



Hyde
New Homes

Kingston Wharf at Shoreham-by-Sea

MERCHANT PLACE

Great homes for everyone



Welcome to Kingston Wharf

Tranquil waterfront homes

Rich with local character

Welcome to Kingston Wharf, a brand-new development of homes, set along the River Adur, in the historic coastal town of Shoreham-by-Sea.

As part of this exciting regeneration area, 163 shared ownership homes are available in this characterful and sustainable development. The collection of 1, 2 & 3 bedroom apartments offer the luxury of outside space within two stylish buildings each designed around a central podium garden with access onto a walkway along the river.

With Shoreham-by-Sea and Southwick train stations under a 20-minute walk away - providing easy commutes into Brighton, Portsmouth, Chichester and London Victoria - Kingston Wharf is your perfect escape by the water but offering the buzz of the city close by.

Location plan

South Downs 

Worthing
17 mins by car

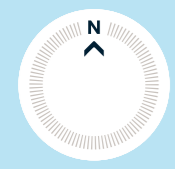
Shoreham-by-Sea Station
11 mins by bus






Brighton
15 mins by train
20 mins by car

Shoreham Beach
11 mins cycle

Shoreham Port
4 mins cycle



- Key**
-  Halyard Place - Shared ownership apartments
 -  Merchant Place - Shared ownership apartments
 -  Social rent

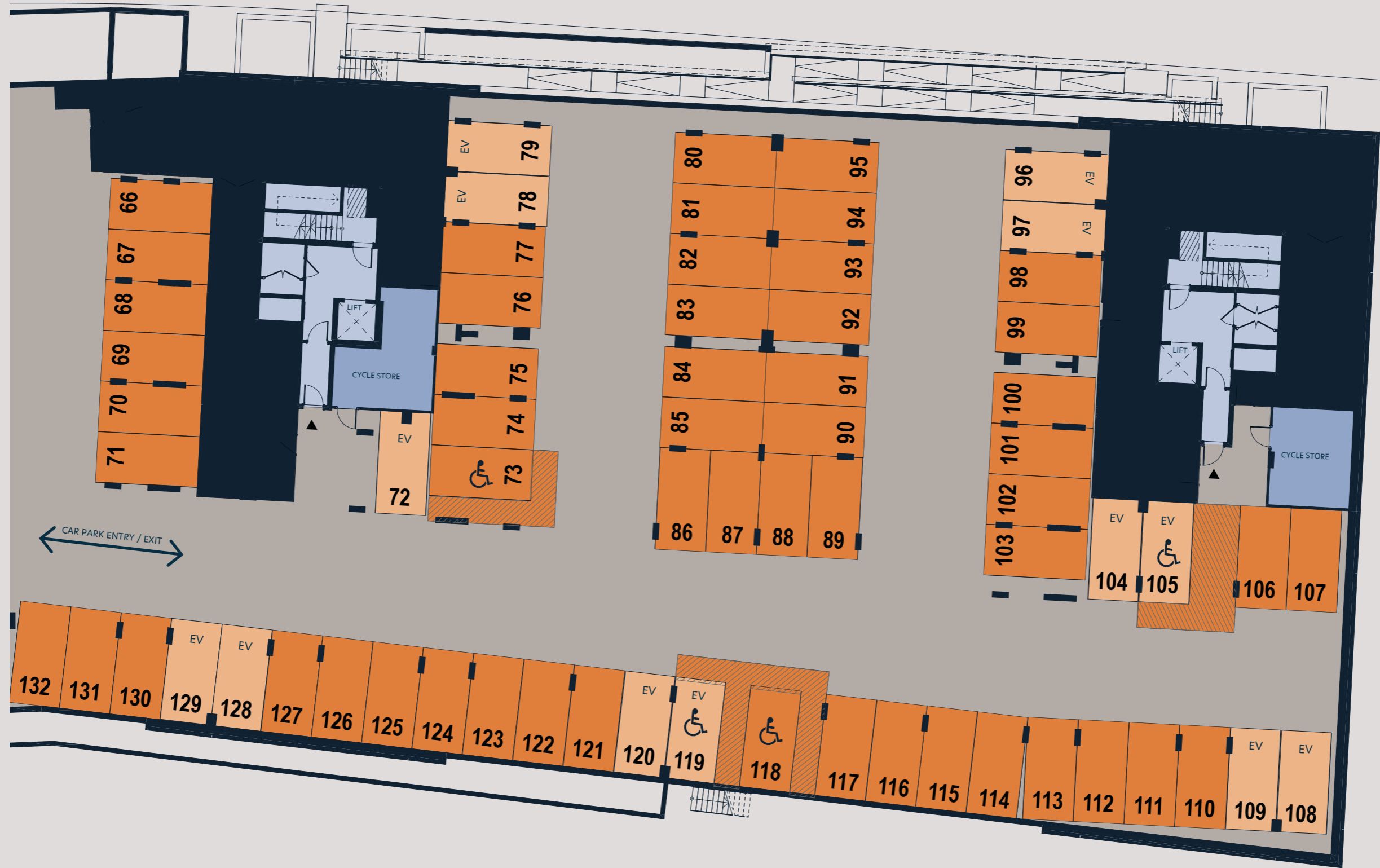
Site plan is not to scale and indicative only. Travelling times taken from google.co.uk/maps and are approximate only.

RIVER ADUR

Parking plan

KEY

- Parking spaces
- EV parking spaces
- Cycle Store



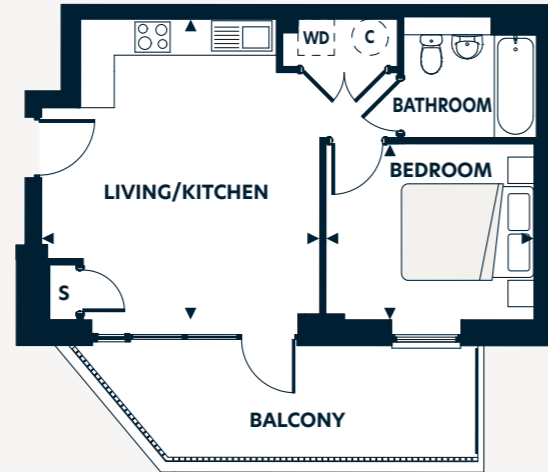
One bedroom apartment

Floor 0 - 86
Floor 0 - 128*

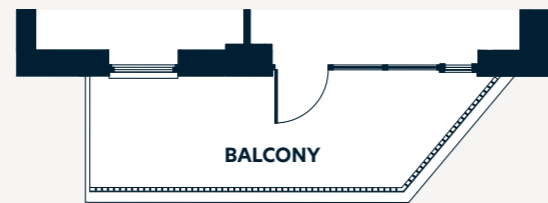
Floorplan key

S Storage space
WD Washer/Dryer
C Water cylinder

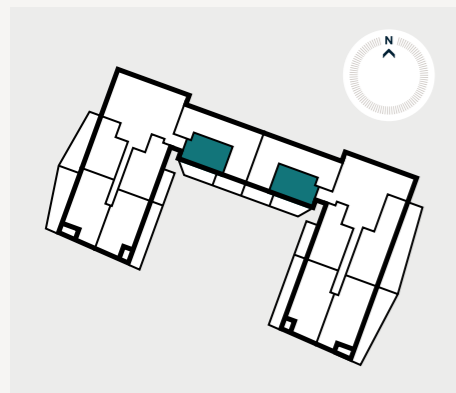
*Handed plots



Plot 86



Plot 128



Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	4.92 x 4.57	16'2" x 15'0"
Bedroom	2.89 x 3.41	9'6" x 11'3"
Bathroom	1.97 x 2.17	6'6" x 7'2"
Total Internal Area	39.3m²	423.00ft²
Balcony	10.0m ²	107.64ft ²

