

# HOME<sup>x</sup>

BLOCK E



**NEW HOMES**  
INSPIRED BY YOU  
BUILT FOR YOU



# HOME<sup>X</sup>

A new neighbourhood for Brighton. A next generation community of studio, one and two bedroom apartments plus three bedroom duplexes. Homes for future flexible living; space for thinkers, for creatives, for collaborators. A place for connected quality of life; to turn what if into why not.

Founded on experience. Designed with insight.

Brought to you by Optivo.





## We have seen the future and it's yours.

X marks your place on the map. A new home for life that works the way you need it.

The missing ingredient you've been waiting for.

X marks your spot to work out, work well, live better. A smart place to grow your ideas, your business. Your own veg. A quiet place of your own; to hit refresh, for meets and greets.

Home X. Where X is what matters to you.







Hove

i360 Tower

South Downs

The Lanes

HOME<sup>x</sup>Churchill Square  
Shopping CentreBrighton  
StationMoulsecoomb  
StationBrighton  
BeachRoyal  
Pavilion

## Convenient and connected to the Brighton buzz and beach beyond

Home X to the beach is a direct line down Lewes Road.

Walk Brighton. Scoot Brighton. Bike Brighton.  
If you fancy, bus Brighton. No need to drive it.

Moulescoomb is a stone's throw away,  
to take you up and down the coast.

Buses on your doorstep, taking you into town,  
or out to Portslade, 24 hours a day (with N25).

And from Brighton, if you ever want to leave,  
train it to London in less than an hour,  
with loads of services. Or 64 miles in the car.









# Local. Knowledge.

## Walk

Aldi.....	0.2 miles .....	4 mins
Moulsecoomb Station.....	0.4 miles .....	8 mins
Sainsbury's .....	0.4 miles .....	8 mins
Wild Park Local Nature Reserve .....	0.6 miles .....	12 mins
Brighton Open Market.....	1.2 miles .....	23 mins

## Cycle

Royal Pavilion.....	1.8 miles .....	10 mins
Brighton Palace Pier .....	1.9 miles .....	10 mins
Churchill Square Shopping Centre....	2.2 miles .....	13 mins
The Lanes .....	2.3 miles .....	13 mins
Brighton Marina.....	3.7 miles .....	19 mins

## Bus (Along Lewes Road)

23 .....	Sussex University to Brighton Marina
25 .....	Universities to Portslade
N25 ....	Universities to Old Steine
48 .....	Lower Bevendean to Churchill Sq
4 .....	East Moulsecoomb to Portslade

([www.buses.co.uk/services](http://www.buses.co.uk/services))

## Train

Brighton Station .....	6 mins
Seaford .....	31 mins
Hastings .....	3 mins
London Bridge (via Brighton) .....	1 hr 23 mins
Portsmouth (via Brighton) .....	1 hr 30 mins

## Car

Hove .....	2.2 miles .....	13 mins
Lewes.....	6.8 miles .....	15 mins
Shoreham-by-Sea .....	12 miles .....	19 mins
Gatwick Airport.....	28 mile.....	31 mins
Eastbourne .....	22 miles .....	40 mins



North Brighton,  
between the South Downs  
and the sea

Block E



# Site Plan





# Home, sweet Home X

Apartment space that makes perfect sense.  
A place apart, with flow and room for inspiration.  
Bright, and carefully considered. Form  
through function: for everyday living, and  
everyday well-being.

Designed for convenience, and how you live now.  
Home, ready and waiting.

Home X: where X is where you want to be.









# Specification



Images taken from the Home X show home.

## Kitchen

- Contemporary handleless, soft close kitchen units by Symphony in Indigo Blue
- Rustic Oak Symphony laminate worktops
- White metro tiles fitted behind worktops
- Matt black Blanco Elon XL6 one and a half bowl stainless steel inset sink with matt black Blanco Envoy mixer tap
- Siemens integrated appliances including:
  - single multifunction oven
  - induction hob with touch controls
  - angled chimney extractor hood
  - fridge/freezer
- Bosch integrated dishwasher
- Siemens freestanding washer dryer (located in utility cupboard)
- LED downlights to underside of wall units

## Bathroom

- Large format porcelain tiles in dark grey colour to floor
- White metro tiles to wall behind basin and WC and full height around bath
- Silestone vanity worktop with mirror above basin and WC
- Contemporary bath in white with frameless rectangular glass shower screen
- Matt black bath-mounted thermostatic exposed bath/shower mixer with matching shower attachment, slider and rail
- Vitra ORIGIN matt black chrome mixer tap to semi counter top basin
- Ideal Standard back-to-wall WC with soft-close seat, concealed cistern and matt black dual flush plate
- Matt black heated towel radiator

