



OAK POINT

PORTSLADE



CLARION
HOUSING



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HOUSING

LIFE, AS IT SHOULD BE

Oak Point is a new neighbourhood designed with first time buyers in mind. Where Portslade-by-Sea meets the South Downs, between Brighton, Hove and Shoreham, these two, three and four bedroom homes are all available through Shared Ownership. Homes of lasting quality, ideally suited to everyday modern living: space with light, and room to grow.



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LIVING, HOW IT OUGHT TO BE

Convenient, connected, and just around the corner. Shops, schools, coffee; it's the everyday made easy. Stroll or scoot to doctors, dentists, the essence of community, and the lasting quality of local life. Discover a place of wellbeing, within reach of woods and waves, between town and country. Find your lifetime home to create new memories.

Brought to you through Shared Ownership by Clarion.





LOCAL AREA MAP



SHOPPING & OTHER AMENITIES

- 1 North Laine Bazaar
- 2 Holmbush Shopping Centre
- 3 Hangleton Manor
- 4 The Schooner
- 5 The Coal Shed
- 6 Rotunda Café
- 7 Churchill Square Shopping Centre

SPORTS & ACTIVITIES

- 1 Brighton Footgolf
- 2 Lagoon Watersports
- 3 King Alfred Leisure Centre
- 4 Benfield Hill Local Nature Reserve
- 5 West Hove Golf Club
- 6 Mile Oak Football Club
- 7 Portslade Sports Centre

FUN FOR ALL

- 1 SEA LIFE Brighton
- 2 LaserZone
- 3 Hove Museum & Art Gallery
- 4 Foredown Tower
- 5 ODEON
- 6 West Blatchington Windmill (Grade II* listed)



FAMILY FUN

A run with little ones away to swings, swims and parks, themed for larks. What's more fun than a picnic? Penguins or turtles? Family footgolf? Or feel the breeze on grassy ramparts up the Downs. That's life the South Downs Way.

A hop to Hove by bus along the coast, for museums, markets, or to catch a mini-train. Or sound out Shoreham's quirky seaport shopping; head on to Sea Life or the bird's eye view from i360 with ice cream in Brighton's bright bustle by the Pier.

Feeling good, living well.
Some things you can't download.



ON YOUR DOORSTEP

Family adventures abound all around, with something for everyone.

Discover your favourite beach. Explore the South Downs National Park. Go wild at Benfield Nature Reserve. Ride in style at the Happy Valley Equestrian Centre. Then visit the Mile Oak farm shop to live the farm-to-table dream.

Feeling sporty? Take your pick among the friendly competition of the local clubs, from the Mile Oak Football Club to West Hove Golf Club and Portslade Sports Centre.



MEET THE NEIGHBOURS

Oak Point offers the best of all worlds, surrounded by countryside, coast and city living.

When you tire of land life exploring the South Downs, find your sea legs at Lagoon Watersports, the Adur Canoe Club and the Shoreham Sailing Club. Family seaside trips are a breeze.

The best of Brighton is yours in minutes. Date nights at the Theatre Royal keep you cultured. Find everything from the weird to the wonderful in Brighton's famous Lanes. The Pier, the Pavilion, the festivals and loads more will keep you coming back.

Peckish? Head for food and craft ales with a grand view of the Lady Bee Marina at The Schooner in Southwick. Or anywhere really; this is an area famous for food.



CAR

(From Oak Point)



Shoreham Harbour
8 mins



Brighton and Hove Golf Club
14 mins



Brighton Football Stadium
15 mins



Brighton Beach
17 mins



Brighton Marina
24 mins



Chichester
44 mins

TRAIN

(From Portslade)



Brighton
9 mins



Hove
18 mins



Brighton City Airport
29 mins



Newhaven
57 mins



Portsmouth
1 hr 7 mins



London Victoria
1hr 16 mins

BUS

(From Mile Oak Road Shops)



Portslade Station
21 mins



Brighton
44 mins



Brighton City Airport
45 mins

CYCLING

(From Oak Point)



Portslade Community College and Sports Centre
4 mins



Benfield Valley Footgolf
12 mins



Portslade Train Station
15 mins



Holmbush Shopping Centre
15 mins



Brighton Town Centre
34 mins



Brighton Beach
34 mins

Source: Google Maps. Journey times cannot be guaranteed.



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THE HOUSES



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HOME, WHERE YOU WANT TO BE

Little things bring lasting pleasures. Your own front door, room enough inside for what if and one day; a garden to grow with. Green space on the doorstep, safe streets lined with trees.

A new neighbourhood with a sense of place; a community to settle into, the necessities of life close by. Families and foot paths, rolling views and long walks that beckon. The hilltop glimpse of sea; a glimpse of good times to come.