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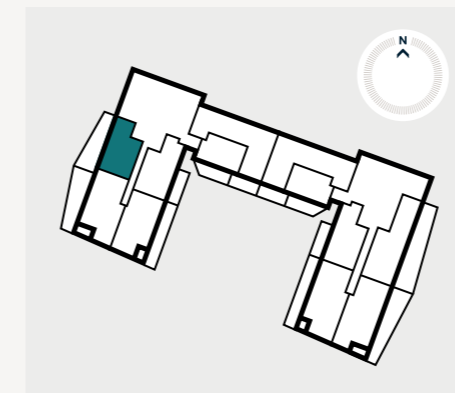
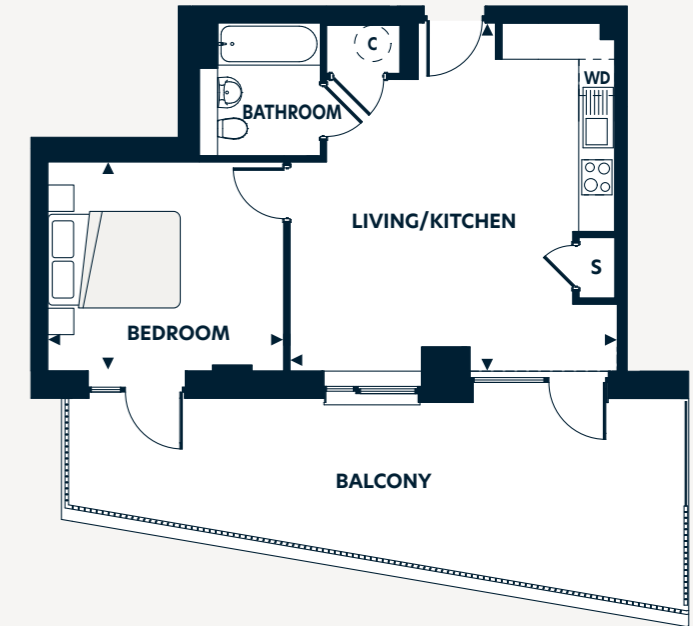
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One bedroom apartment

Floor 0 - 90

Floorplan key

S Storage space
WD Washer/Dryer
C Water cylinder



Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	5.70 x 5.39	18'9" x 17'8"
Bedroom	3.40 x 3.87	11'2" x 12'9"
Bathroom	2.17 x 1.97	7'2" x 6'6"
Total Internal Area	47.6m²	512.00ft²
Balcony	24.8m ²	266.94ft ²

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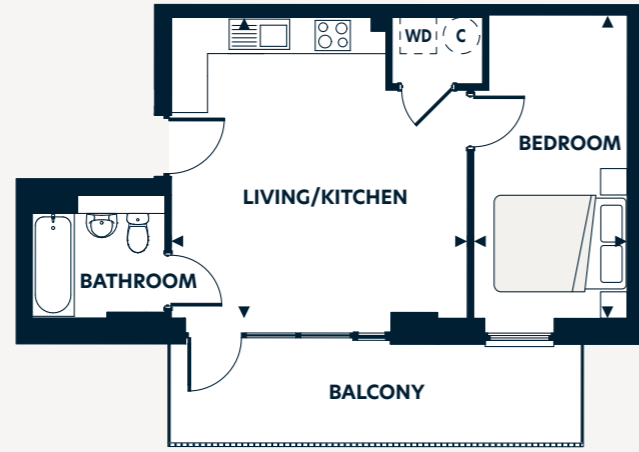
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One bedroom apartment

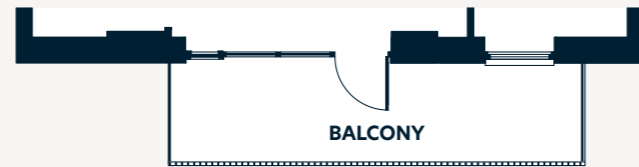
- Floor 1 - 92
- Floor 1 - 134*
- Floor 2 - 99
- Floor 2 - 141*
- Floor 3 - 106
- Floor 3 - 148*

Floorplan key
 WD Washer/Dryer
 C Water cylinder

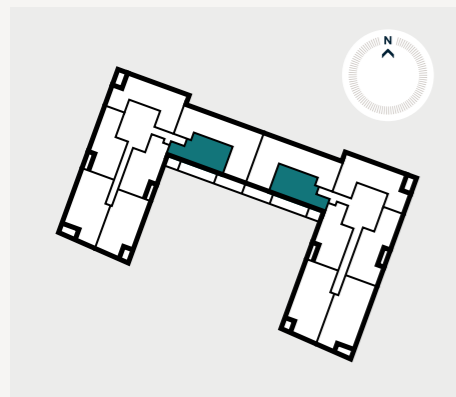
*Handed plots



Plots 92, 99, 106



Plots 134, 141, 148



Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	4.92 x 4.89	16'2" x 16'1"
Bedroom	4.96 x 2.51	16'3" x 8'3"
Bathroom	1.97 x 2.17	6'6" x 7'2"
Total Internal Area	41.7m²	449.00ft²
Balcony	10.3m ²	110.87ft ²

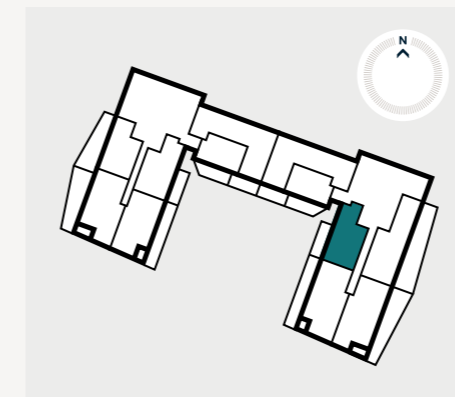
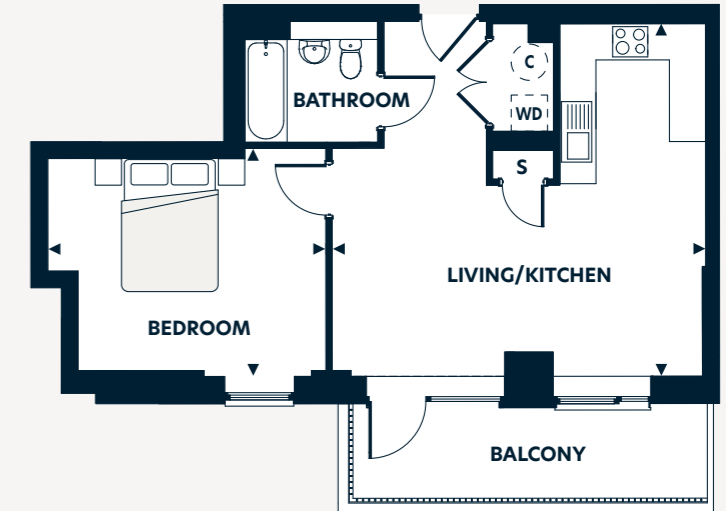
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One bedroom apartment

