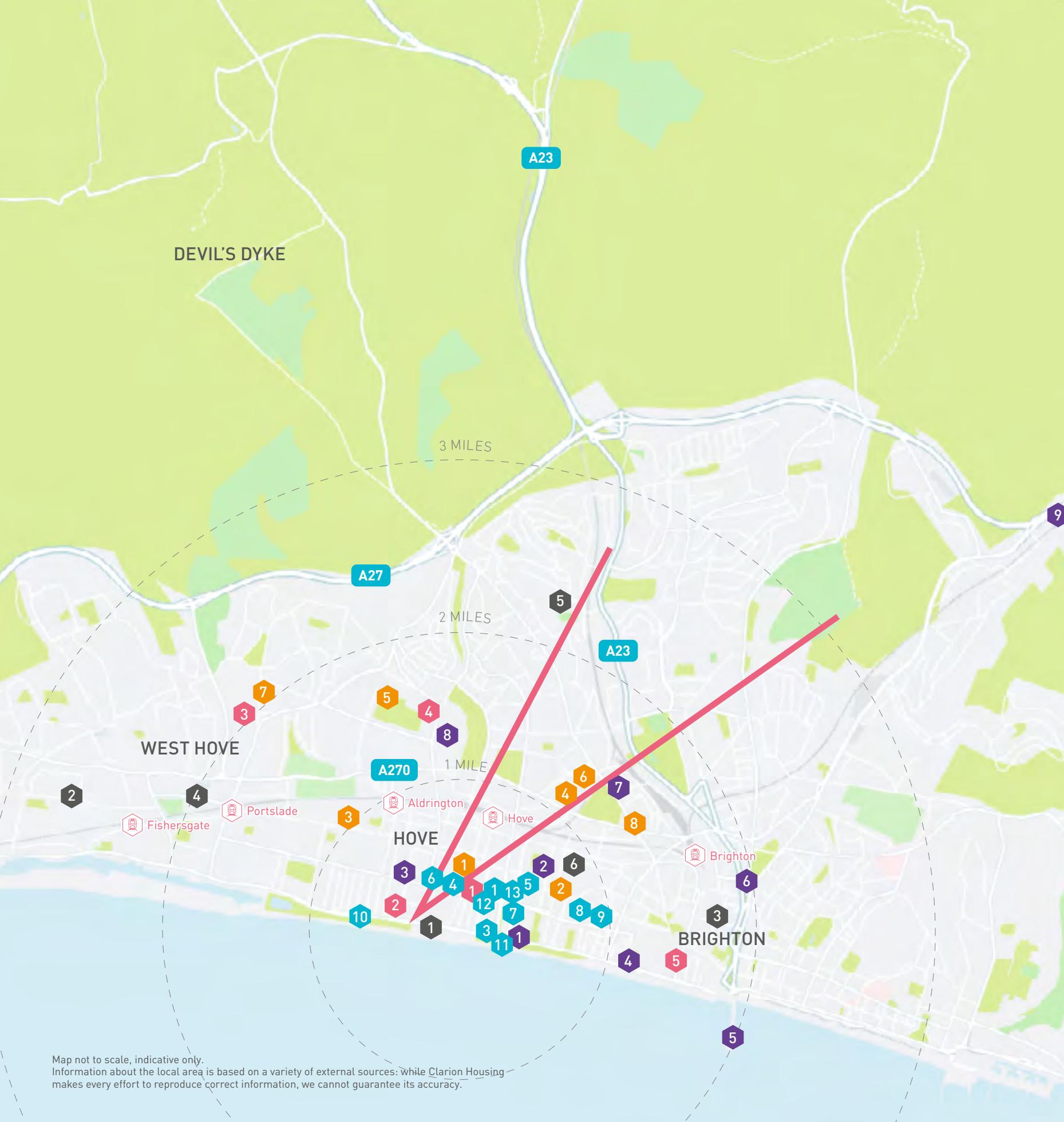
## Attractions and parks

- 1 Hove Lawns
- 2 Sussex County Cricket Club
- 3 Hove Museum & Art Gallery
- 4 British Airways i360
- 5 Brighton Palace Pier
- 6 Brighton Pavilion & Gardens
- 7 Booth Museum of Natural History
- 8 Coral Brighton & Hove Greyhound Stadium
- 9 Brighton & Hove Albion Football Club

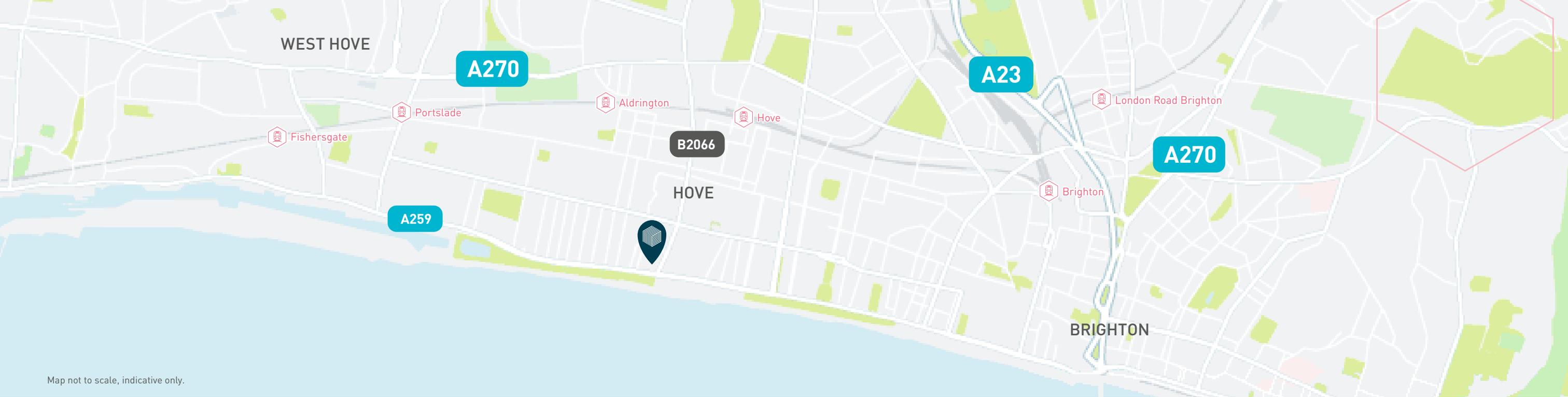


## Fitness & leisure

- 1 King Alfred Leisure Centre
- 2 Impulse Leisure Southwick
- 3 Prince Regent Swimming Complex
- 4 Boulder Brighton
- 5 Withdean Sports Complex
- 6 CrossFit Hove Gym