SITE MAP

HOUSETYPES

- KILLIGARTH - 2 BEDROOM HOME**
Plots: 6 - 10 // 43 // 44 // 63 - 66 // 76 - 79 // 98 - 101
- YORK - 2 BEDROOM HOME**
Plots: 4 // 5 // 11 - 15 // 82 - 85 // 89 - 92 // 116 // 117 // 124
- BANBURY - 3 BEDROOM HOME**
Plots: 52 // 71 // 73 // 122
- BRAMBLE - 3 BEDROOM HOME**
Plots: 45 // 46 // 50 // 51 // 102 // 103 // 105 // 106 // 110 // 111
- LEITH - 3 BEDROOM HOME**
Plots: 3 // 56 // 57 // 58 // 59 // 93 // 94 // 96 // 120 // 121 // 123
- MICKLEHAM - 3 BEDROOM HOME**
Plots: 55 // 60 // 69 // 74 // 75 // 80 // 86 // 95 // 97 // 104 // 119 // 125
- THERTFORD - 3 BEDROOM HOME**
Plots: 47 // 48 // 49 // 70 // 72 // 81 // 107 // 108 // 109 // 112 // 113 // 114 // 115
- WAREHAM - 3 BEDROOM HOME**
Plots: 61 // 62 // 67
- MORTIMER - 4 BEDROOM HOME**
Plots: 2 // 53 // 54 // 118
- WHIMBERY - 4 BEDROOM HOME**
Plots: 1 // 87 // 88
- HOMES FOR CLARION HOUSING**

PHASES

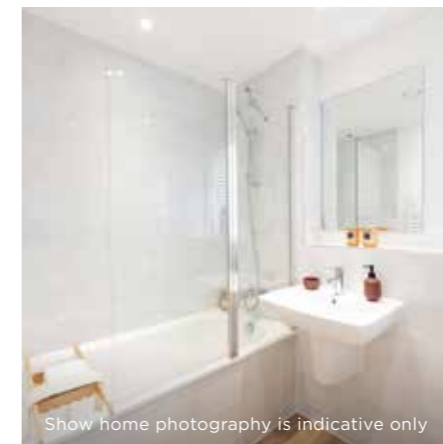
- GLYNDE
- FIRLE
- LITLINGTON
- KINGSTON
- WILMINGTON
- STANMER
- DITCHLING
- AMBERLEY



Site map not to scale. Garden levels may vary between plots, please speak to your sales representative regarding accessibility guidance. SS - Substation



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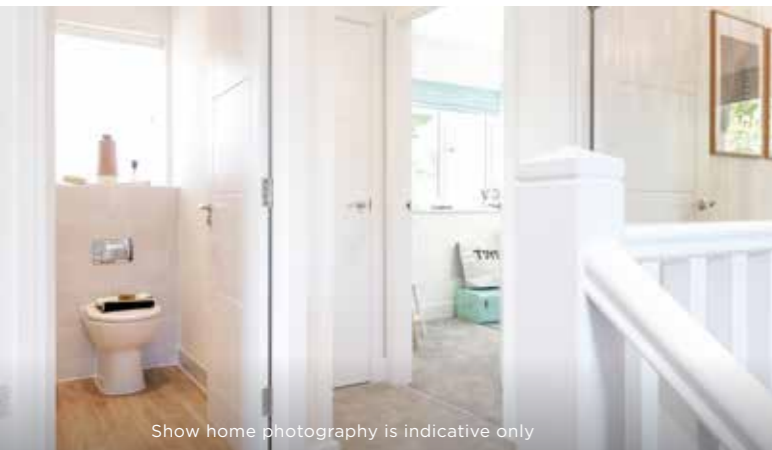
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LOVE IS IN THE DETAILS

A space that makes perfect sense with quality of life in every detail. Door handles with left, kitchen drawers with soft-close. Zanuzzi and fibre broadband, integrated and ready to go. Sockets, storage and SkyQ just where they're needed. Warranties and peace of mind built in.

From inside out, the sense of a place to come home to. A place to make your own. A new world to discover.