Floor 0 - 129

Floorplan key
 S Storage space
 WD Washer/Dryer
 C Water cylinder



Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	5.77 x 6.15	19'0" x 20'2"
Bedroom	3.74 x 4.57	12'3" x 15'0"
Bathroom	1.97 x 2.17	6'6" x 7'2"
Total Internal Area	54.9m²	591.00ft²
Balcony	8.0m ²	86.11ft ²

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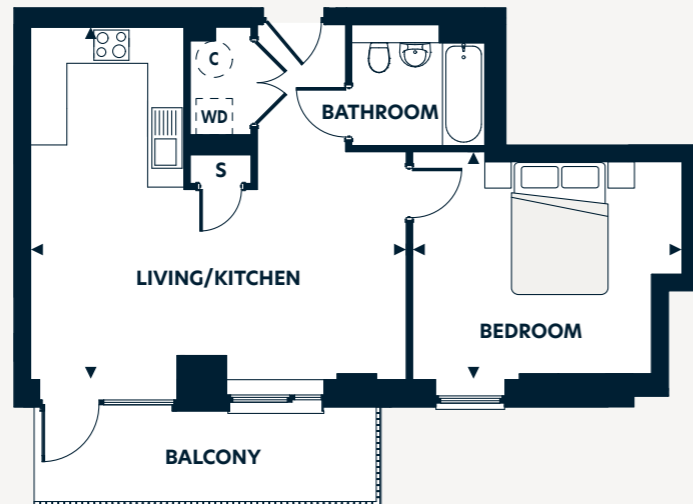
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One bedroom apartment

Floor 0 - 87

Floorplan key

S Storage space
WD Washer/Dryer
C Water cylinder

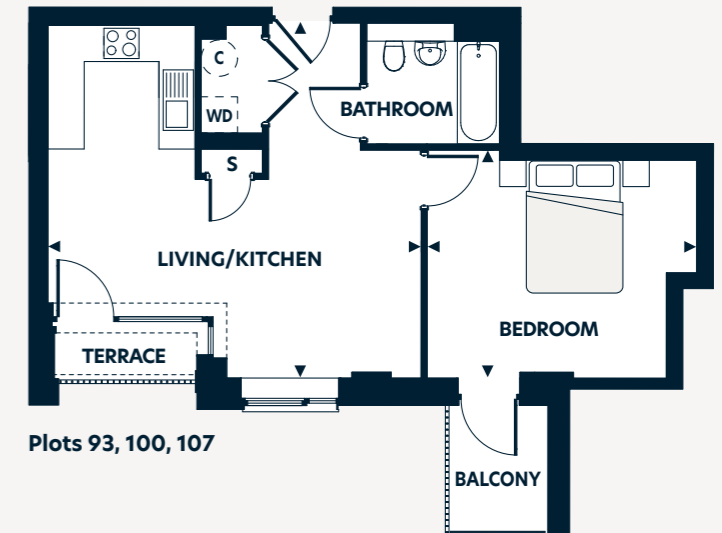


One bedroom apartment

Floor 1 - 93
Floor 2 - 100
Floor 3 - 107
Floor 4 - 112
Floor 5 - 117
Floor 6 - 122

Floorplan key

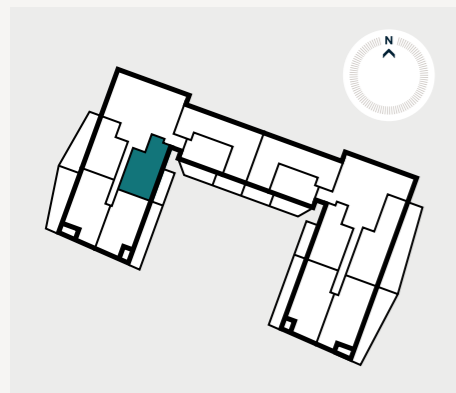
S Storage space
WD Washer/Dryer
C Water cylinder



Plots 93, 100, 107

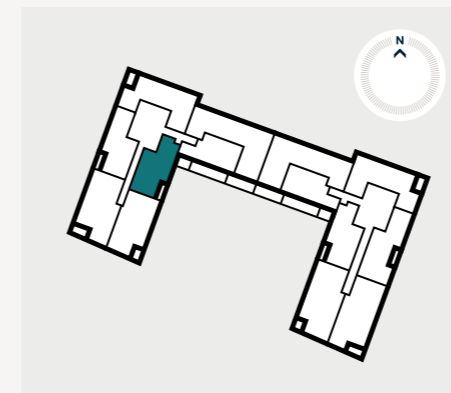


Plots 112, 117, 122



Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	5.77 x 6.18	19'0" x 20'4"
Bedroom	3.74 x 4.43	12'3" x 14'6"
Bathroom	1.97 x 2.17	6'6" x 7'2"
Total Internal Area	54.0m²	581.00ft²
Balcony	7.8m ²	83.96ft ²



Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	5.82 x 6.14	19'1" x 20'2"
Bedroom	3.74 x 4.43	12'3" x 14'6"
Bathroom	1.97 x 2.17	6'6" x 7'2"
Total Internal Area	50.3m²	541.00ft²
Balcony	3.0m ²	32.29ft ²
Terrace	1.5m ²	16.15ft ²

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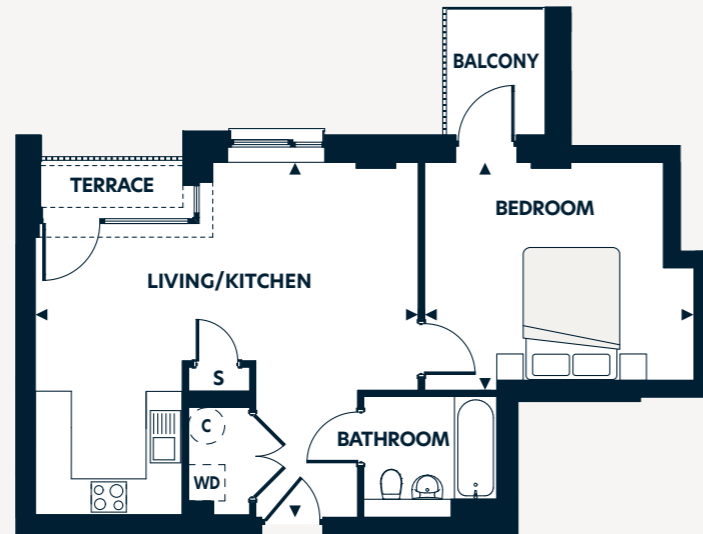
One bedroom apartment