## En Suite\*

- Large format porcelain tiles in light grey colour to floor
- White metro tiles to wall & vanity worktop behind basin and WC and full height around shower enclosure\*\*
- Mira shower tray featuring glass door and Vitra ORIGIN matt black chrome thermostatic wall-mounted shower attachment, slider and rail\*\*
- Vitra ORIGIN matt black chrome mixer tap to semi counter top basin
- Ideal Standard back-to-wall WC with soft-close seat, concealed cistern and matt black dual flush plate
- Matt black heated towel radiator
- Mirror above basin

## Bedroom

- Wool mix carpet in grey colour
- Built-in wardrobe to main bedroom with sliding door, shelving and hanging rail

## Electrical

- LED downlights in white to living/kitchen/dining, bathroom, en suite\*, hallway, utility cupboard
- Pendant light to bedroom(s)
- White sockets throughout
- TV/Satellite (pre-wired for Sky†), phone and data points to living room and main bedroom

## Interior Finishes

- Karndean oak effect flooring in Brushed Grey to living/kitchen/dining and hallway
- Matt black finish stainless steel ironmongery throughout
- White gloss (for joinery) throughout
- White Ash matt emulsion paint finish to walls throughout
- White Ash matt emulsion paint finish to ceilings throughout

## Security & Peace Of Mind

- Front door with multipoint locking system, security chain and door viewer
- Video/phone entry system
- Mains operated smoke and heat detectors with battery backup plus sprinkler system
- NHBC warranty
- Aluminium-framed double glazed windows

## Heating

- Underfloor heating throughout
- Communal heat and power (CHP) system, with Bosch Heat Interface Unit (HIU) and programmable thermostat

## Exterior

- Private balcony, terrace or Juliet balconies to selected units
- Secure residents' cycle store

\*En suite to selected units only, refer to floorplans for more information

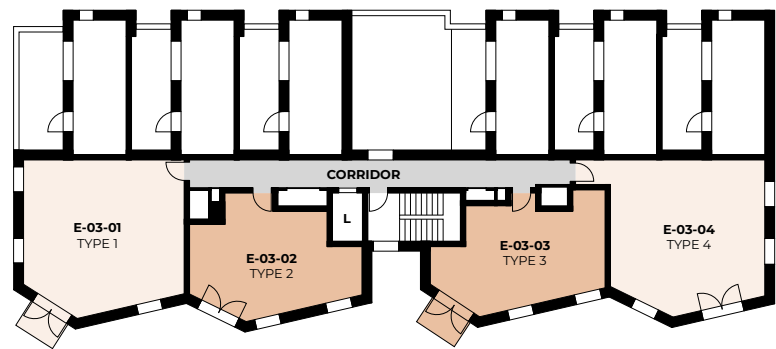
\*\*Shower to selected en suites only, refer to floorplans for more information

†Subject to a separate subscription

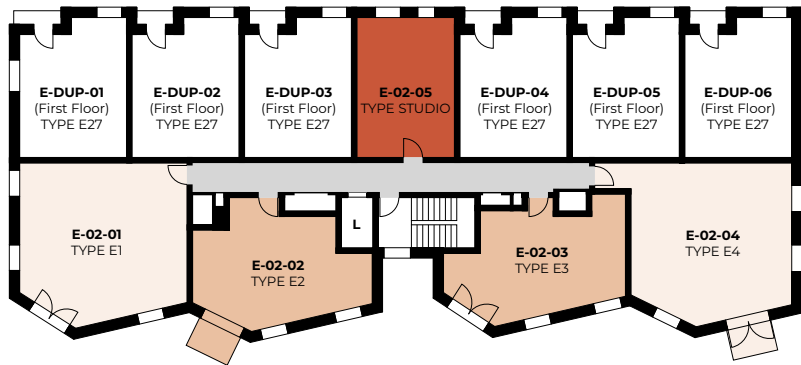
The above specification shown is for general guidance only and is subject to change. Please speak to our sales advisor for more details.