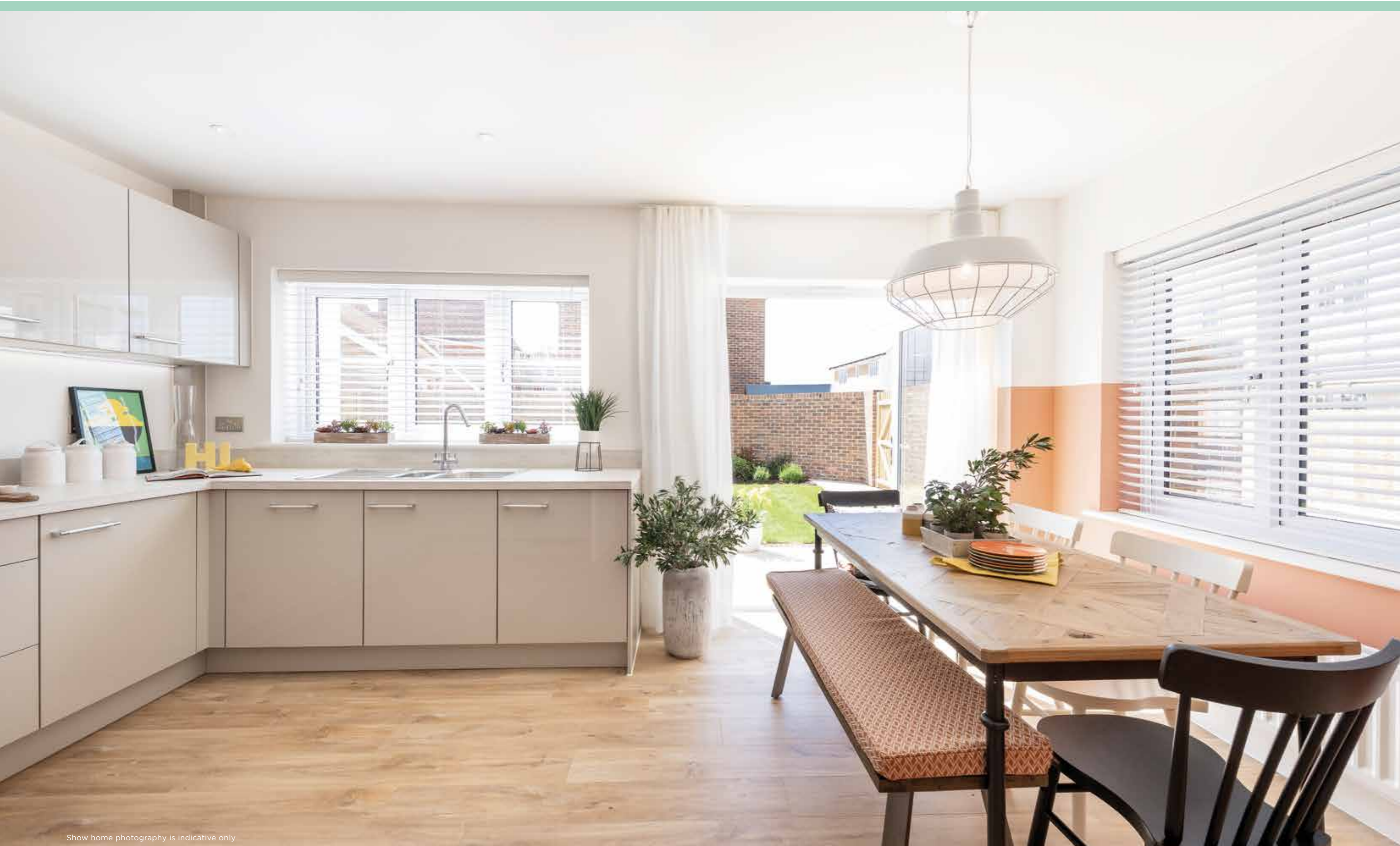
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ATTENTION TO DETAIL...

White gloss kitchen units by Stolz Kitchens, with soft close doors, complimentary dark oak laminate worktops and upstands plus integrated appliances including; oven, hob, dishwasher and fridge freezer

	4B Houses	3B Houses	2B Houses
White gloss kitchen units by Stolz Kitchens, with soft close doors, complimentary dark oak laminate worktops and upstands plus integrated appliances including; oven, hob, dishwasher and fridge freezer	●	●	●
Contemporary white sanitaryware	●	●	●
Shaver sockets	●	●	●
Towel radiator	●	●	●
Thermostatic mixer for hand-held shower hose and bath-filler	●	●	●
Wall tiling to wet areas	●	●	●
Downlights to kitchen area	●	●	●
Pendant lights to: remaining rooms and living spaces	●	●	●
TV points throughout, provision for SkyQ in living room	●	●	●
BT phone points	●	●	●
Vinyl flooring to: kitchen and bathroom	●	●	●
Carpets to: dining areas* and remaining rooms	●	●	●
Turf to garden	●	●	●
Garden shed	●	●	●

*Dining areas in open plan layouts have vinyl flooring through to kitchen.