- Floor 1 - 135
- Floor 2 - 142
- Floor 3 - 149
- Floor 4 - 154
- Floor 5 - 159

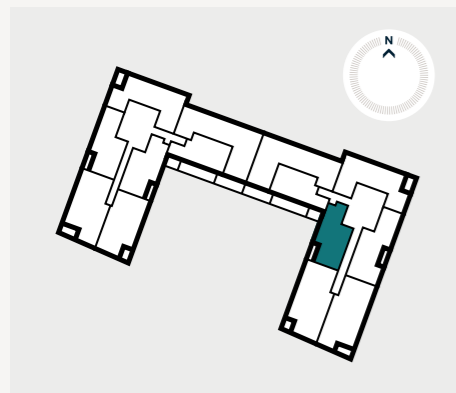
Floorplan key

- S Storage space
- WD Washer/Dryer
- C Water cylinder

Plots 154, 159



Plots 135, 142, 149



Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	5.82 x 6.31	19'1" x 20'8"
Bedroom	3.74 x 4.43	12'3" x 14'6"
Bathroom	1.97 x 2.17	6'6" x 7'2"
Total Internal Area	51.2m²	551.00ft²
Balcony	3.0m ²	32.29ft ²
Terrace	1.5m ²	16.15ft ²

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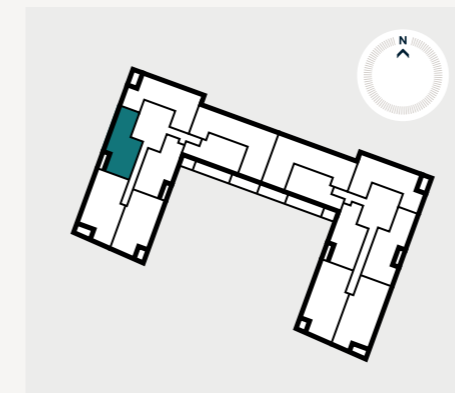
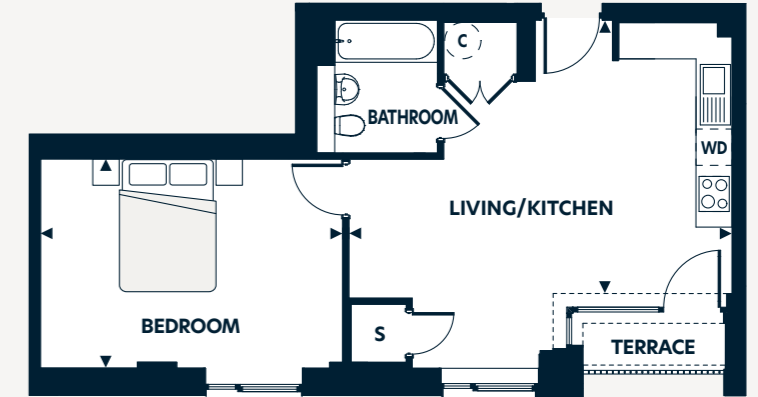
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One bedroom apartment

- Floor 1 - 96
- Floor 2 - 103
- Floor 3 - 110
- Floor 4 - 115
- Floor 5 - 120
- Floor 6 - 125

Floorplan key

- S Storage space
- WD Washer/Dryer
- C Water cylinder



Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	4.47 x 6.31	14'8" x 20'8"
Bedroom	3.40 x 4.97	11'2" x 16'4"
Bathroom	2.17 x 1.97	7'2" x 6'6"
Total Internal Area	50.9m²	548.00ft²
Balcony	1.4m ²	15.07ft ²

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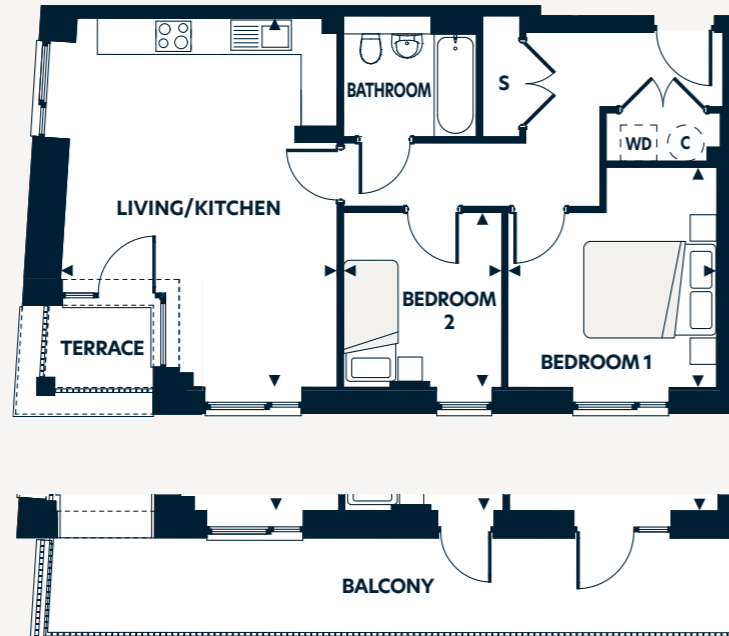
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Two bedroom apartment

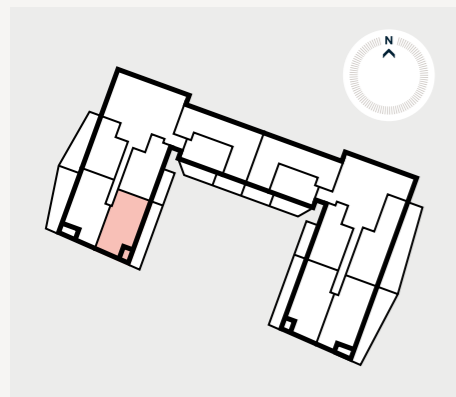
- Floor 0 - 88
- Floor 1 - 94
- Floor 2 - 101
- Floor 3 - 108
- Floor 4 - 113
- Floor 5 - 118
- Floor 6 - 123

Floorplan key

- S Storage space
- WD Washer/Dryer
- C Water cylinder



Plot 88



Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	6.05 x 4.55	19'10" x 14'11"
Bedroom 1	3.61 x 3.42	11'10" x 11'3"
Bedroom 2	2.86 x 2.61	9'5" x 8'7"
Bathroom	1.97 x 2.20	6'6" x 7'3"
Total Internal Area	61.1m²	658.00ft²
Balcony to plot 88	16.3m ²	175.45ft ²
Terrace to plot 88	2.7m ²	29.06ft ²
Terrace to plots 94, 101, 108, 113, 118 & 123	1.9m ²	20.45ft ²

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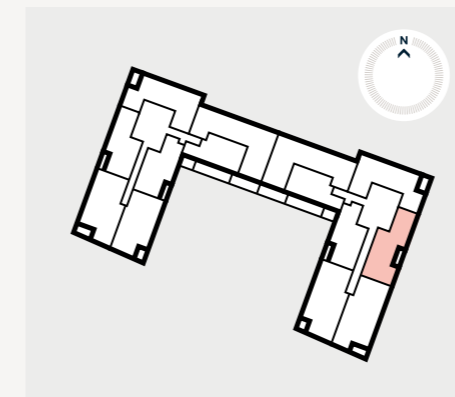
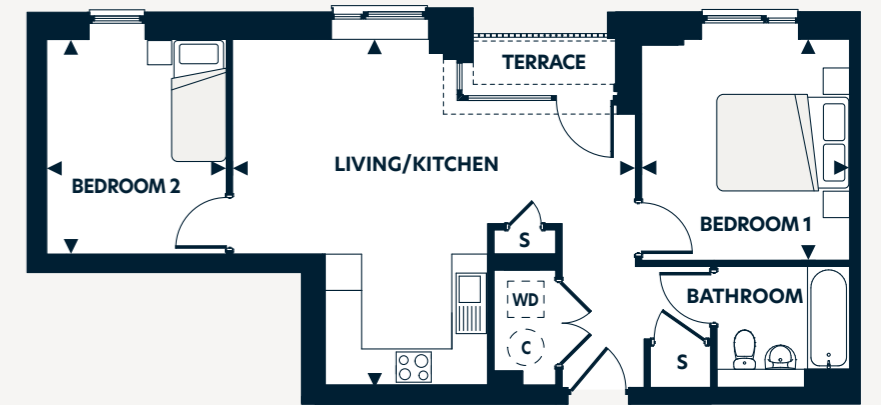
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Two bedroom apartment