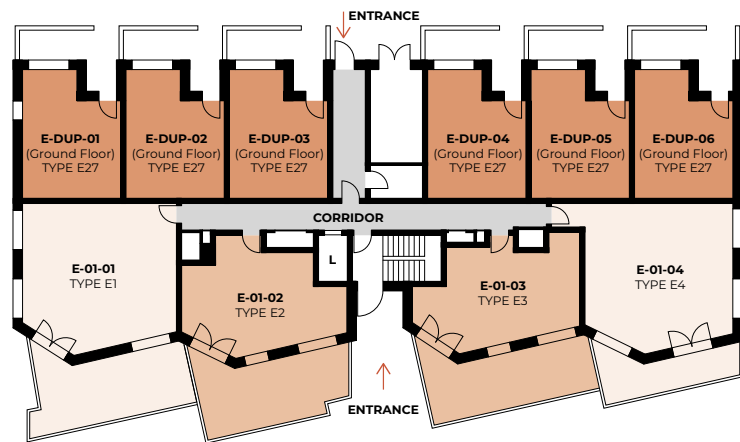
# Second Floor



# First Floor



# Ground Floor



■ Studio // ■ 1 bedrom // ■ 2 Bedroom // ■ 3 Bedroom // L - Lift



Image taken from the Home X show home.



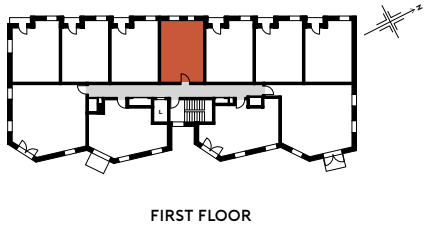
# Studio apartment

TYPE STUDIO  
E-02-05 (Floor 1)



FLOOR	APT NO	OUTDOOR SPACE
2		
1	E-02-05	N/A
G		

Kitchen // Living Dining // Bedroom	5.10m x 7.44m	16'8" x 24'4"
GROSS INTERNAL AREA	37.6 m <sup>2</sup>	404 ft <sup>2</sup>
FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher W - Wardrobe // ST - Store // L - Lift		

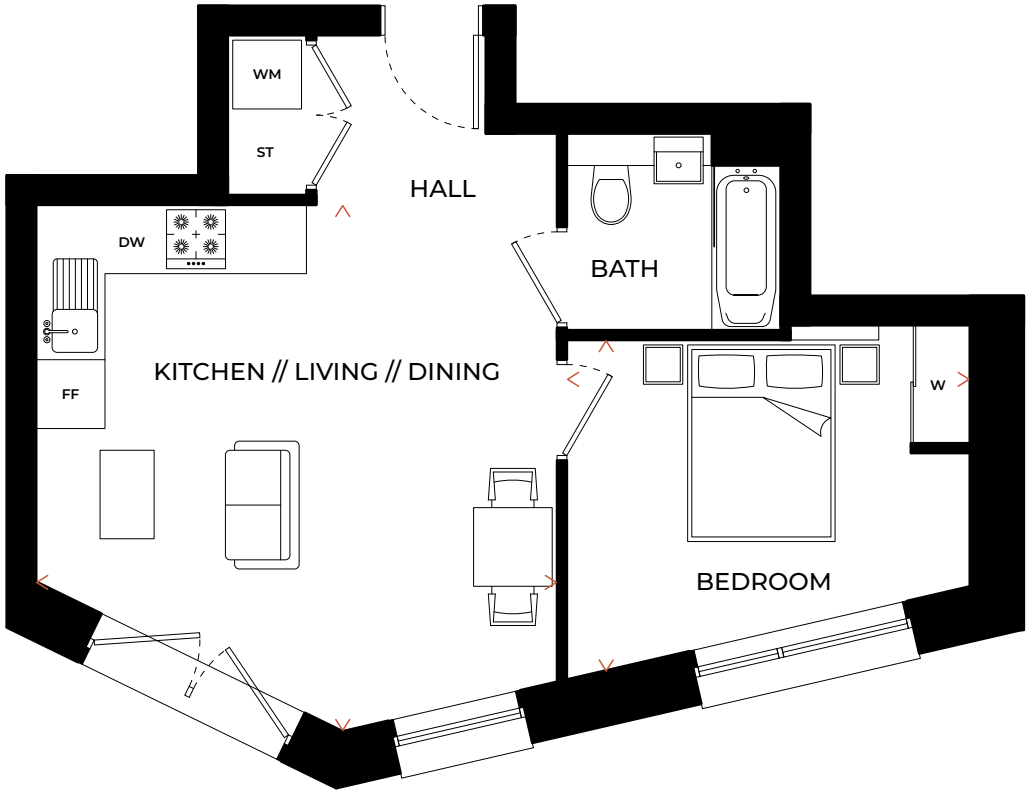


FIRST FLOOR

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. Please refer to floor level plans for details of each plot.