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



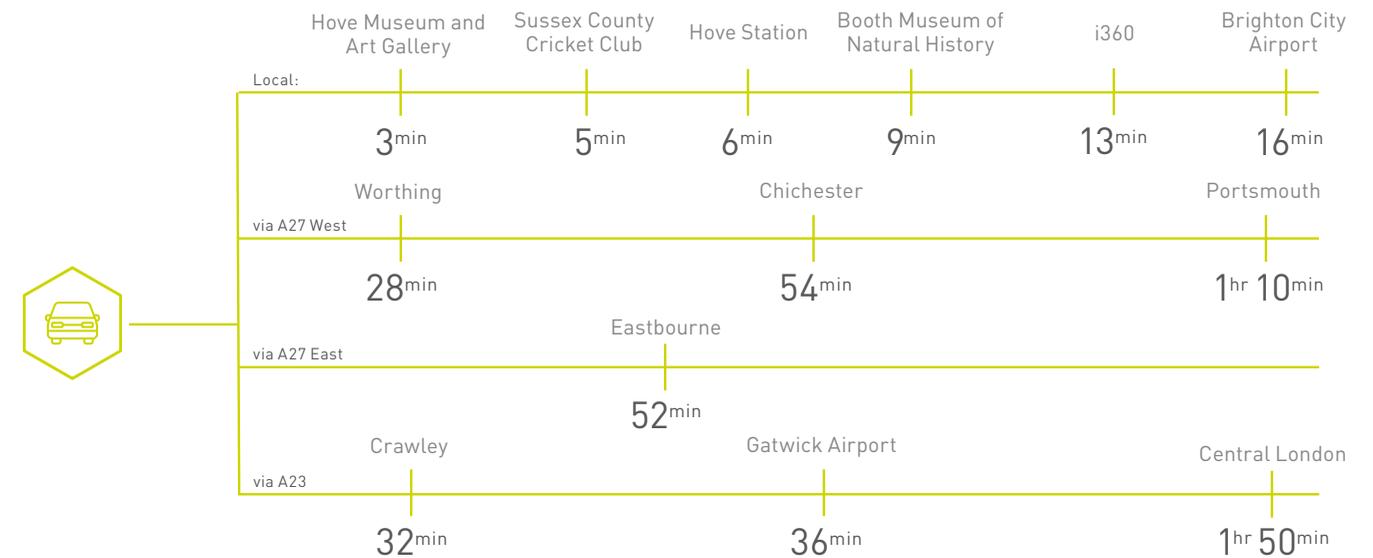
Map not to scale, indicative only.

# Transport Links

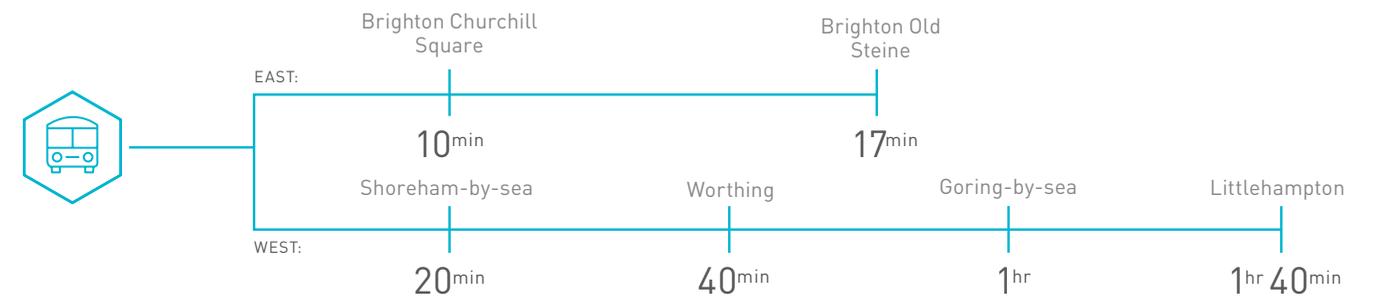
Waterfront has excellent connections to the wider South East.



Journey times from Hove station\*:



The 700 Coastliner calls every 10 minutes at the nearby King Alfred Leisure Centre stop on Kingsway:

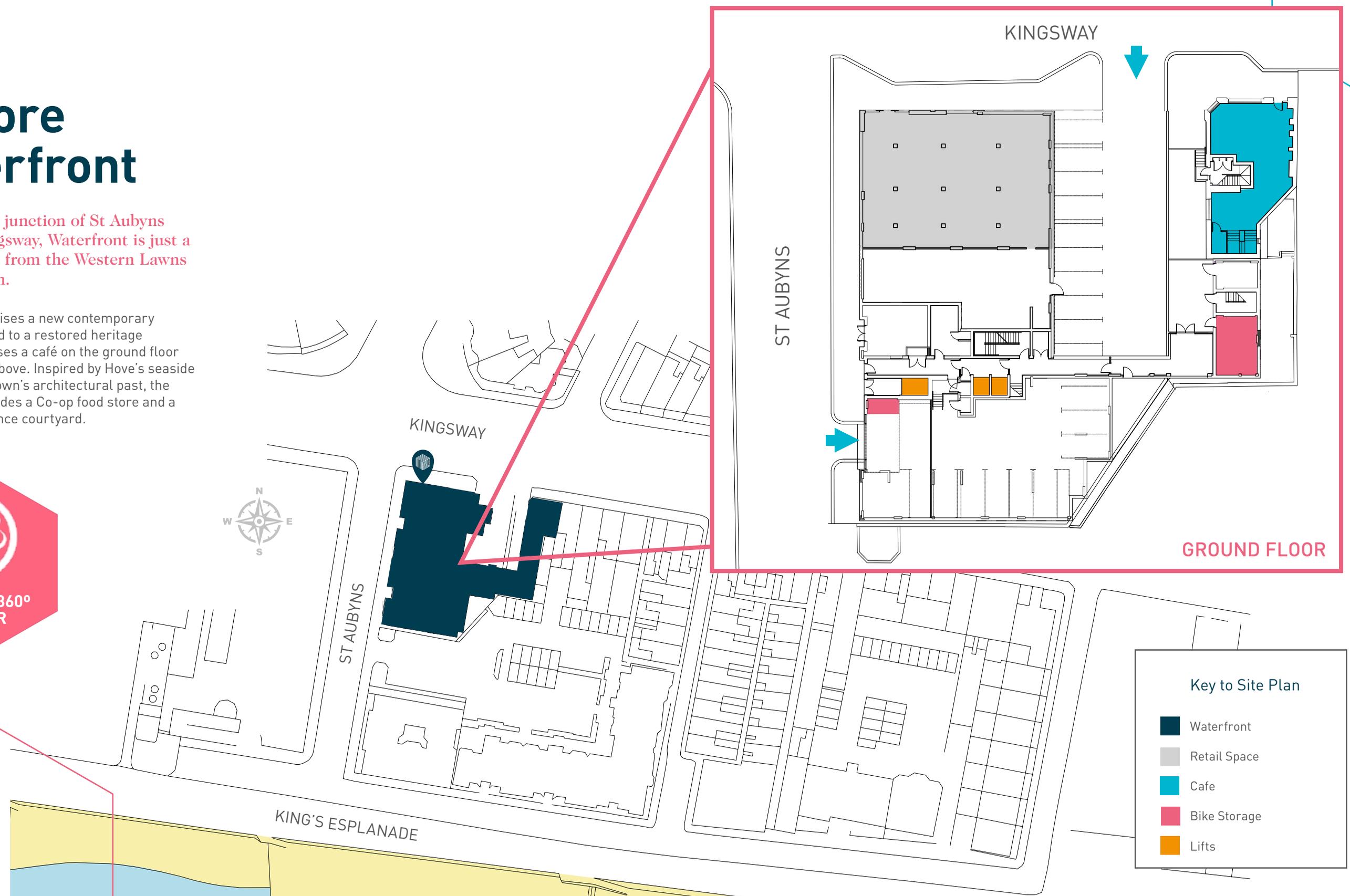


\* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given as off-peak weekday journey times between stops (unless a night service applies), but may change depending on time, day and traffic. Transport information is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.