- Floor 1 - 138
- Floor 2 - 145
- Floor 3 - 152
- Floor 4 - 157
- Floor 5 - 162

Floorplan key

- S Storage space
- WD Washer/Dryer
- C Water cylinder



Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	5.66 x 6.66	18'7" x 21'10"
Bedroom 1	3.63 x 3.41	11'11" x 11'3"
Bedroom 2	3.50 x 2.94	11'6" x 9'8"
Bathroom	1.97 x 2.17	6'6" x 7'2"
Total Internal Area	61.2m²	659.00ft²
Terrace	1.6m ²	17.22ft ²

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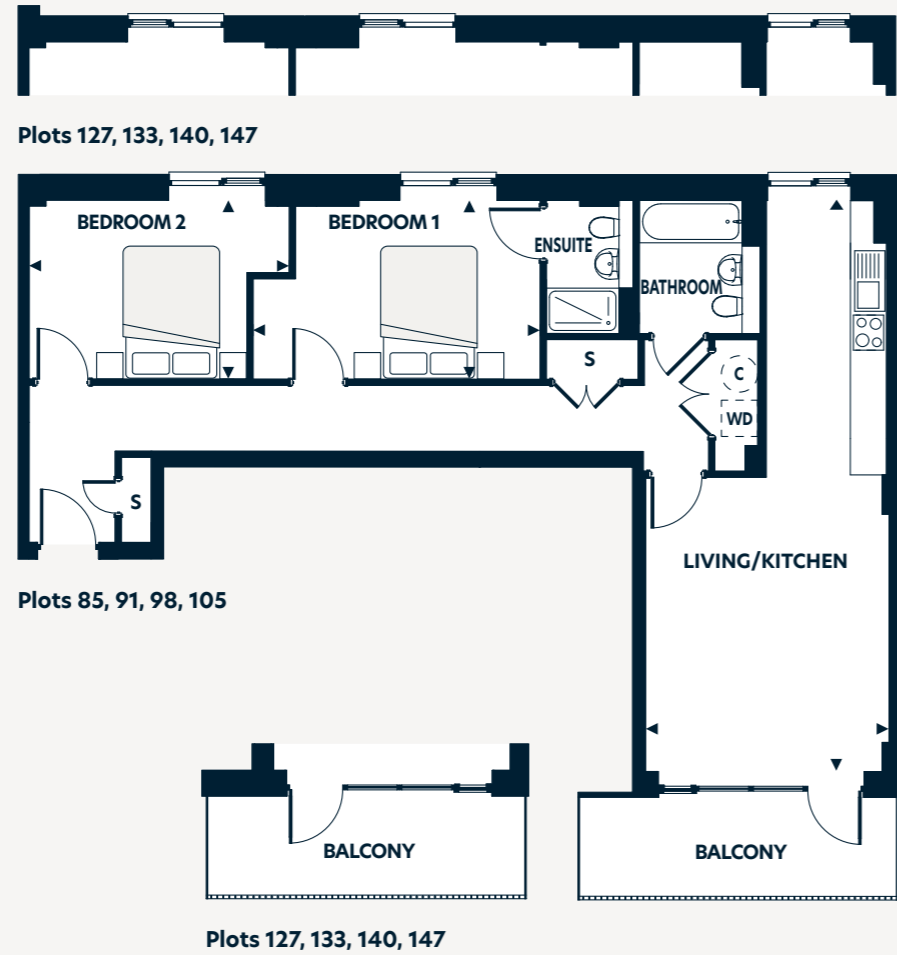
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Two bedroom apartment

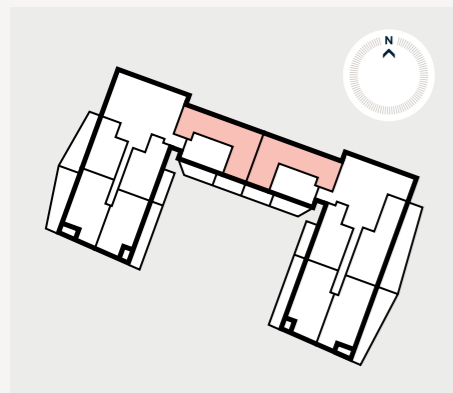
- Floor 0 - 85
- Floor 0 - 127*
- Floor 1 - 91
- Floor 1 - 133*
- Floor 2 - 98
- Floor 2 - 140*
- Floor 3 - 105
- Floor 3 - 147*

Floorplan key
S Storage space
WD Washer/Dryer
C Water cylinder

*Handed plots



Dimensions	m	ft
Living/Kitchen	9.38 x 3.97	30'10" x 13'0"
Bedroom 1	2.93 x 4.74	9'7" x 15'7"
Ensuite	2.17 x 1.43	7'2" x 4'8"
Bedroom 2	2.93 x 4.27	9'7" x 14'0"
Bathroom	2.17 x 2.00	7'2" x 6'7"
Total Internal Area	82.1m²	884.00ft²
Balcony	7.9m ²	85.03ft ²



Merchant Place apartment locator

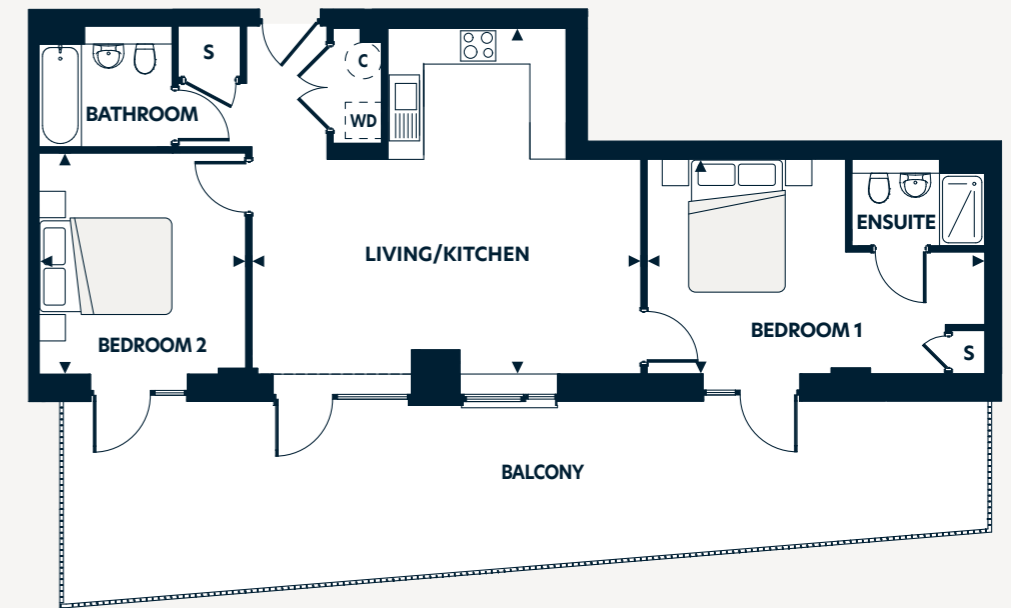
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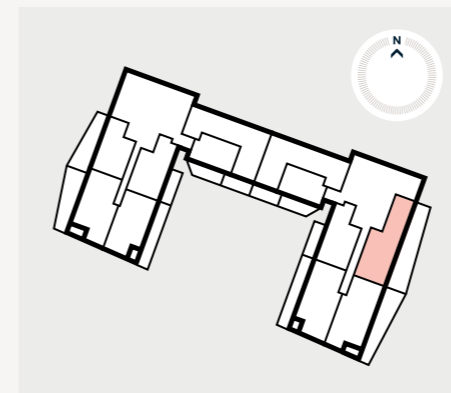
Two bedroom apartment