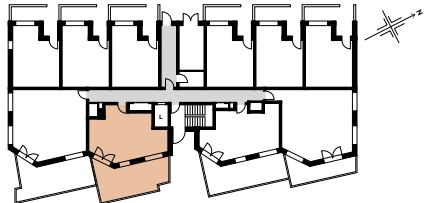
# One bedroom apartment

TYPE E2  
E-01-02 (Ground Floor) // E-02-02 (Floor 1) // E-03-02 (Floor 2)



FLOOR	APT NO	OUTDOOR SPACE
2	E-03-02	Juliet Balcony
1	E-02-02	Balcony
G	E-01-02	Terrace

Kitchen // Living // Dining	5.34m x 5.28m	17'6" x 17'3"
Bedroom	4.10m x 3.43m	13'5" x 11'3"
GROSS INTERNAL AREA	48.4 m <sup>2</sup>	521 ft <sup>2</sup>
FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher W - Wardrobe // ST - Store // L - Lift		



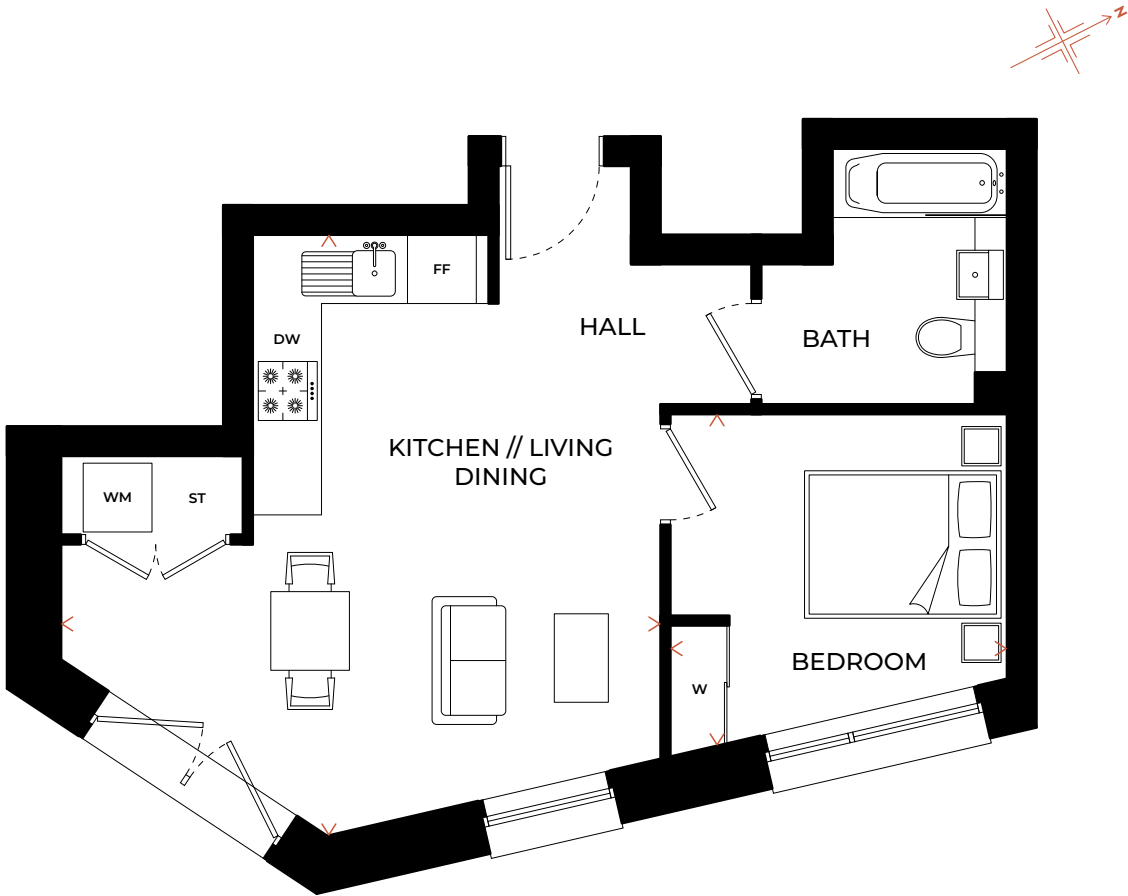
GROUND – FLOOR 2 (GROUND FLOOR ILLUSTRATED)



# One bedroom apartment

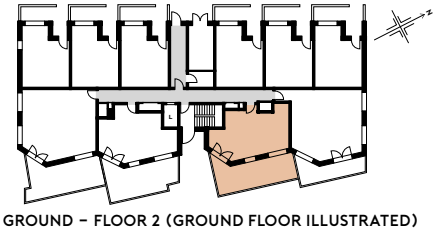
## TYPE E3

E-01-03 (Ground Floor) // E-02-03 (Floor 1) // E-03-03 (Floor 2)