# Explore Waterfront

Situated at the junction of St Aubyns South and Kingsway, Waterfront is just a moment's walk from the Western Lawns and Hove beach.

Waterfront comprises a new contemporary building connected to a restored heritage property that houses a café on the ground floor and apartments above. Inspired by Hove's seaside location and the town's architectural past, the scheme also includes a Co-op food store and a landscaped entrance courtyard.



Key to Site Plan

- Waterfront
- Retail Space
- Cafe
- Bike Storage
- Lifts

Map not to scale, indicative only.

# One bedroom apartment (Type 1.3)

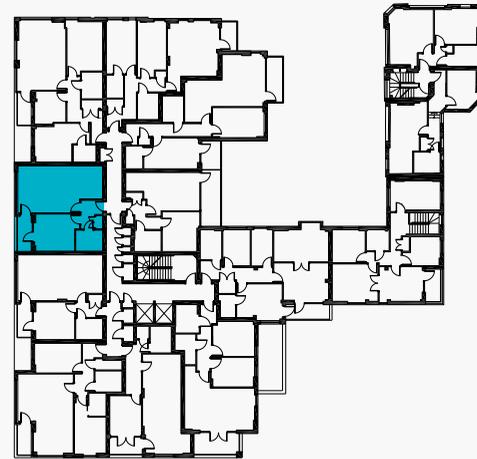
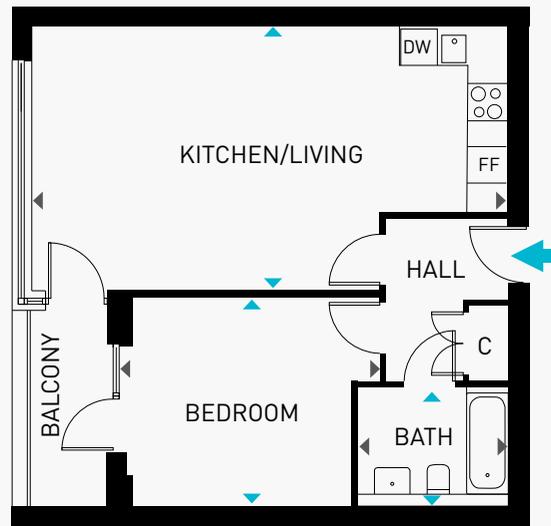
Apartments 9, 20, 31, 41 – 57.9m<sup>2</sup> / 623sqft  
Kingsway Hove, Brighton BN3 2PU

FIRST FLOOR: PLOT 9

SECOND FLOOR: PLOT 20

THIRD FLOOR: PLOT 31

FOURTH FLOOR: PLOT 41

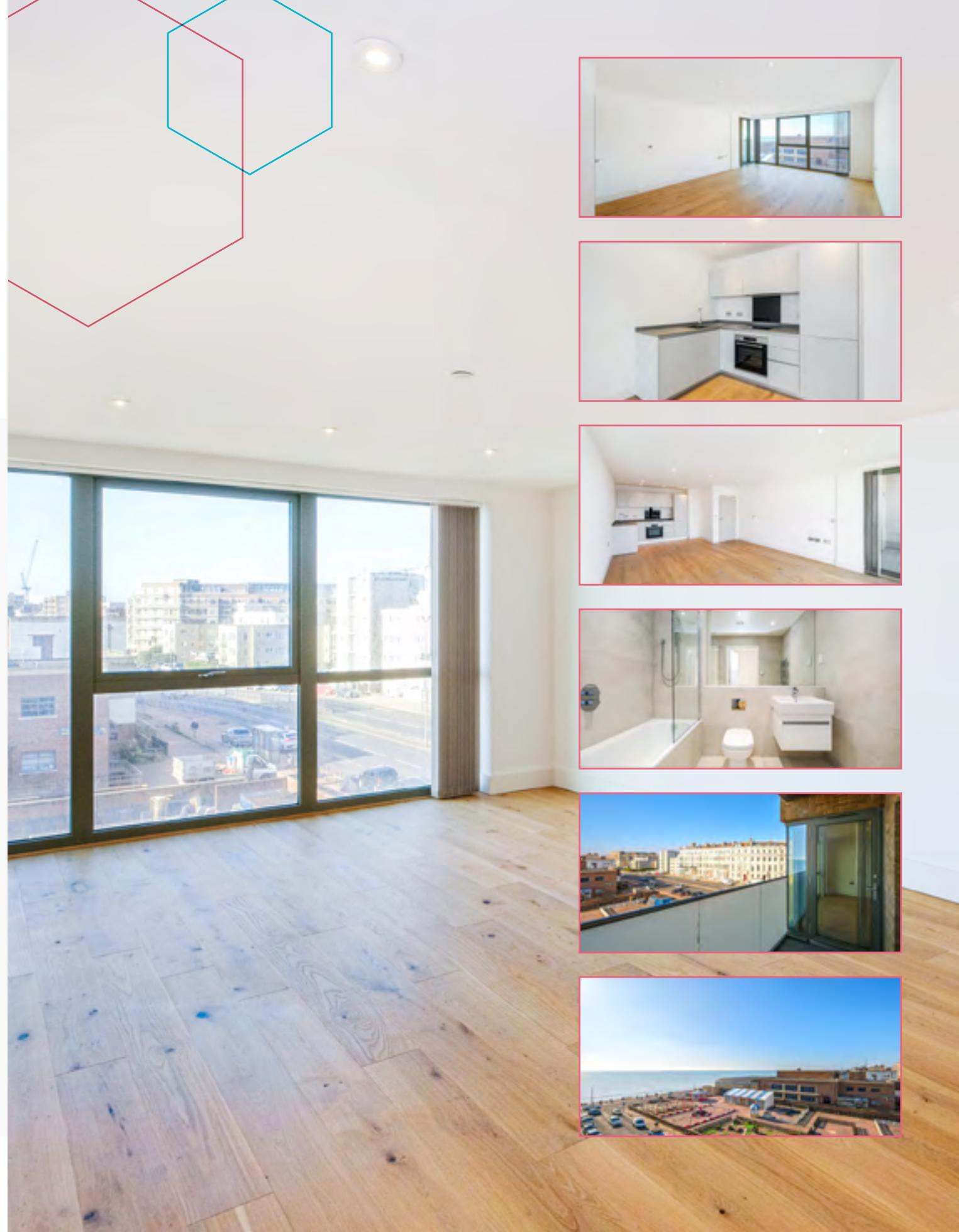


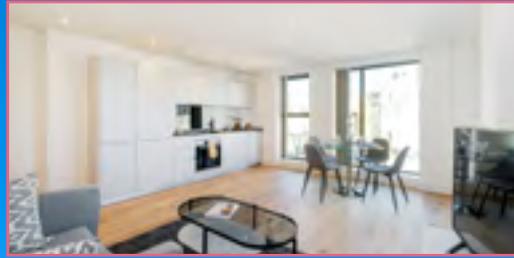
C = Cupboard  
DW = Dishwasher  
FF = Fridge/Freezer  
▲ = Main Entrance

A ↔ B

	A	x	B
Kitchen/Living	7.89m [25'10"]	x	4.39m [14'4"]
Bedroom	3.72m [12'2"]	x	3.46m [11'4"]
Bath	2.49m [8'2"]	x	1.96m [6'5"]

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.





