Edward Street Quarter

BRIGHTON

A collection of beautiful 1 & 2 bedroom
Shared Ownership apartments

A home of your own

BLOCK E

Legal & General

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Edward Street Quarter
computer generated image Block E

Welcome to Edward Street Quarter

Just two minutes from the beach and only a little further from the world famous Brighton Palace Pier, Edward Street Quarter is a contemporary new development of one and two bedroom apartments.

With a blend of apartments and creative businesses side by side, the development is set amongst open spaces and attractive boulevards lined with restaurants and cafes.

Legal & General Affordable Homes is offering a unique opportunity to purchase a new home here through Shared Ownership. Thanks to this scheme, you can own your home with a lower deposit than is required to buy outright or with other buying schemes.

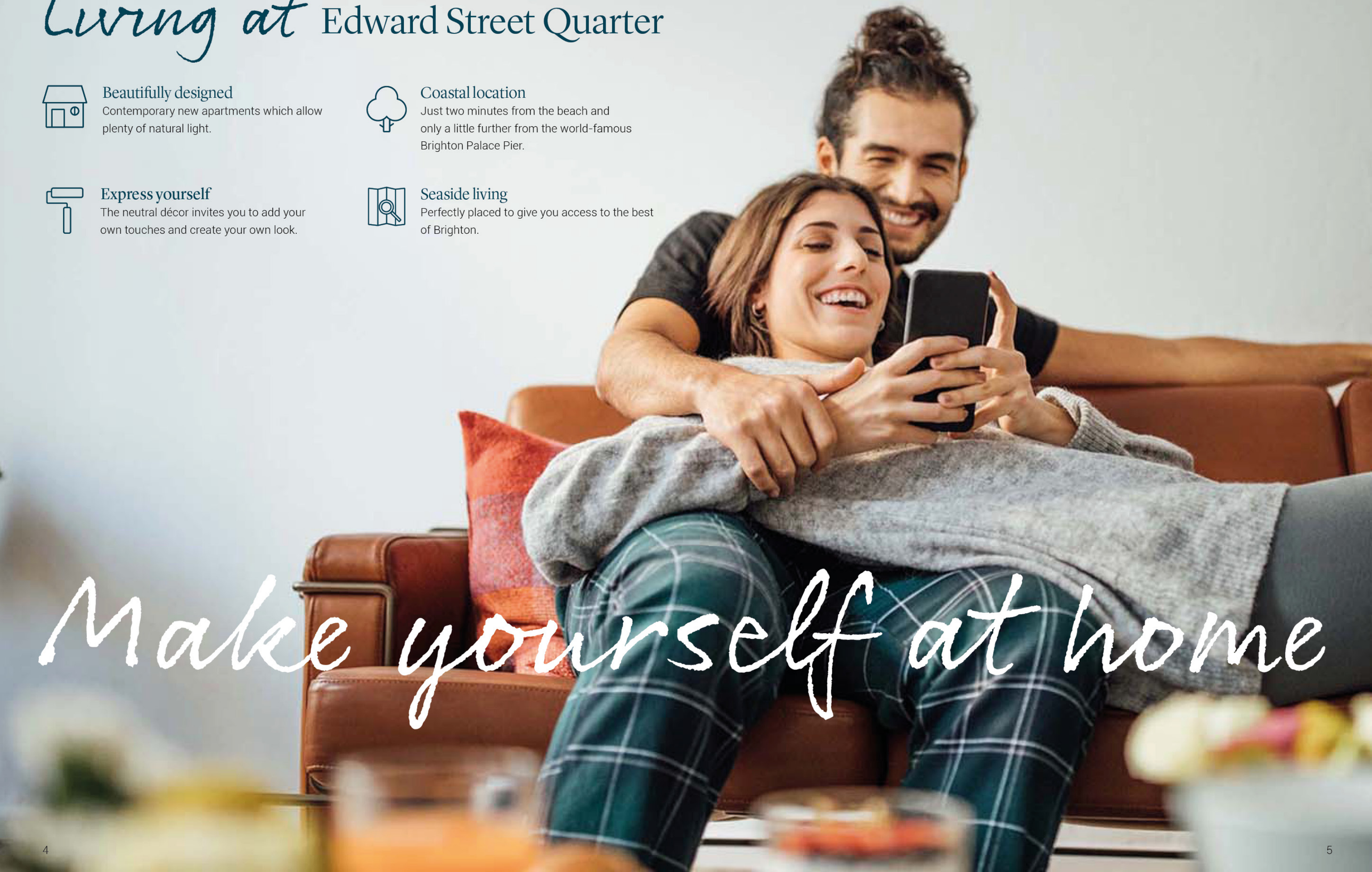
Living at Edward Street Quarter

Beautifully designed
Contemporary new apartments which allow plenty of natural light.

Coastal location
Just two minutes from the beach and only a little further from the world-famous Brighton Palace Pier.

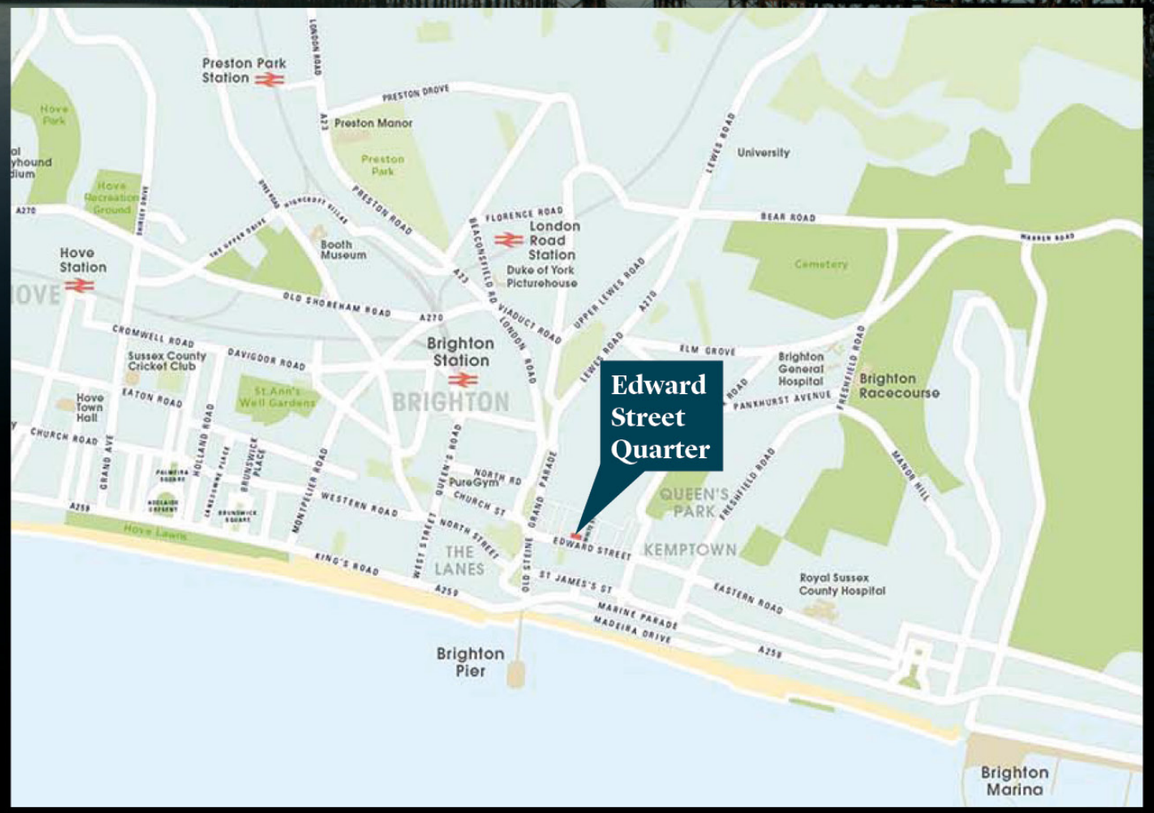
Express yourself
The neutral décor invites you to add your own touches and create your own look.

Seaside living
Perfectly placed to give you access to the best of Brighton.



Make yourself at home

A unique and charming place to live.