Floor 0 - 132

Floorplan key
S Storage space
WD Washer/Dryer
C Water cylinder



Dimensions	m	ft
Living/Kitchen	5.66 x 6.43	18'7" x 21'1"
Bedroom 1	3.50 x 5.56	11'6" x 18'3"
Ensuite	1.41 x 2.17	4'8" x 7'2"
Bedroom 2	3.63 x 3.39	11'11" x 11'2"
Bathroom	1.97 x 2.17	6'6" x 7'2"
Total Internal Area	73.5m²	791.00ft²
Balcony	30.4m ²	327.22ft ²



Merchant Place apartment locator

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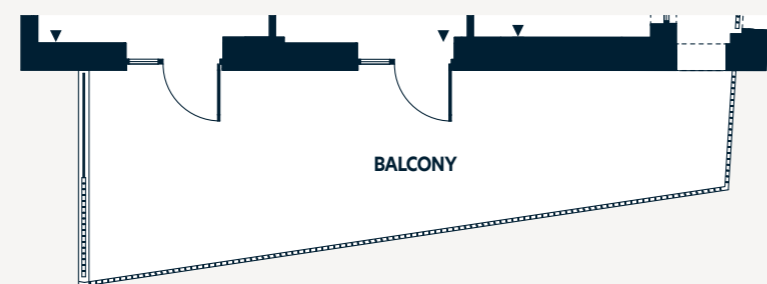
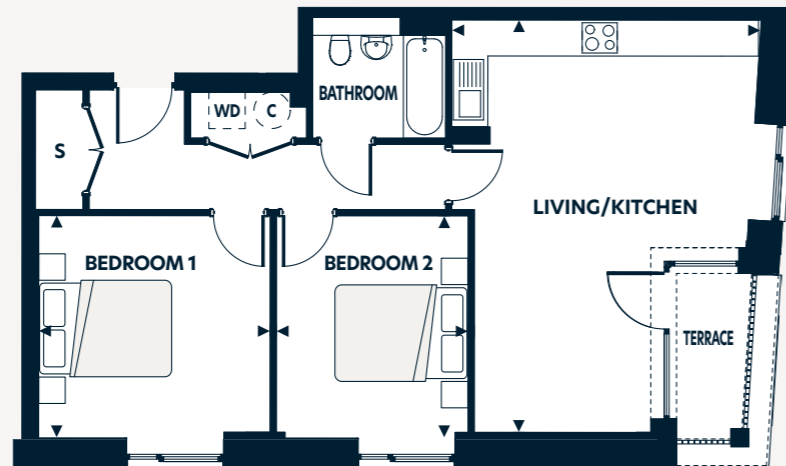
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Two bedroom apartment

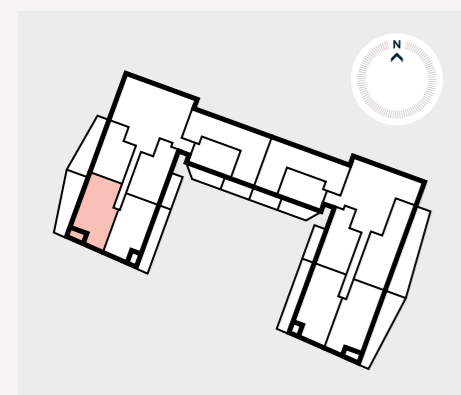
- Floor 0 - 89
- Floor 1 - 95
- Floor 2 - 102
- Floor 3 - 109
- Floor 4 - 114
- Floor 5 - 119
- Floor 6 - 124

Floorplan key

- S Storage space
- WD Washer/Dryer
- C Water cylinder



Plot 89



Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	6.77 x 5.09	22'3" x 16'8"
Bedroom 1	3.65 x 3.80	12'0" x 12'6"
Bedroom 2	3.65 x 3.17	12'0" x 10'5"
Bathroom	1.97 x 2.20	6'6" x 7'3"
Total Internal Area	70.6m²	760.00ft²
Balcony to plot 89	27.5m ²	296.01ft ²
Terrace to plot 89	2.8m ²	30.14ft ²
Terrace to plots 95, 102, 109, 114, 119, & 124	2.5m ²	26.91ft ²

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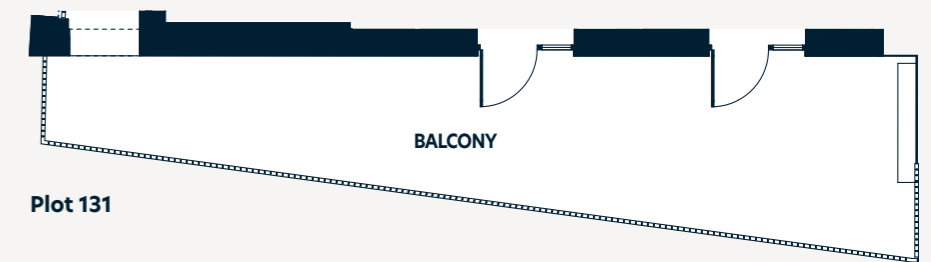
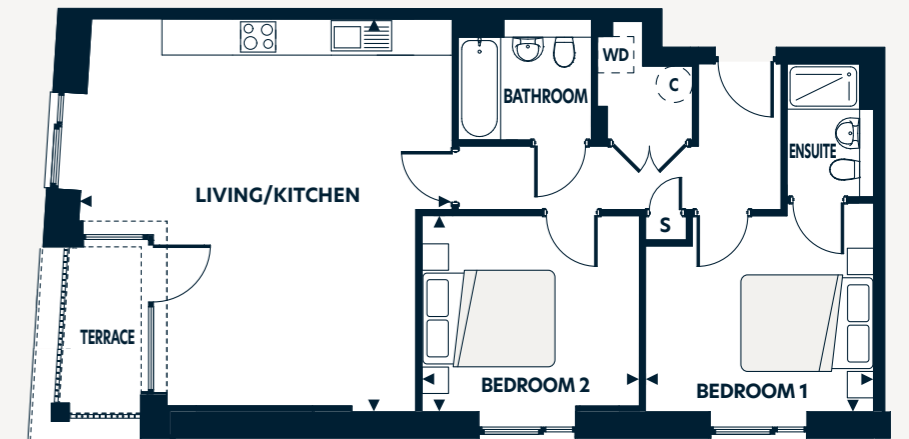
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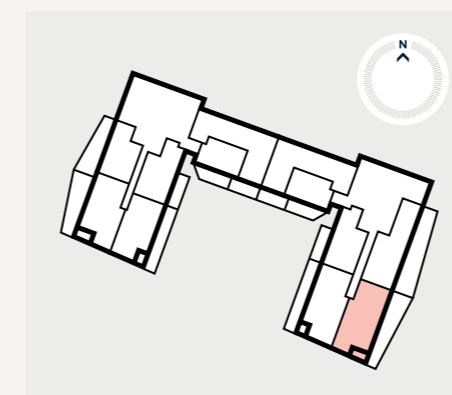
- Floor 0 - 131
- Floor 1 - 137
- Floor 2 - 144
- Floor 3 - 151
- Floor 4 - 156
- Floor 5 - 161