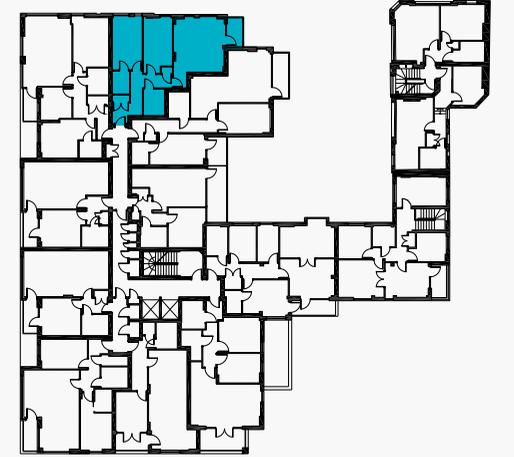
# Two bedroom apartment (Type 2.3)

Apartments 11, 22, 33 – 78.1m<sup>2</sup> / 846sqft  
Kingsway Hove, Brighton BN3 2PU

FIRST FLOOR: PLOT 11    SECOND FLOOR: PLOT 22    THIRD FLOOR: PLOT 33



Plots 11, 22, 33



- ES = En-Suite
- C = Cupboard
- DW = Dishwasher
- FF = Fridge/Freezer
- ▲ = Main Entrance

	A	B		A	B
Kitchen/Living	5.06m [16'7"]	4.71m [15'5"]	Bath	2.49m [8'2"]	1.96m [6'5"]
Bedroom 1	4.96m [16'3"]	2.79m [9'1"]	En-Suite	2.14m [7'0"]	1.59m [5'2"]
Bedroom 2	5.17m [16'11"]	2.69m [8'9"]			

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# Two bedroom apartment (Type 2.4)

Apartments 12, 23, 34 – 82.1m<sup>2</sup> / 883sqft  
Kingsway Hove, Brighton BN3 2PU

FIRST FLOOR: PLOT 12    SECOND FLOOR: PLOT 23    THIRD FLOOR: PLOT 34



ES = En-Suite  
C = Cupboard  
DW = Dishwasher  
FF = Fridge/Freezer  
▲ = Main Entrance

	A	B		A	B
Kitchen/Living	7.39m [24'2"]	x 4.86m [15'11"]	Bath	2.49m [8'2"]	x 1.96m [6'5"]
Bedroom 1	5.20m [17'0"]	x 2.90m [9'6"]	En-Suite	2.10m [6'10"]	x 1.59m [5'2"]
Bedroom 2	4.79m [15'8"]	x 2.79m [9'1"]			

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# Two bedroom apartment (Type 2.5)

Apartments 27, 37 – 74.5m<sup>2</sup> / 801sqft  
Kingsway Hove, Brighton BN3 2PU

THIRD FLOOR: PLOT 27    FOURTH FLOOR: PLOT 37



C = Cupboard  
DW = Dishwasher  
FF = Fridge/Freezer  
▲ = Main Entrance

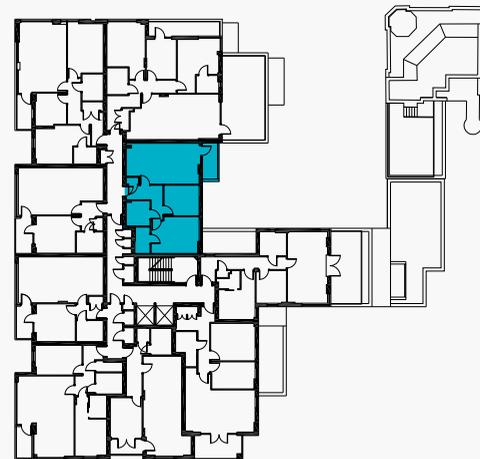
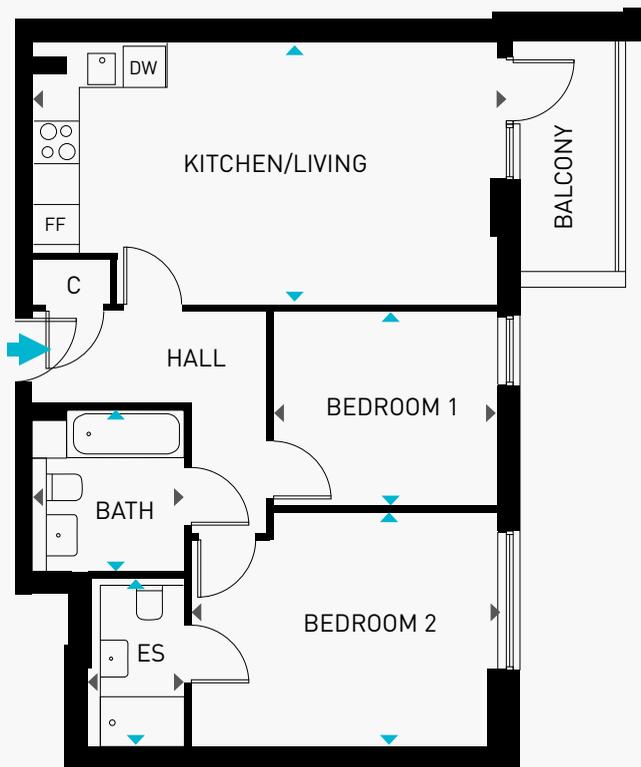
	A	B
Kitchen/Living	6.49m [21'3"]	x 5.39m [17'8"]
Bedroom 1	4.02m [13'2"]	x 3.27m [10'8"]
Bedroom 2	4.02m [13'2"]	x 2.72m [8'11"]
Bath	3.27m [10'8"]	x 1.96m [6'5"]

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# Two bedroom apartment (Type 2.7)