Just two minutes from the beach and only a little further from the world-famous Brighton Palace Pier, the brand new Edward Street Quarter has an address very few developments in Britain could match. The town is full of old school pubs and trendy modern bars, pulsating nightclubs and restaurants to suit every taste and pocket. There are shops galore, and the Lanes offers a magical experience as you wind down narrow, cobbled alleyways.

There is premiership football and first-class cricket for you to watch, not to mention a top race course just down the road. But the town's not just about professional sport, you'll find gyms and sports clubs for all levels of skill and fitness too.

The famous, historic Royal Pavilion, George IV's extraordinary seaside pleasure palace, is well worth a visit. Full of fascinating history, it's a great place for adults and children alike.

You'll never run out of things to do in this uniquely vibrant part of the world. Edward Street Quarter is perfectly placed to give you access to the marina and the main town of Brighton.

Computer generated image of Edward Street Quarter

Brighton

You're connected *with so many places to explore*

Living at Edward Street Quarter, you're perfectly placed to enjoy the best of what Brighton has to offer.

As well a choice of shops, pubs, bars and restaurants on your doorstep, you'll have easy access to a range of gyms and sports clubs, including first-class cricket and premier league football.

Head North and you're soon on the South Downs, with its stunning clifftop views across the channel. Look in the other direction and you'll see the whole beauty of the weald open up before you. Then, at the end of the day you can retire to one of the country pubs dotted across the Downs.