Floorplan key

- S Storage space
- WD Washer/Dryer
- C Water cylinder



Plot 131



Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	6.44 x 6.14	21'2" x 20'2"
Bedroom 1	3.43 x 3.74	11'3" x 12'4"
Ensuite	2.17 x 1.41	7'2" x 4'8"
Bedroom 2	3.22 x 3.59	10'7" x 11'10"
Bathroom	1.97 x 2.20	6'6" x 7'3"
Total Internal Area	76.5m²	823.00ft²
Balcony to plot 131	32.5m ²	349.83ft ²
Terrace to plot 131	3.1m ²	33.37ft ²
Terrace to plots 137, 144, 151, 156 & 161	2.6m ²	27.99ft ²

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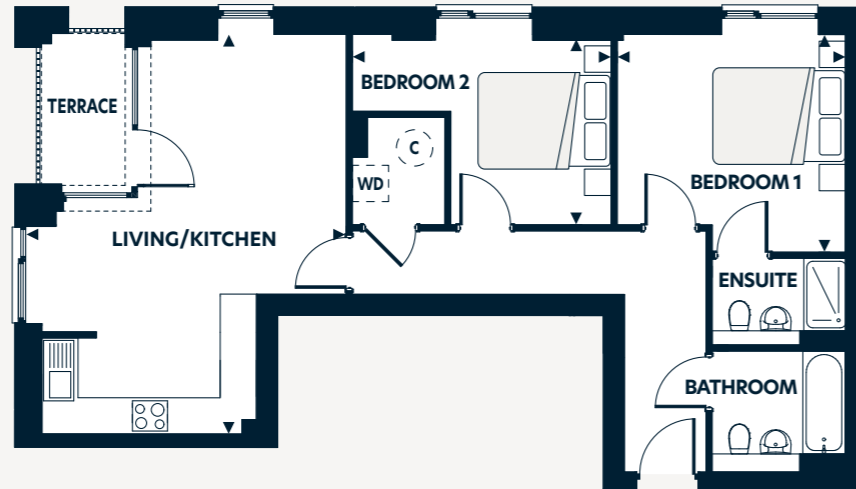
Note: The floorplans are intended to give a general indication of the proposed floorplan layout. They are not drawn to scale and are not intended to form part of any offer, warranty or representation. Measurements are approximate and are given as a guide and as such must not be relied on as a statement or representation of fact. Do not use these measurements for carpets, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts and door swings may differ to build and specific plot sizes and layouts may vary within the same unit type. Hyde reserves the right to make changes to these plans prior to exchange of contracts. For further information regarding specific individual plots, please ask your Sales Consultant.

Two bedroom apartment

- Floor 1 - 97
- Floor 1 - 139*
- Floor 2 - 104
- Floor 2 - 146*
- Floor 3 - 111
- Floor 3 - 153*
- Floor 4 - 116
- Floor 4 - 158*
- Floor 5 - 121
- Floor 5 - 163*
- Floor 6 - 126

Floorplan key
 WD Washer/Dryer
 C Water cylinder

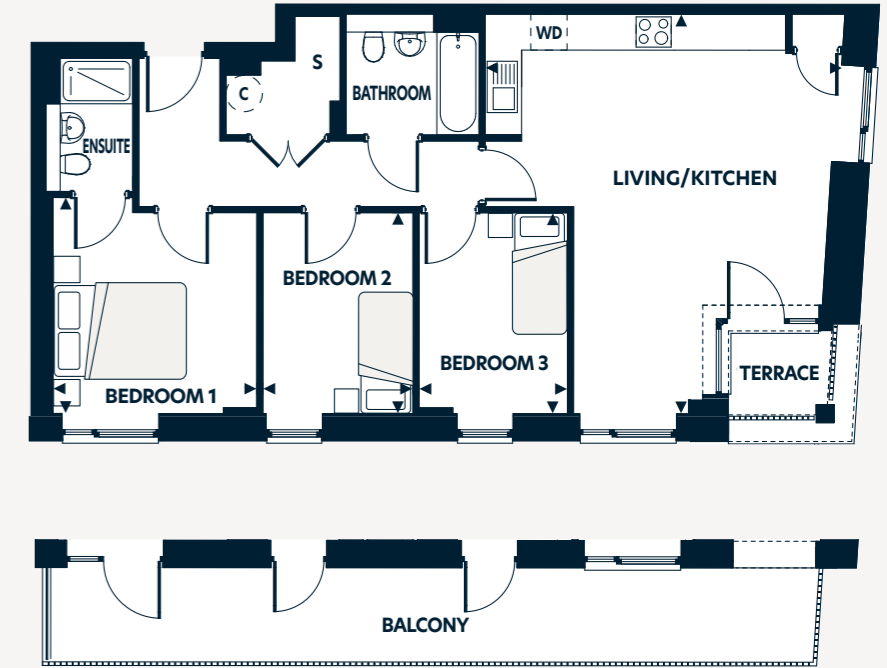
*Handed plots



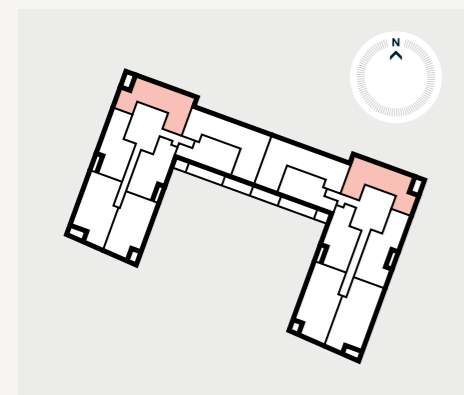
Three bedroom apartment

- Floor 0 - 130
- Floor 1 - 136
- Floor 2 - 143
- Floor 3 - 150
- Floor 4 - 155
- Floor 5 - 160