Apartment 44 – 67.7m<sup>2</sup> / 728sqft  
Kingsway Hove, Brighton BN3 2PU

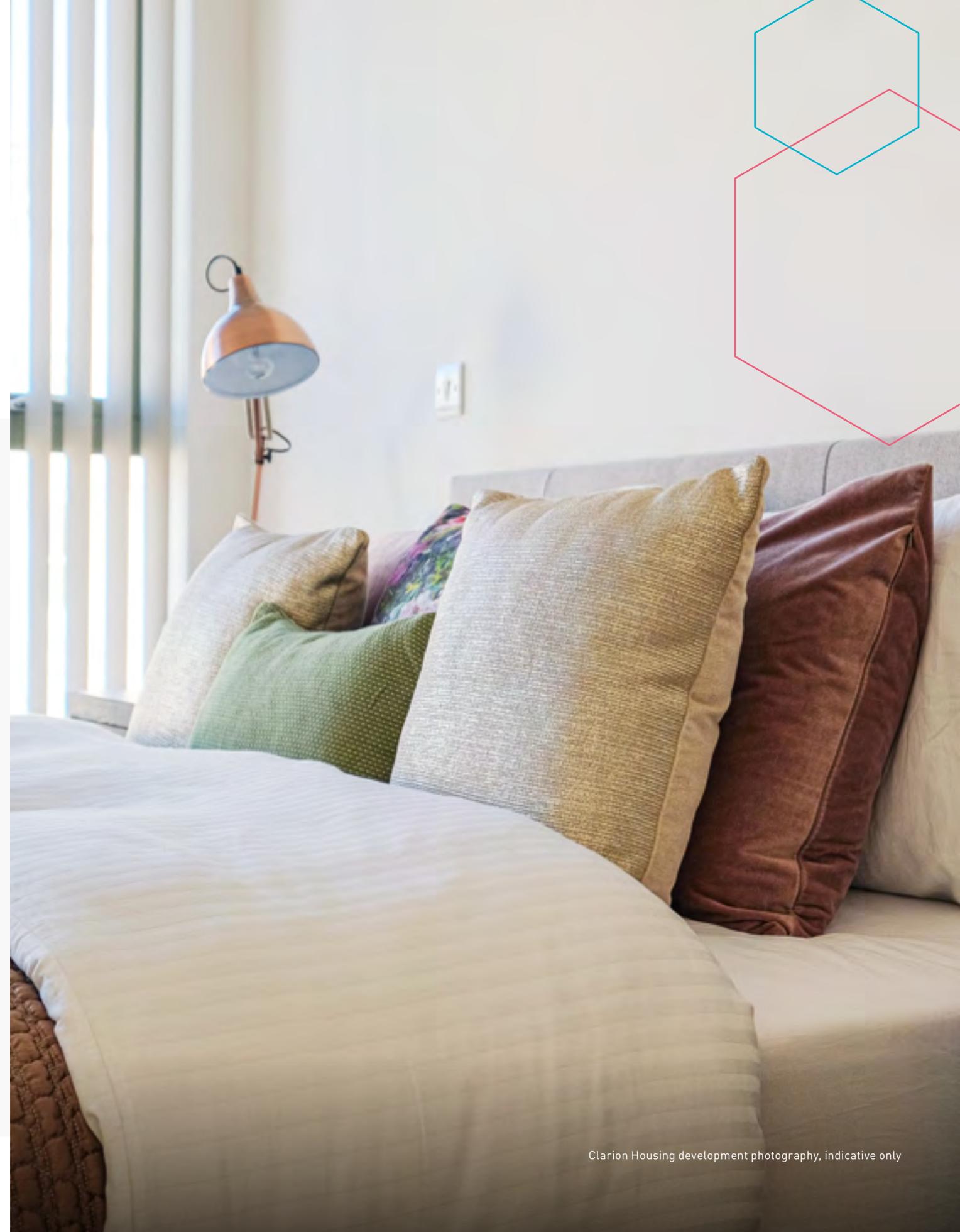
FOURTH FLOOR: PLOT 44



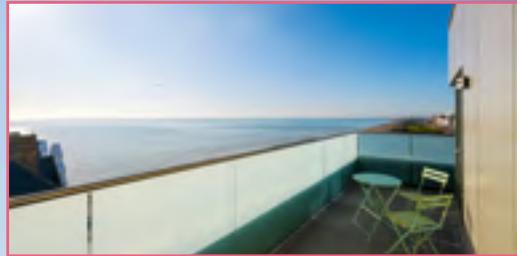
ES = En-Suite  
C = Cupboard  
DW = Dishwasher  
FF = Fridge/Freezer  
▲ = Main Entrance

	A	B		A	B
Kitchen/Living	6.68m [21'10"]	x 3.81m [12'6"]	Bath	2.35m [7'8"]	x 2.21m [7'3"]
Bedroom 1	3.26m [10'8"]	x 2.83m [9'3"]	En-Suite	2.45m [8'0"]	x 1.40m [4'7"]
Bedroom 2	4.31m [14'1"]	x 3.42m [11'2"]			

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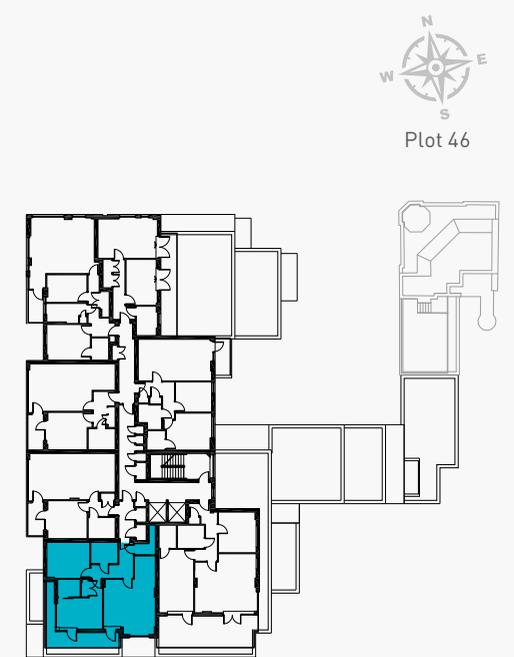
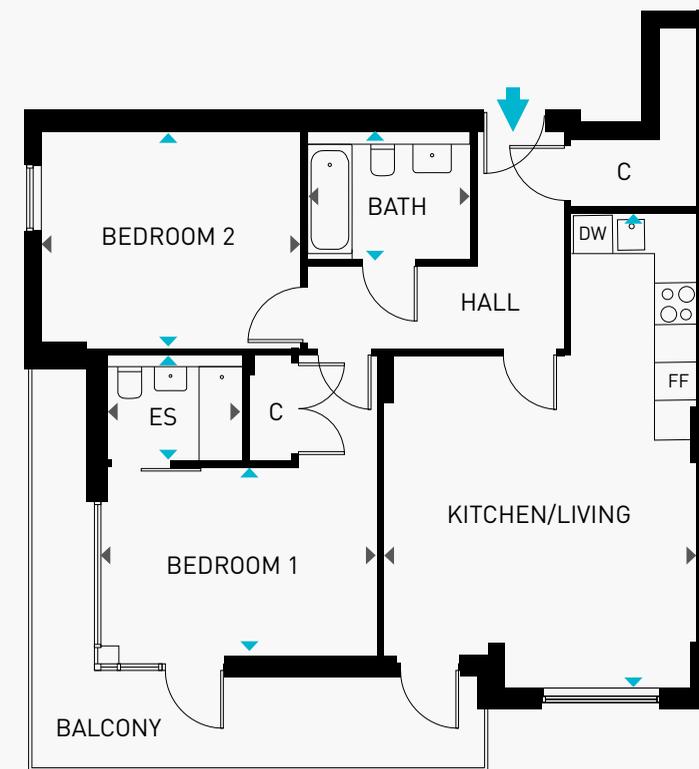
Clarion Housing development photography, indicative only