By Car

The Amex Stadium
14 mins

Burgess Hill
27 mins

Gatwick Airport
33 mins

Worthing
33 mins

South Downs National Park
1hr 7 mins

By Train

From Brighton Station

Gatwick Airport
29 mins

Eastbourne
44 mins

Chichester
57 mins

Waterloo Station
1 hr 13 mins

By Foot

Tesco Express
0.4 miles

PureGym Brighton Centre
0.5 miles

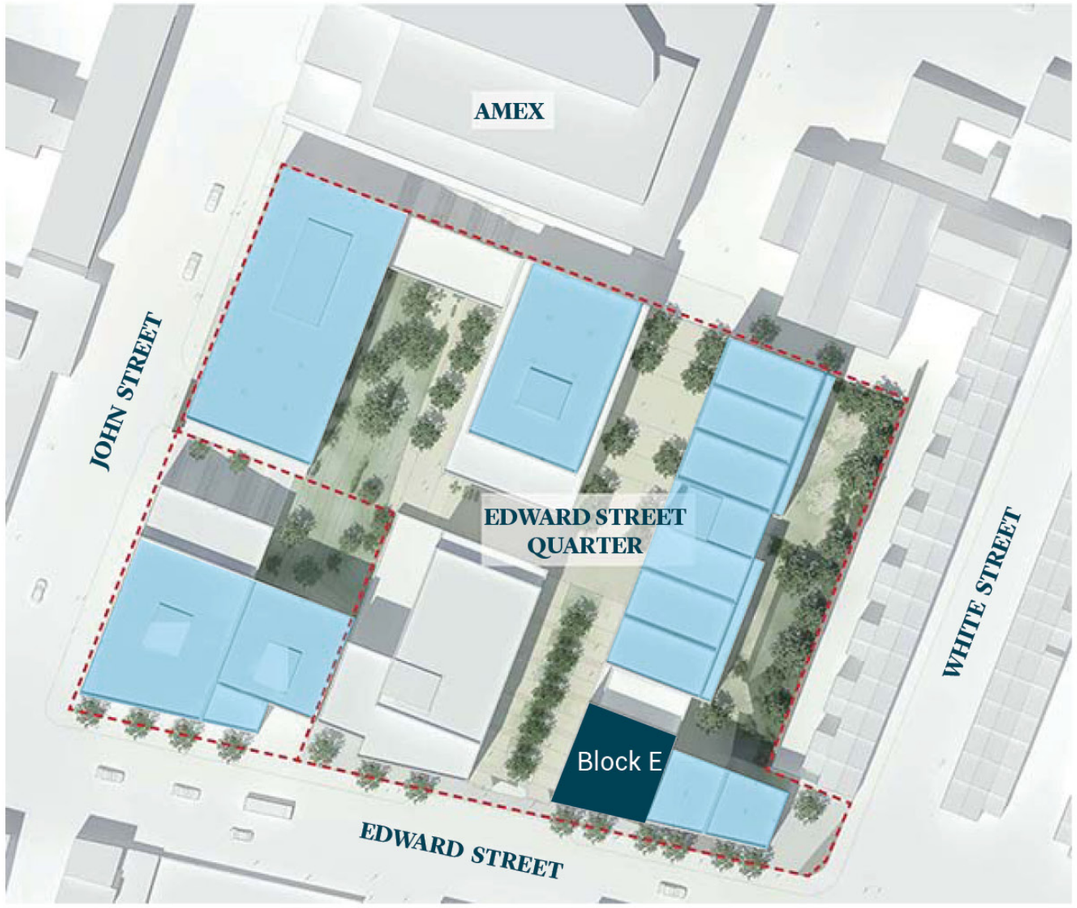
The Lanes
0.6 miles

Brighton Station
0.7 miles

British Airways i360 Viewing Tower
1.2 miles

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

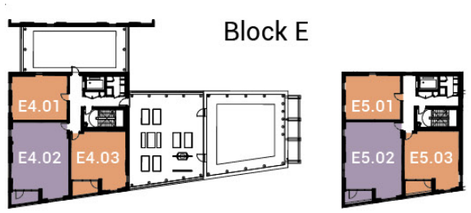
Site Plan



Key

- One Bedroom Apartments
- Two Bedroom Apartments
- Apartments by Socius

LGAH Rented Apartments on floors 1 - 3



Fourth Floor

Fifth Floor

One Bedroom Apartments

Plot Nos E4.01 & E5.01

Key

FF - FRIDGE / FREEZER WD - WASHER / DRYER

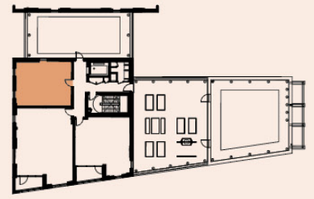
Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions

TOTAL AREA: 41 SQ M 441 SQ FT

	Length	Width	Length	Width
Kitchen / Living / Dining Room	7.19m	x 3.05m	23' 7"	x 10' 0"
Bedroom 1	4.74m	x 2.60m	15' 6"	x 8' 6"



Fourth & Fifth Floors

One Bedroom Apartments

Plot Nos E4.03 & E5.03

Key

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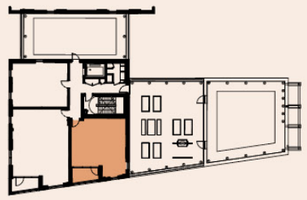
Dimensions

TOTAL AREA: 47 SQ M 506 SQ FT

	Length	Width	Length	Width
Kitchen/Living / Dinning Room	6.30m x 3.75m		12' 6" x 12' 3"	
Bedroom 1	3.45m x 3.34m		11' 3" x 10' 11"	



Fourth & Fifth Floors

Two Bedroom Apartments

Plot Nos E4.02 & E5.02

Key

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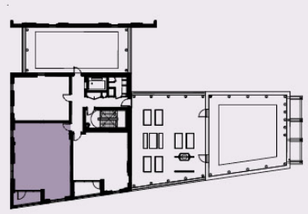
Dimensions

TOTAL AREA: 67 SQ M 721 SQ FT

	Length	Width	Length	Width
Kitchen / Living / Dining Room	6.24m x 3.57m		20' 5" x 11' 8"	
Bedroom 1	3.96m x 3.43m		12' 11" x 11' 3"	
Bedroom 2	3.85m x 2.45m		12' 7" x 8' 0"	



Fourth & Fifth Floors

Specification

Kitchen

- Matt grey kitchen with soft close, slimline handles and under unit lighting
- Wall tiling to kitchen splashback
- Slimline laminate worktop
- Stainless steel 1 1/2 bowl sink with Blanco chrome mixer tap
- Integrated multi-function oven
- Induction 4 zone hob with glass splashback
- Integrated cooker hood
- Indesit integrated fridge/freezer
- Indesit integrated dishwasher
- Washer dryer within utility cupboard
- Integrated recycling bin