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FLOORPLANS

KILLIGARTH

2 BEDROOM HOUSE



YORK

2 BEDROOM HOUSE



Ground & First Floors

PLOTS: 6 - 10 // 43 // 44 // 63 - 66 // 76 - 79 // 98 - 101

Kitchen	2.43 m x 3.12 m	7'10" x 10'2"
Living / Dining	4.55 m x 4.31 m	14'9" x 14'1"
Master Bedroom	4.55 m x 3.14 m	14'9" x 10'3"
Bedroom 2	4.55 m x 3.36 m	14'9" x 11'0"
Total	79.5 sq m	856 sq ft



Computer generated image is indicative only

C: CUPBOARD // AC: AIRING CUPBOARD

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

Ground & First Floors

PLOTS: 4 // 5 // 11 - 15 // 82 - 85 // 89 - 92 // 116 // 117 // 124

Kitchen	2.05 m x 3.55 m	6'7" x 11'6"
Living / Dining	4.55 m x 5.42 m	14'9" x 17'8"
Master Bedroom	4.55 m x 3.43 m	14'9" x 11'3"
Bedroom 2	4.55 m x 3.07 m	14'9" x 10'1"
Total	79.5 sq m	856 sq ft



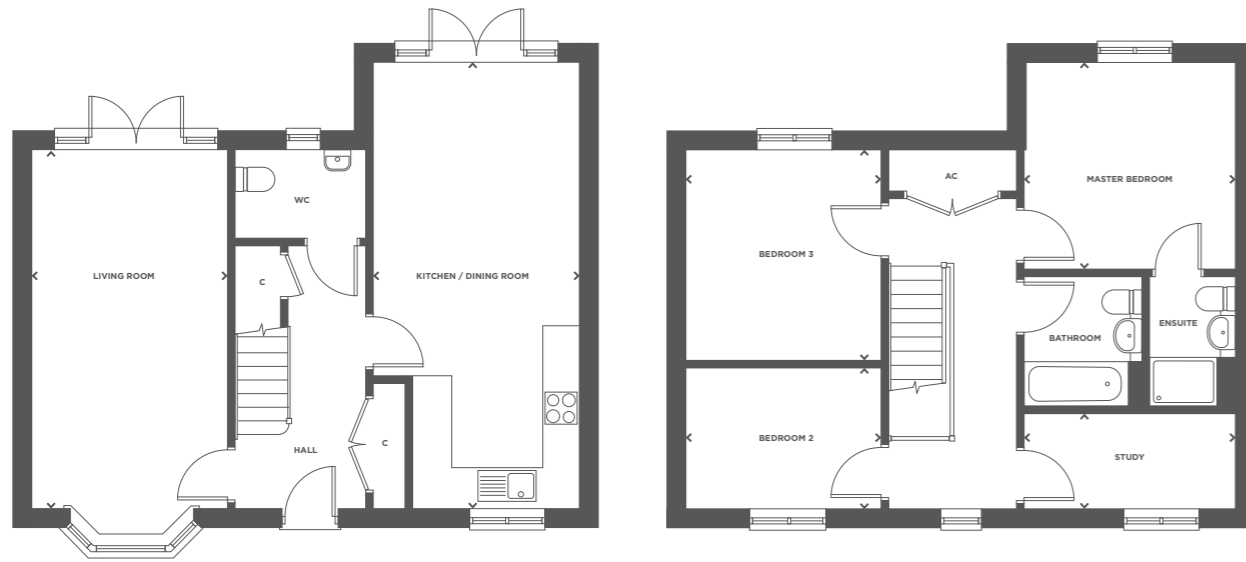
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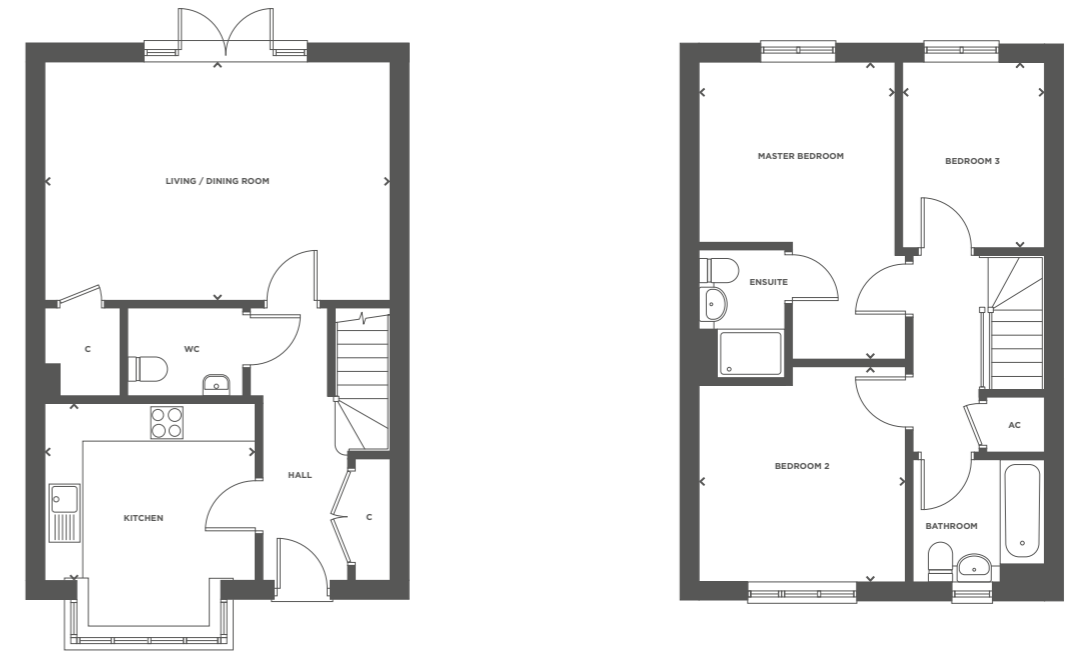
BANBURY