# Two bedroom apartment (Type 2.9)

Apartment 46 – 79.2m<sup>2</sup> / 852sqft  
Kingsway Hove, Brighton BN3 2PU

FIFTH FLOOR: PLOT 46



ES = En-Suite  
C = Cupboard  
DW = Dishwasher  
FF = Fridge/Freezer  
▲ = Main Entrance

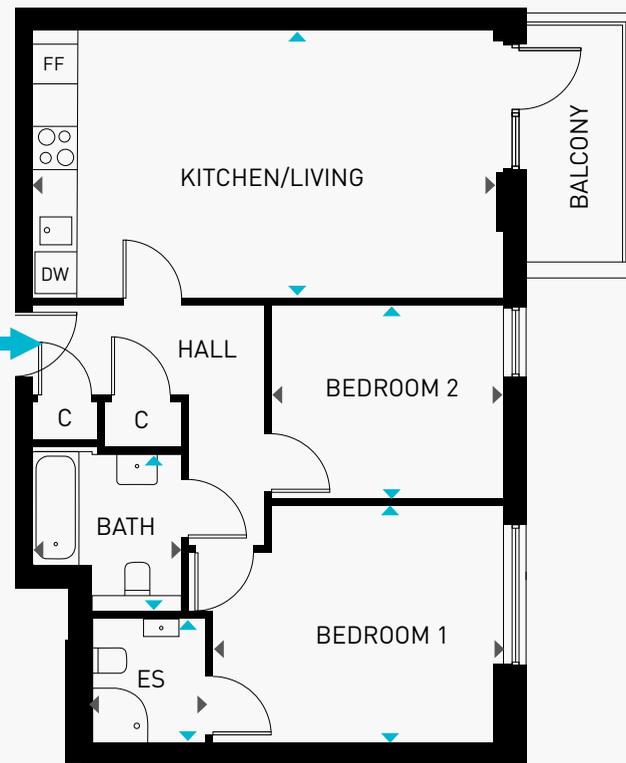
	A	B		A	B
Kitchen/Living	7.29m [23'11"]	4.78m [15'8"]	Bath	2.49m [8'2"]	1.96m [6'5"]
Bedroom 1	4.25m [13'11"]	2.89m [9'5"]	En-Suite	2.07m [6'9"]	1.61m [5'3"]
Bedroom 2	3.97m [13'0"]	3.32m [10'10"]			

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# Two bedroom apartment (Type 2.11)

Apartment 51 – 68m<sup>2</sup> / 731sqft  
Kingsway Hove, Brighton BN3 2PU

FIFTH FLOOR: PLOT 51



Plot 51



ES = En-Suite  
C = Cupboard  
DW = Dishwasher  
FF = Fridge/Freezer  
▲ = Main Entrance

	A	B		A	B
Kitchen/Living	6.68m [21'10"]	x 3.85m [12'7"]	Bath	2.27m [7'5"]	x 2.14m [7'0"]
Bedroom 1	4.17m [13'8"]	x 3.42m [11'2"]	En-Suite	1.79m [5'10"]	x 1.69m [5'6"]
Bedroom 2	3.33m [10'11"]	x 2.79m [9'1"]			

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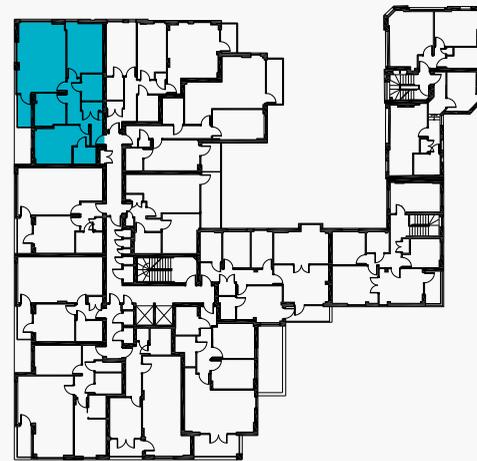
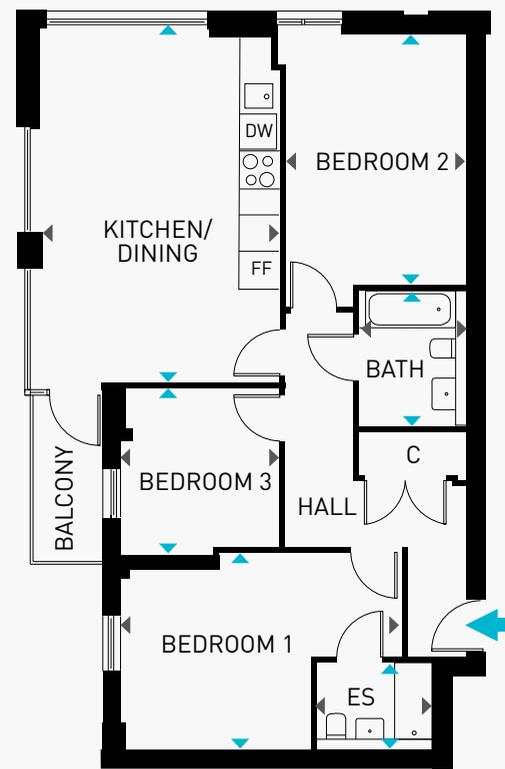


Clarion Housing development photography, indicative only

# Three bedroom apartment (Type 3.1)

Apartments 10, 21, 32, 42 – 92.6m<sup>2</sup> / 996sqft  
Kingsway Hove, Brighton BN3 2PU