Bathroom

- Ideal Standard contemporary white bathroom suite with back to wall toilet and wall hung basin with chrome mixer taps
- Glass shower screen over bath
- Thermostatic shower valve with chrome shower head
- Ceramic floor tiles to bathroom
- Large format white stone effect tiling laid full height to bath and shower with half height to sanitaryware walls
- Chrome heated towel rail
- Shaver socket
- Mirrored bathroom cabinet with lighting
- Chrome robe hook
- Chrome toilet roll holder

Images depict a typical Legal & General Affordable Homes property

Flooring

- Amtico Click Smart oak effect flooring throughout except bathroom

General

- Built in wardrobe with sliding doors to main bedroom
- Underfloor heating throughout with individual room control
- White painted architraves, skirting and ceiling
- Soft white painted walls
- White internal doors with brushed chrome ironmongery
- Sprinkler system

Electrical

- Sky Q connection to living room*
- TV point to living room and bedrooms
- Telephone point to hall and living room
- Superfast fibre optic broadband connectivity*
- Video door entry system
- Smoke, heat and carbon monoxide detectors
- Extractor fan to bathroom
- White sockets and switches throughout
- LED downlights throughout

Communal Area

- Lockable post boxes to lobby area
- Lift to all floors
- Cycle Store
- Communal roof terrace on Level 4 and communal gardens at ground level
- On site Estate Manager

* Subject to individual purchaser subscription.

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.

Images depict a typical Legal & General Affordable Homes property

Shared Ownership Explained

Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Will I need a deposit?

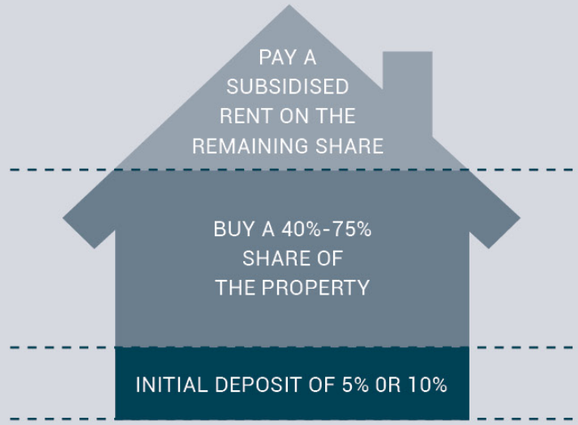
Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to **www.landgah.com/faq**

We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit **www.landgah.com**

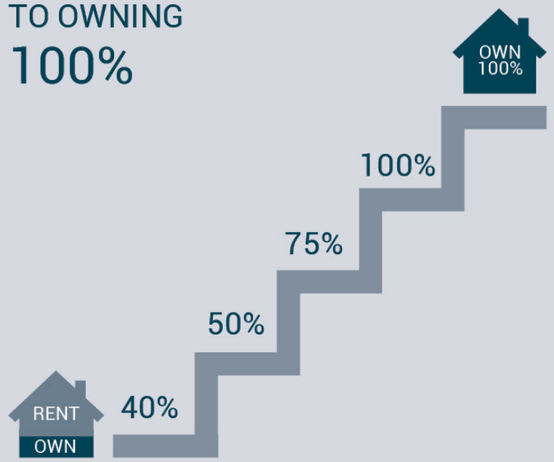
Breakdown example of a new home at Edward Street Quarter



For a full breakdown of costs, please speak to one of our Sales Consultants.

Buying more shares

STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.

1 Book an appointment and come and see us in-person or online

2 Find your dream home

3 Speak to a qualified independent financial advisor to see how much of the home you can buy

4 Complete your application and reservation paperwork

5 Pay your reservation fee

6 Reserve your home

7 Instruct a solicitor and begin your legal paperwork

8 Complete your mortgage application

9 Once your valuation is done, receive your mortgage offer

10 Sign the contract lease and pay your deposit

11 Exchange contracts

12 Complete and receive your keys and celebrate!

People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:

Quality We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.

Customer Service We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.

Sustainability We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

Edward Street Quarter

BRIGHTON BN88 1AH

Call to book an appointment

0344 800 3962

landgah.com/edward-street-quarter

Legal & General

We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.