FLOOR	APT NO	OUTDOOR SPACE
2	E-03-03	Balcony
1	E-02-03	Juliet Balcony
G	E-01-03	Terrace

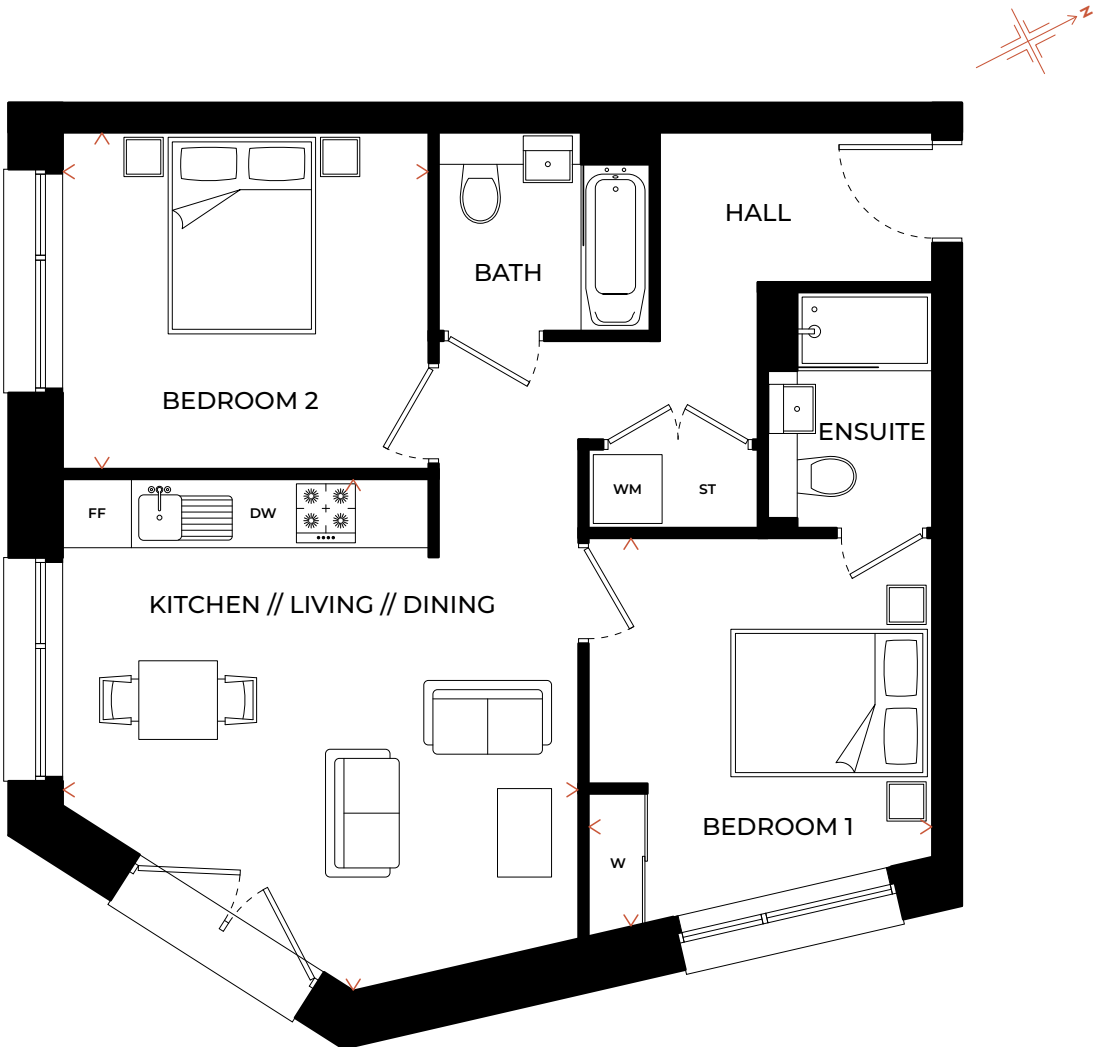
Kitchen // Living // Dining	6.08m x 6.08m	19'11" x 19'11"
Bedroom	3.48m x 3.42m	11'5" x 11'2"
GROSS INTERNAL AREA	48.1 m <sup>2</sup>	518 ft <sup>2</sup>
FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher W - Wardrobe // ST - Store // L - Lift		