3 BEDROOM HOUSE



BRAMBLE

3 BEDROOM HOUSE



Ground & First Floors

PLOTS: 52 // 71 // 73 // 122

Kitchen/ Dining	3.44 m x 7.38 m	11'3" x 24'2"
Living Room	3.23 m x 5.92 m	10'6" x 19'4"
Master Bedroom	3.52 m x 3.43 m	11'5" x 11'3"
Bedroom 2	3.24 m x 3.50 m	10'6" x 11'5"
Bedroom 3	3.24 m x 2.35 m	10'6" x 7'7"
Study	3.52 m x 1.61 m	11'5" x 5'3"
Total	116.1 sq m	1,250 sq ft



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Ground & First Floors

PLOTS: 45 // 46 // 50 // 51 // 102 // 103 // 105 // 106 // 110 // 111

Kitchen	3.50 m x 3.74 m	11'5" x 12'3"
Living / Dining	5.73 m x 3.97 m	18'8" x 13'0"
Master Bedroom	3.78 m x 3.05 m	12'4" x 10'0"
Bedroom 2	3.46 m x 3.28 m	11'4" x 10'8"
Bedroom 3	2.39 m x 3.14 m	7'8" x 10'3"
Total	98.5 sq m	1,060 sq ft



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LEITH

3 BEDROOM HOUSE



MICKLEHAM

3 BEDROOM HOUSE



Ground & First Floors

PLOTS: 3 // 56 // 57 // 58 // 59 // 93
94 // 96 // 120 // 121 // 123

Kitchen	3.10 m x 3.10 m	10'2" x 10'2"
Living / Dining	5.24 m x 5.17 m	17'2" x 17'0"
Master Bedroom	3.95 m x 3.37 m	13'0" x 11'1"
Bedroom 2	2.75 m x 4.43 m	9'0" x 14'5"
Bedroom 3	2.42 m x 3.45 m	7'9" x 11'3"
Total	102.7 sq m	1,105 sq ft



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Ground & First Floors

PLOTS: 55 // 60 // 69 // 74 // 75 // 80 // 86
95 // 97 // 104 // 119 // 125

Kitchen	2.95 m x 3.81 m	9'7" x 12'5"
Living / Dining	5.58 m x 3.89 m	18'3" x 12'6"
Master Bedroom	3.02 m x 4.13 m	9'9" x 13'5"
Bedroom 2	2.64 m x 4.04 m	8'7" x 13'3"
Bedroom 3	2.64 m x 3.24 m	8'7" x 10'6"
Total	102.3 sq m	1,101 sq ft



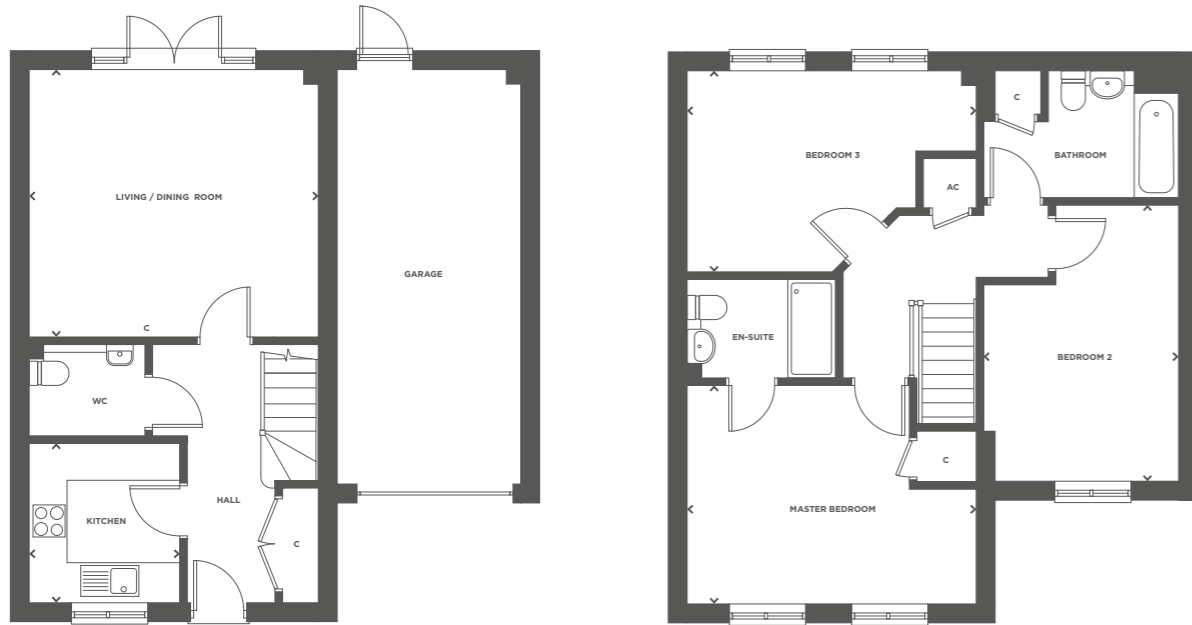
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THERTFORD