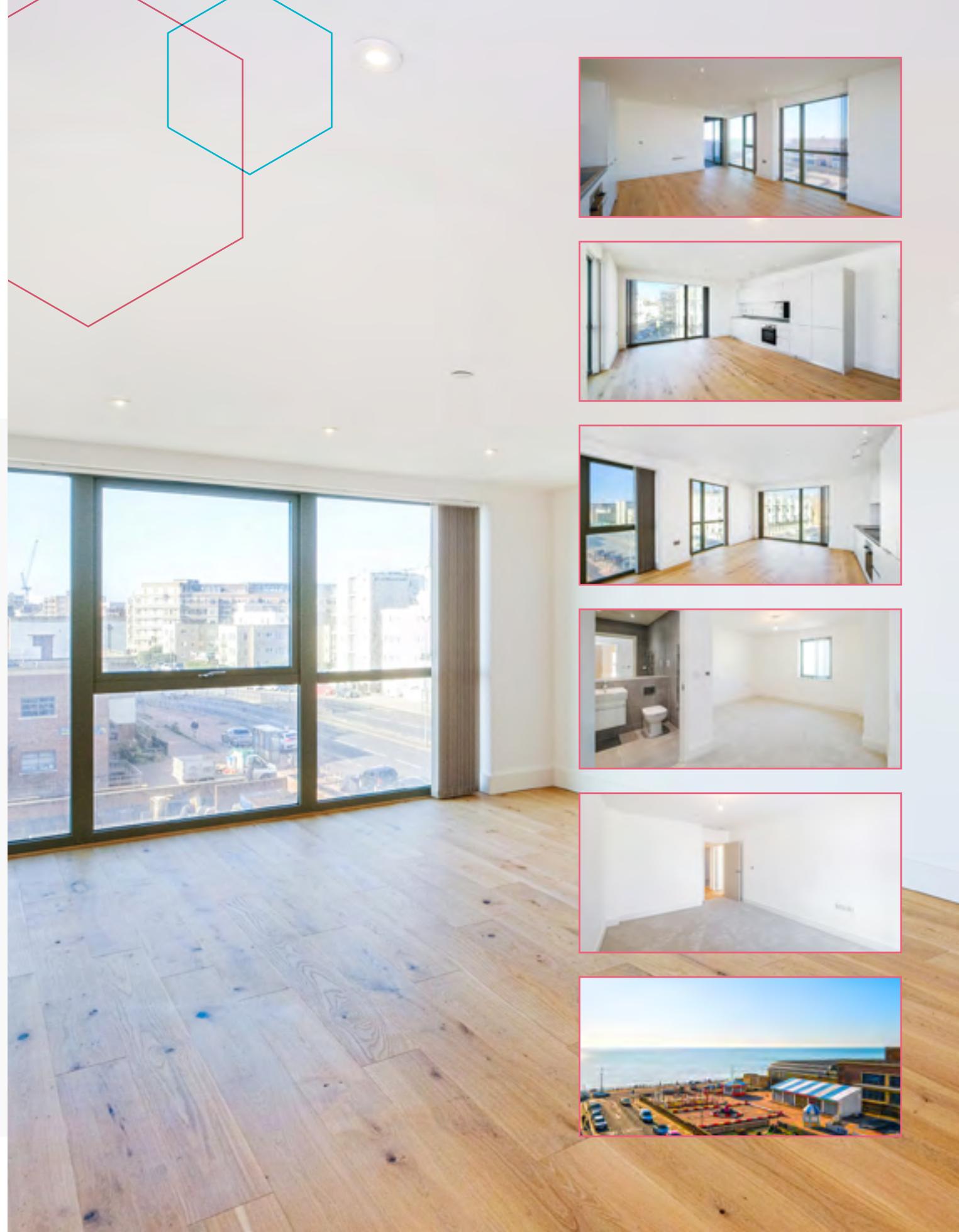
FIRST FLOOR: PLOT 10    SECOND FLOOR: PLOT 21    THIRD FLOOR: PLOT 32    FOURTH FLOOR: PLOT 42



ES = En-Suite  
C = Cupboard  
DW = Dishwasher  
FF = Fridge/Freezer  
▲ = Main Entrance

	A	B		A	B
Kitchen/Dining	6.55m [21'5"]	x 4.32m [14'2"]	Bedroom 3	3.05m [10'0"]	x 2.90m [9'6"]
Bedroom 1	5.14m [16'10"]	x 3.60m [11'9"]	Bath	2.50m [8'2"]	x 1.96m [6'5"]
Bedroom 2	4.59m [15'0"]	x 3.31m [10'10"]	En-Suite	2.14m [7'0"]	x 1.59m [5'2"]

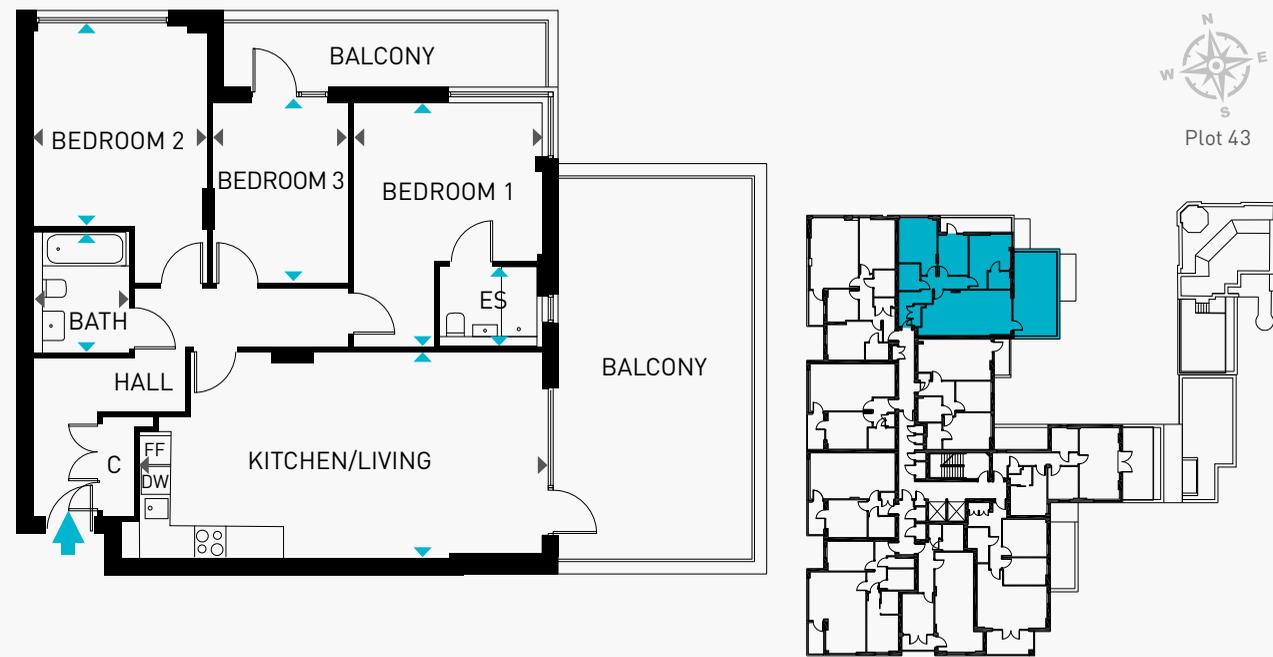
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# Three bedroom apartment (Type 3.2)

Apartment 43 – 102.6m<sup>2</sup> / 1104sqft  
Kingsway Hove, Brighton BN3 2PU

FOURTH FLOOR: PLOT 43



ES = En-Suite  
C = Cupboard  
DW = Dishwasher  
FF = Fridge/Freezer  
▲ = Main Entrance