# Two bedroom apartment

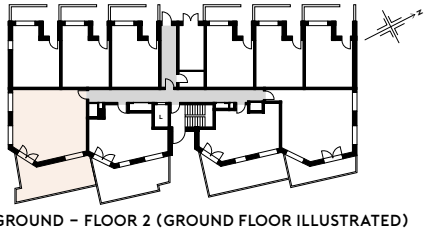
## TYPE E1

E-01-01 (Ground Floor) // E-02-01 (Floor 1) // E-03-01 (Floor 2)



FLOOR	APT NO	OUTDOOR SPACE
2	E-03-01	Balcony
1	E-02-01	Juliet Balcony
G	E-01-01	Terrace

Kitchen // Living // Dining	5.22m x 5.22m	17'1" x 17'1"
Bedroom 1	4.06m x 3.49m	13'3" x 11'5"
Bedroom 2	3.69m x 3.39m	12'1" x 11'1"
GROSS INTERNAL AREA	70 m <sup>2</sup>	753 ft <sup>2</sup>
FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher W - Wardrobe // ST - Store // L - Lift		



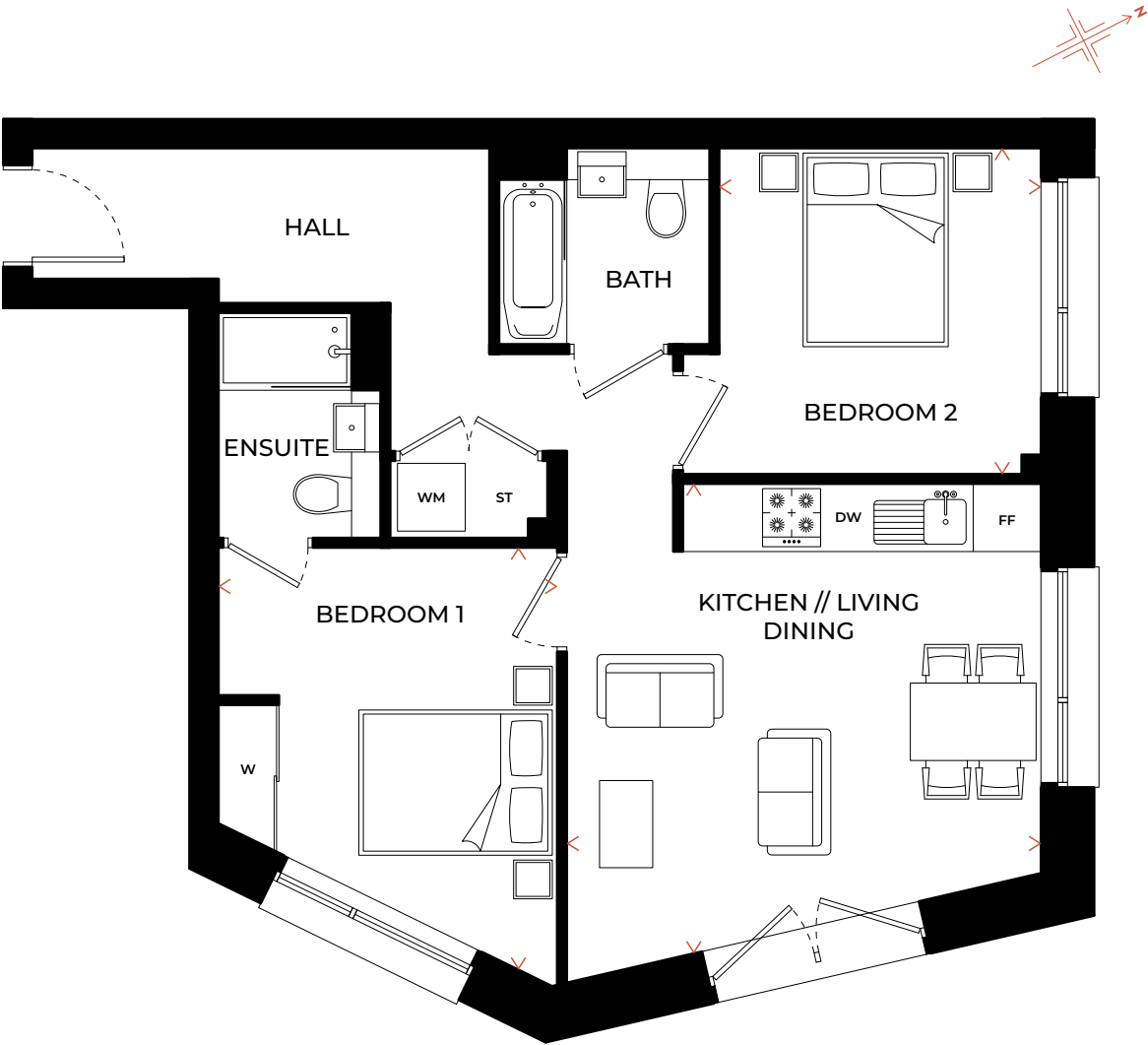
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# Two bedroom apartment