3 BEDROOM HOUSE



WAREHAM

3 BEDROOM HOUSE



Ground & First Floors

PLOTS: 47 // 48 // 49 // 70 // 72 // 81 // 107
108 // 109 // 112 // 113 // 114 // 115

Kitchen	2.55 m x 2.68 m	8'4" x 8'8"
Living / Dining	4.79 m x 4.49 m	15'7" x 14'7"
Master Bedroom	4.79 m x 3.65 m	15'7" x 12'0"
Bedroom 2	3.06 m x 3.26 m	10'0" x 10'7"
Bedroom 3	4.79 m x 3.35 m	15'7" x 10'10"
Total	104.0 sq m	1,119 sq ft



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Ground & First Floors

PLOTS: 61 // 62 // 67

Kitchen/ Dining	5.05 m x 3.36 m	16'6" x 11'0"
Living Room	2.93 m x 4.37 m	9'6" x 14'3"
Master Bedroom	5.06 m x 2.79 m	16'6" x 9'2"
Bedroom 2	2.71 m x 4.27 m	8'9" x 14'0"
Bedroom 3	2.29 m x 3.13 m	7'5" x 10'3"
Total	93.0 sq m	1,001 sq ft



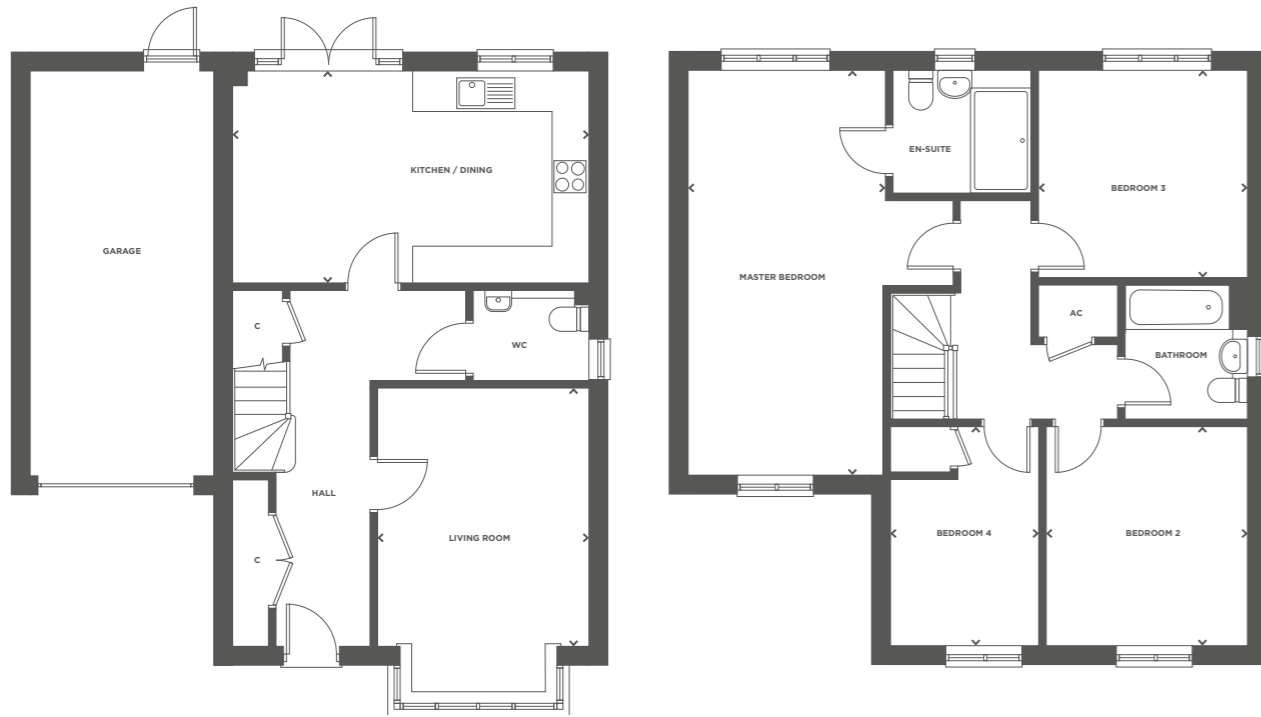
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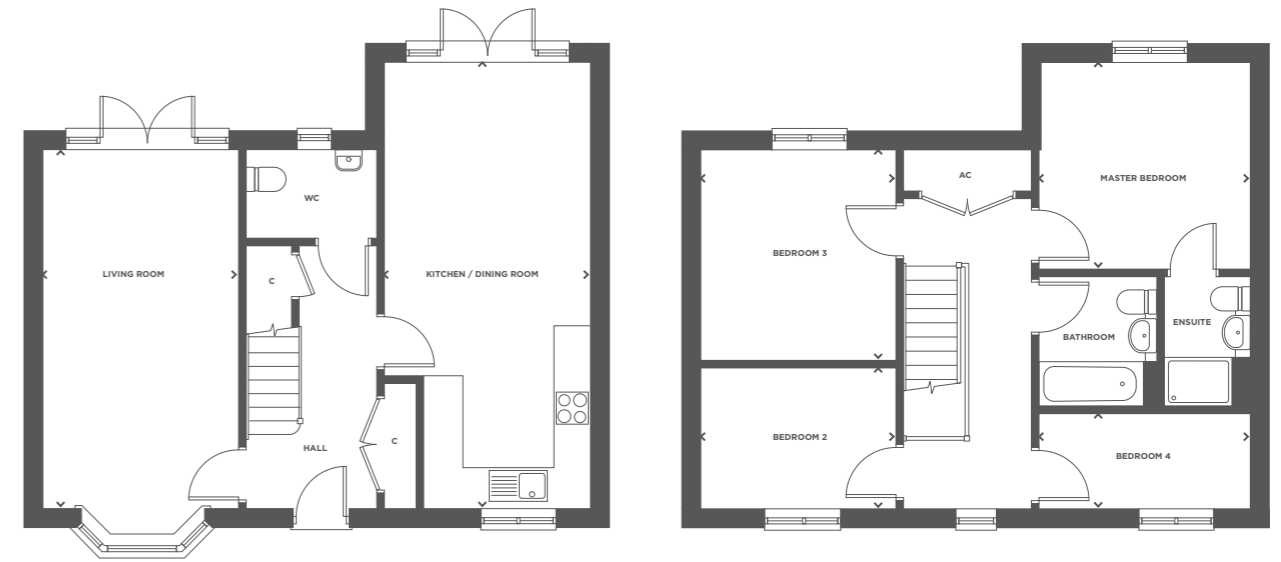
MORTIMER