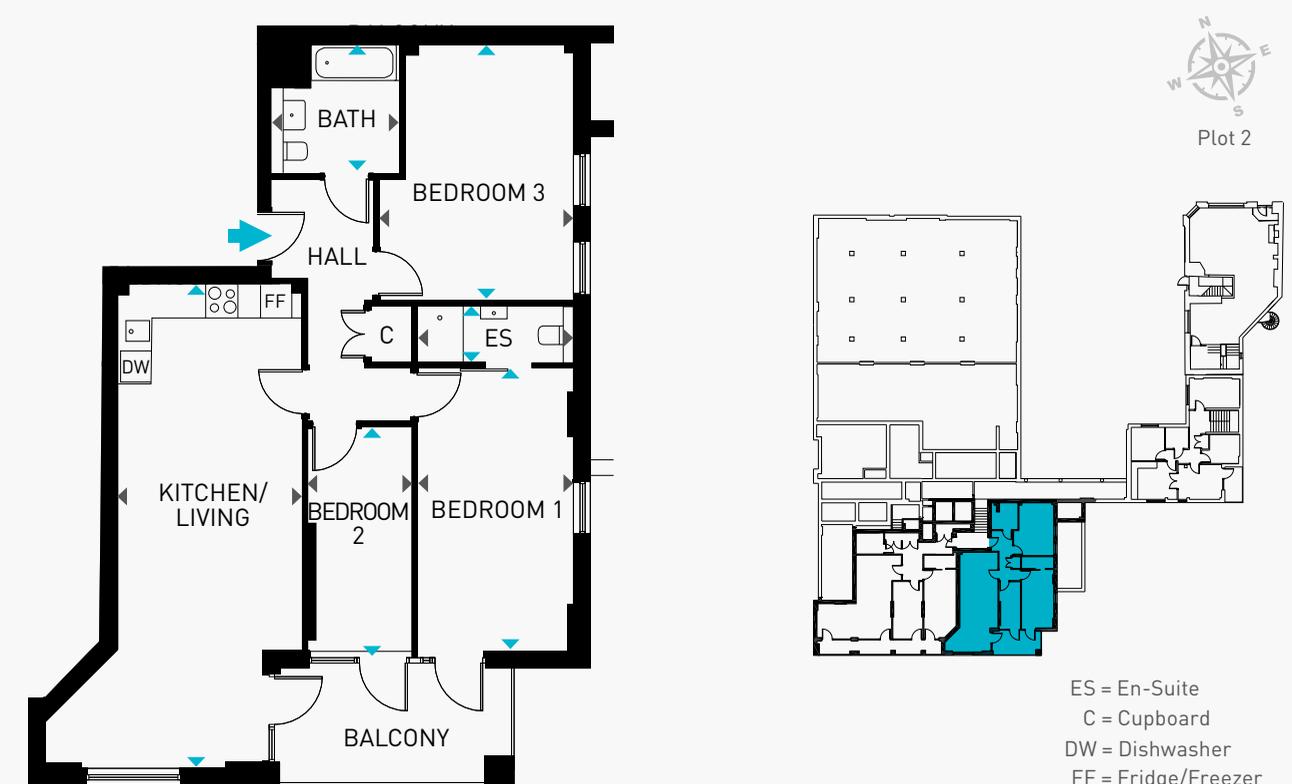
	A	B		A	B
Kitchen/Living	8.24m [27'0"]	x 4.22m [13'10"]	Bedroom 3	3.70m [12'1"]	x 2.79m [9'1"]
Bedroom 1	3.85m [12'7"]	x 3.25m [10'7"]	Bath	2.49m [8'2"]	x 1.96m [6'5"]
Bedroom 2	4.19m [13'8"]	x 3.55m [11'7"]	En-Suite	1.98m [6'5"]	x 1.64m [5'4"]

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# Three bedroom apartment (Type 3.3)

Apartment 2 – 97.4m<sup>2</sup> / 1,048sqft  
Kingsway Hove, Brighton BN3 2PU

MEZZANINE: PLOT 2



ES = En-Suite  
C = Cupboard  
DW = Dishwasher  
FF = Fridge/Freezer  
▲ = Main Entrance

	A	B		A	B
Kitchen/Living	9.31m [30'6"]	x 3.53m [11'7"]	Bedroom 3	4.92m [16'1"]	x 3.72m [12'2"]
Bedroom 1	5.44m [17'10"]	x 2.99m [9'10"]	Bath	2.49m [8'2"]	x 2.45m [8'0"]
Bedroom 2	4.30m [14'1"]	x 1.99m [6'6"]	En-Suite	2.99m [9'9"]	x 1.09m [3'6"]

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# Specification

## Interiors

Designed to complement a modern lifestyle, each home features light-filled rooms with contemporary living areas and comfortable bedrooms. Stylish Italian kitchens offer sleek units with high-spec integrated appliances, and tranquil bathrooms feature large-format tiles and high-quality fixtures.

Each home also offers a private outside space – with some providing views of Hove's stunning coastline.

### Floor finishes

- Oak engineered wood to kitchen and living areas
- Stain resistant, oatmeal colour carpets to bedrooms

### Kitchen/Living areas

- Fully fitted bespoke Italian kitchen with reduced profile high pressure laminate work surface and clear glass splashback to hobs
- Integrated Bosch appliances including:
  - Fridge freezer
  - Ceramic hob
  - Oven
  - Extractor hood
  - Dishwasher
- Hotpoint Washer/Dryer\*

### Bathroom

- Large format beige ceramic floor and wall tiles
- Built-in white steel bath with tiled bath panel and glass screen
- Wall-hung WC with soft close seat
- Wall-hung basin with chrome mixer tap and wall-hung mirror above
- Chrome shower mixer
- Chrome heater towel rail

### En-suites

- Large format grey ceramic floor and wall tiles
- Tiled shower enclosure with glass screen
- Wall-hung WC with soft close seat
- Wall-hung basin with chrome mixer tap and wall-hung mirror above
- Chrome shower mixer
- Chrome heater towel rail

### Electrical

- Underfloor heating\*\*
- Shaver socket in bathroom and en-suites
- Downlighters to kitchen and living spaces, pendants to bedrooms
- Video entry system
- Wiring for TV/SkyQ (subscription required)
- Wiring for BT broadband/telephone (subscription required)

### Residents' facility and communal areas

- Cycle storage with secure access
- Residential cores served by passenger lifts (except Alibi flats)

\*integrated within kitchen or freestanding within utility cupboard depending on apartment type. \*\*Except Mezzanine and Alibi flats, which have radiators only. Please speak to your Sales Executive for further information. Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.

Clarion Housing 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 Waterfront:

- You must be at least 18 years old.
- You must be unable 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 registered with Help to Buy.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.

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](mailto:shared.ownership@myclarionhousing.com)

Picture credits: 'Happy man lifting woman in new house' by Milan\_Jovic; CC image, sourced from iStock.



## 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](mailto:shared.ownership@myclarionhousing.com)

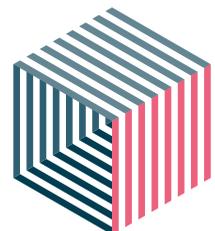
0207 378 5638

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**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 Housing 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 Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing 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 Housing 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 Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Waterfront. We may change the tenure of some homes subject to demand.

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