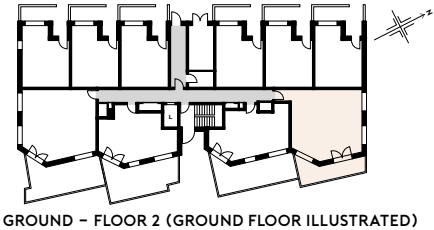
TYPE E4

E-01-04 (Ground Floor) // E-02-04 (Floor 1) // E-03-04 (Floor 2)



FLOOR	APT NO	OUTDOOR SPACE
2	E-03-04	Juliet Balcony
1	E-02-04	Balcony
G	E-01-04	Terrace

Kitchen // Living // Dining	5.13m x 4.90m	16'9" x 16'0"
Bedroom 1	4.51m x 3.48m	14'9" x 11'5"
Bedroom 2	3.31m x 3.35m	10'10" x 10'11"
GROSS INTERNAL AREA	70 m <sup>2</sup>	753 ft <sup>2</sup>
FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher W - Wardrobe // ST - Store // L - Lift		



GROUND - FLOOR 2 (GROUND FLOOR ILLUSTRATED)

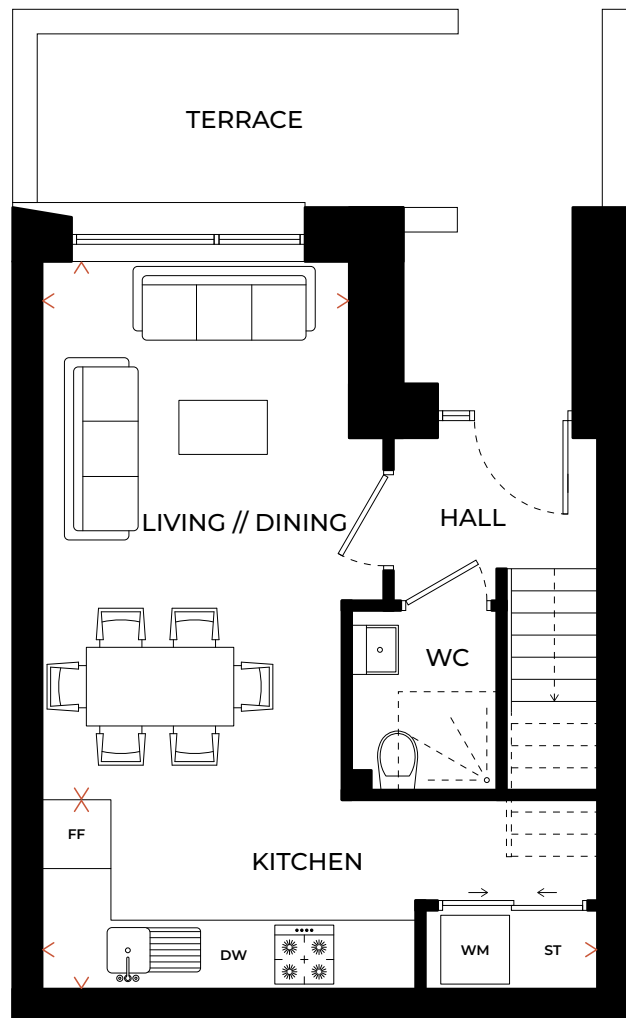
The duple<sup>x</sup>es



# Three bedroom duplex apartment

TYPE DUPLEX

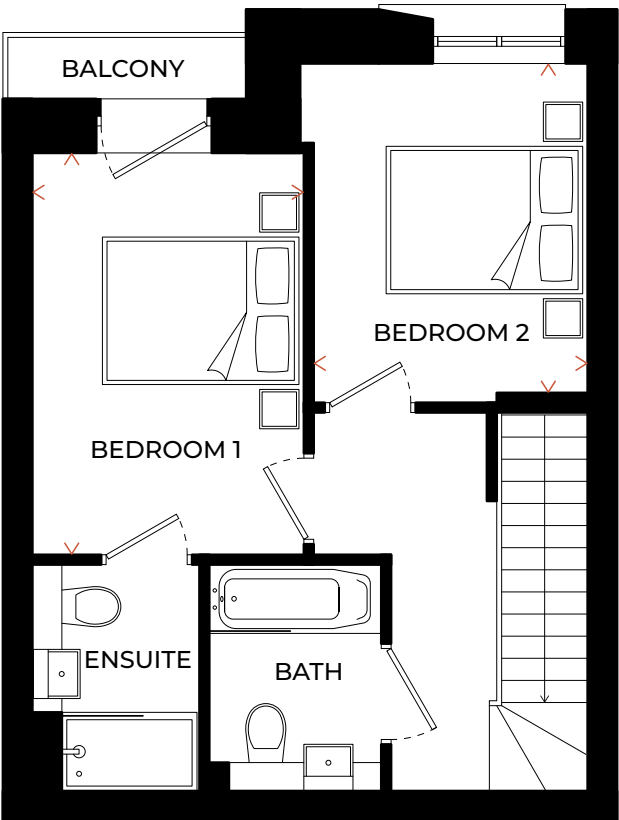
E-TH-01 // E-TH-02 // E-TH-03 // E-TH-04 // E-TH-05 // E-TH-06



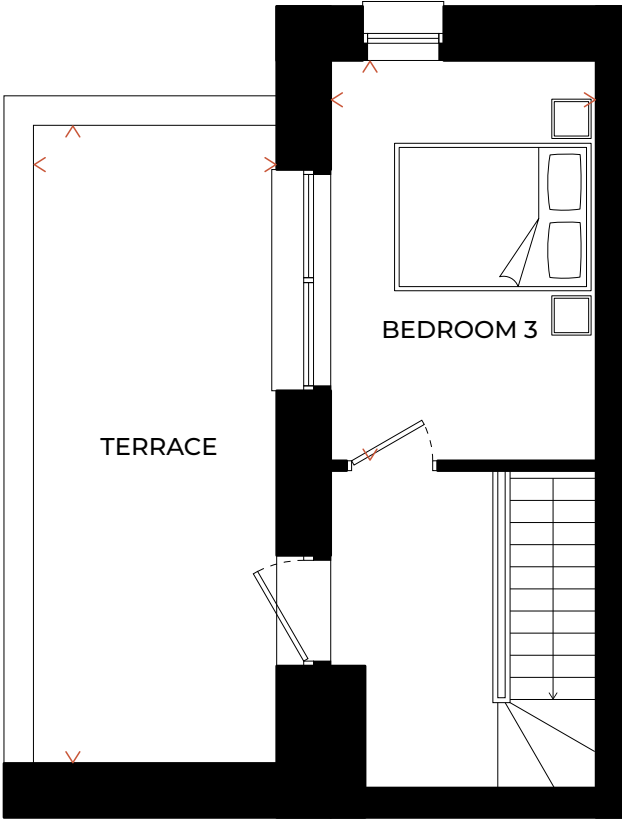
GROUND FLOOR

Kitchen	5.64m x 1.94m	18'6" x 6'4"
Living // Dining	5.47m x 3.05m	17'11" x 10'0"
Bedroom 1	4.08m x 2.74m	13'4" x 8'11"
Bedroom 2	3.39m x 2.79m	11'1" x 9'1"
Bedroom 3	4.11m x 2.86m	13'5" x 9'4"
Terrace	2.34m x 6.50m	7'8" x 21'3"
GROSS INTERNAL AREA	97.8 m <sup>2</sup>	1053 ft <sup>2</sup>

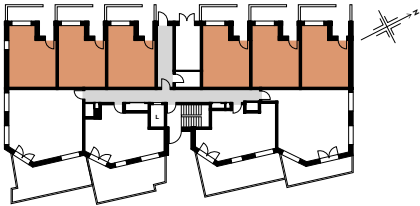
FF - Fridge Freezer // WM - Washing Machine // DW - Dishwasher  
W - Wardrobe // ST - Store // L - Lift



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR







## ABOUT OPTIVO

At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team manage all of our new home developments for both Shared Ownership and Open Market sale.

Our customers are at the centre of everything we do - which keeps us building homes, making places and enhancing lives.

## SHARED OWNERSHIP

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

### How does it work?

You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

### The details

You need to consider a few things before deciding to proceed:

- Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

## WANT MORE INFORMATION? YOU CAN:

EMAIL US: [SALES@OPTIVO.ORG.UK](mailto:SALES@OPTIVO.ORG.UK)

GIVE US A CALL: 0333 210 0437

VISIT OUR WEBSITE: [OPTIVOSALES.ORG.UK](https://www.optivosales.org.uk)

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