4 BEDROOM HOUSE



WHIMBERY

4 BEDROOM HOUSE



Ground & First Floors

PLOTS: 2 // 53 // 54 // 118

Kitchen/ Dining	5.92 m x 3.54 m	19'4" x 11'6"
Living Room	3.50 m x 4.28 m	11'5" x 14'0"
Master Bedroom	3.28 m x 6.70 m	10'8" x 22'0"
Bedroom 2	3.36 m x 3.69 m	11'0" x 12'1"
Bedroom 3	3.51 m x 3.49 m	11'5" x 11'5"
Bedroom 4	2.49 m x 3.69 m	8'2" x 12'1"
Total	134.9 sq m	1,452 sq ft



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Ground & First Floors

PLOTS: 1 // 87 // 88

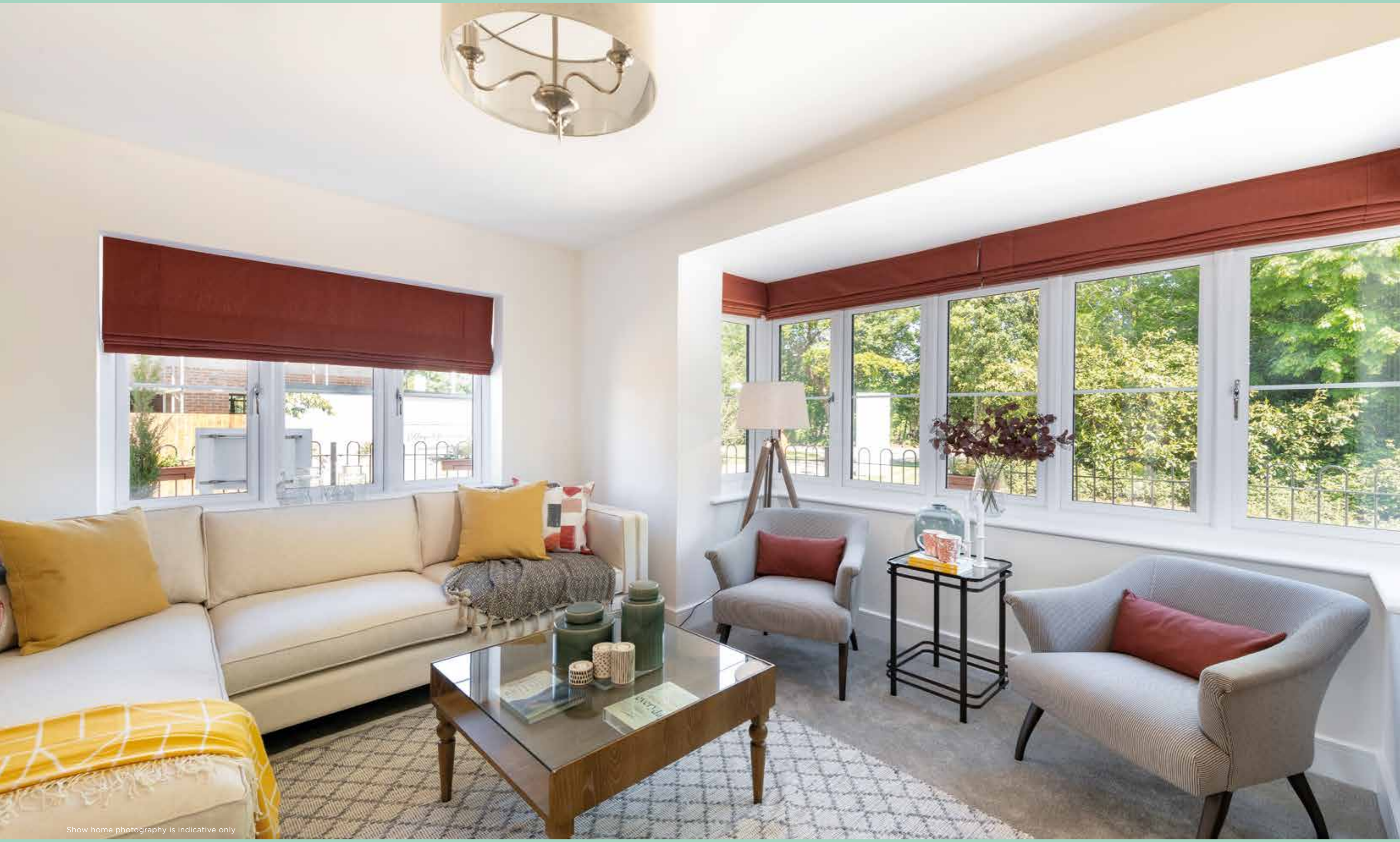
Kitchen/ Dining	3.33 m x 8.28 m	10'9" x 27'2"
Living Room	3.33 m x 6.59 m	10'9" x 21'6"
Master Bedroom	3.42 m x 3.63 m	11'2" x 11'9"
Bedroom 2	3.37 m x 3.72 m	11'0" x 12'2"
Bedroom 3	3.37 m x 2.80 m	11'0" x 9'2"
Bedroom 4	3.42 m x 2.31 m	11'2" x 7'6"
Total	127.0 sq m	1,367 sq ft



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**CLARION
HOUSING**

ABOUT

At Clarion, we have over 100 years experience of building homes and developing futures. Clarion Housing is the country's largest housing association, with 125,000 properties nationwide and over 360,000 people calling a Clarion Housing home their home. As a leading developer, Clarion also has a major role to play in tackling the country's housing shortage - our aim is to build 50,000 new homes in ten years including homes for social housing, Shared Ownership, private rent and private sale tenures. In addition to new homes, we transform existing communities through sustained regeneration, we also help people to access employment and training opportunities, giving young people a better start in life through our charitable foundation Clarion Futures.

SHARED OWNERSHIP

Clarion is proud to offer Shared Ownership homes to people wishing to become home owners. We offer a wide range of new build and pre-owned (resales) homes, perfect for first time buyers. Offering people the chance to purchase a share of a property, while paying a subsidised rent on the remainder. Our customers can buy a larger share in the property at a later date, or sell and move on if they want to. For more information visit the Clarion Housing website. myclarionhousing.com

Whilst every effort has been made to ensure that this information is correct, it is intended as a guide only. No responsibility or liability will be accepted by Clarion Housing Group in relation to the information provided and this does not constitute or form any part of a contract of sale. Purchasers should satisfy themselves with regard to the accuracy of the information. All dimensions are approximate and to the widest point. Given that each home has a unique layout, please check the actual plot or ask the sales team for further details. Clarion Housing Group and associated companies reserve the right to amend the site, tenure or home layouts, specifications or materials. Show home imagery used throughout the brochure is from a previous Clarion Housing Group development and may differ from the specification found at Hopgardens. All details correct as above at time of going to print. November 2020.

CLARION HOUSING SHARED OWNERSHIP DEVELOPMENTS



Horsham Road



Graylingwell Park



Linnet Lane



Willowbrook



Brockhurst Park



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