Floorplan key
 S Storage space
 WD Washer/Dryer
 C Water cylinder



Plot 130

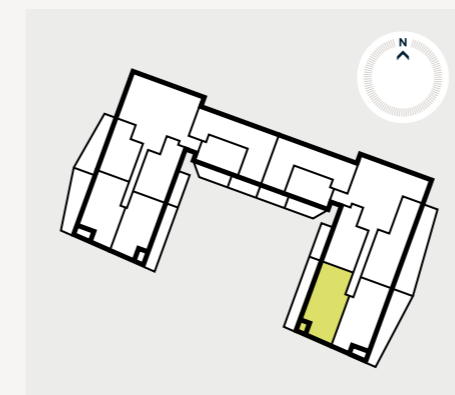


Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	6.56 x 5.00	21'6" x 16'5"
Bedroom 1	3.57 x 3.74	11'9" x 12'3"
Ensuite	1.43 x 2.23	4'8" x 7'4"
Bedroom 2	3.05 x 4.27	10'0" x 14'0"
Bathroom	1.97 x 2.17	6'6" x 7'2"
Total Internal Area	70.0m²	753.00ft²
Terrace	3.0m ²	32.29ft ²

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Merchant Place apartment locator

Dimensions	m	ft
Living/Kitchen	6.55 x 5.86	21'6" x 19'3"
Bedroom 1	3.54 x 3.34	11'8" x 11'0"
Ensuite	2.17 x 1.41	7'2" x 4'8"
Bedroom 2	3.29 x 2.48	10'10" x 8'2"
Bedroom 3	3.29 x 2.45	10'10" x 8'1"
Bathroom	1.97 x 2.20	6'6" x 7'3"
Total Internal Area	77.9m²	839.00ft²
Balcony to plot 130	18.4m ²	198.06ft ²
Terrace to plot 130	2.4m ²	25.83ft ²
Terrace to plots 136, 143, 150, 155 & 160	2.0m ²	21.53ft ²

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CGI/artist impression of landscaping is indicative only

A look inside Specification

Personalise your space against a contemporary and elegant backdrop, complete with high-end fixtures and premium finishes included as standard.

Enjoy bright, spacious rooms enhanced by superior flooring throughout. The modern, streamlined kitchens come fully equipped with integrated, energy-efficient appliances, combining style with functionality.

Kitchen

- Gloss or matt finish kitchen units
- Laminate worktop with matching upstands
- Glass splashback to rear of hobs
- Stainless steel 1.5 bowl sink
- Chrome monobloc single level mixer tap
- Electric single oven
- Electric hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated fridge/freezer 70/30 split
- Integrated or stand-alone washer dryer, where applicable
- LED under pelmet lighting strip

Bathroom and ensuite (where applicable)

- Roca white suite
- Water saving chrome monobloc tap
- Wall hung basin
- Wall mounted thermostatic shower
- Mixer over bath and in shower to ensuites
- Acrylic bath and bath panel
- Glass bath/shower screen, where applicable
- Chrome ladder towel rail
- Illuminated mirror with shaver socket
- White WC with Eco cistern dual flush
- Tiled floor to bathrooms and ensuites
- Full height wall tiles to baths and showers. Half height tiling behind sanitaryware

General

- White matt emulsion to walls and ceilings
- White satin finish to woodwork
- White satin finish to internal doors, with chrome door ironmongery
- Amtico vinyl flooring throughout
- Tiles to bathrooms and ensuites
- Fibre data point wired to living room
- TV/Sky Q point to living room
- Allocated parking to specific homes
- Balconies/terraces to all homes
- Communal cycle storage

Energy, security and peace of mind

- Electric vehicle charging points to selected homes
- Energy Performance Certificate Rating B
- Double glazed windows
- Smoke and carbon monoxide alarm detectors
- All electric development
- Direct to apartment PV solar panels
- iBoost hot water function
- Waste Water Heat Recovery
- Mechanical ventilation with heat recovery system
- White LED downlights in kitchen, living, bathroom and ensuites
- Low energy PIR security light
- Premier Warranty
- Lease 990 years



Typical show home interior



Typical show home interior

About Hyde New Homes

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. We are proud of the homes we build and bring home ownership within reach of many more people than could otherwise afford one. To find out more about the Hyde Group, visit [hyde-housing.co.uk](https://www.hyde-housing.co.uk)

Gold standard service

Our ambition is to be a truly customer-driven housing provider. This means communicating clearly and listening to you throughout your home buying journey, from the initial viewing to when you move into your new home.

Through the use of technology, you can view, secure and complete your purchase from the comfort of your sofa. Our aim is to make your experience smooth and enjoyable. We also work hard to ensure you settle in comfortably and our Product Quality Team will be in touch with you regularly over the first twelve months. During this time, we also engage an independent research company called In-house to conduct feedback surveys on our behalf and consistently review this feedback to continue improving our service to you.

In fact, over 96% of customers have said they would recommend us to friends and family and we are delighted that, as a result, we have been granted the In-house Gold Award accolade for the eleventh year running.

In addition, we've also received the prestigious Outstanding Achievement Award for customer satisfaction for Net Promoter Score®, a trademark measure used to gauge customer satisfaction. 72% of our customers rated us a 9 or 10, on a scale of 0-10, indicating they're highly likely to recommend Hyde New Homes to their friends, colleagues, or family members without hesitation.

The Hyde Difference

- Over 96% customer satisfaction for eleven consecutive years
- High specification as standard
- 990-year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances
- Turfed gardens (where applicable)



What our customers say

"Hyde New Homes has a fantastic team and everyone I dealt with during my buying process was very supportive. They understood what I was looking for and went the extra mile to help me get there. It's such a relief to have invested in my own home and I plan to staircase when I can and eventually own 100% of the apartment."

Purchaser at St James Square, Portslade

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- Integrated or stand-alone washer dryer, where applicable
- LED under pelmet lighting strip

Bathroom and ensuite (where applicable)

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- Wall hung basin
- Wall mounted thermostatic shower
- Mixer over bath and in shower to ensuites
- Acrylic bath and bath panel
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- White LED downlights in kitchen, living, bathroom and ensuites
- Low energy PIR security light
- Premier Warranty
- Lease 990 years



Sand collection

Kitchen

- Handle-less 'Matt Anthracite' kitchens
- Laminate worktop/upstand in 'Arctic Marble'
- 'Anthracite' splash-back

Flooring

- 'Dry Cedar' Amtico vinyl flooring throughout
- 'Bottega Caliza' porcelain tiles to bathroom

Bathroom

- 'Bottega Caliza' porcelain tiles to walls around wet areas

Plots

87, 89, 97, 99, 100, 103, 104, 109, 114, 117, 120, 124, 126, 131, 137, 138, 141, 142, 144, 152, 156, 159, 162, 163

Shore collection

Kitchen

- Handle-less Gloss White kitchens
- Laminate worktop/upstand in 'Venice Marble'
- 'Mono-white' splash-back

Flooring

- 'Nordic Oak' Amtico vinyl flooring throughout
- 'Madagascar Blanco' porcelain tiles to bathroom

Bathroom

- 'Madagascar Blanco' porcelain tiles to walls around wet areas

Plots

86, 90, 95, 102, 106, 107, 110, 111, 116, 122, 125, 129, 132, 139, 145, 146, 148, 149, 151, 153, 157, 161

Cove collection

Kitchen

- Handle-less 'Gloss Pearl Grey' kitchens
- Laminate worktop/upstand in 'Tectonica'
- 'Platinum' splash-back

Flooring

- 'Featured Oak' Amtico vinyl flooring throughout
- 'Bottega Acero' porcelain tiles to bathroom

Bathroom

- 'Bottega Acero' porcelain tiles to walls around wet areas

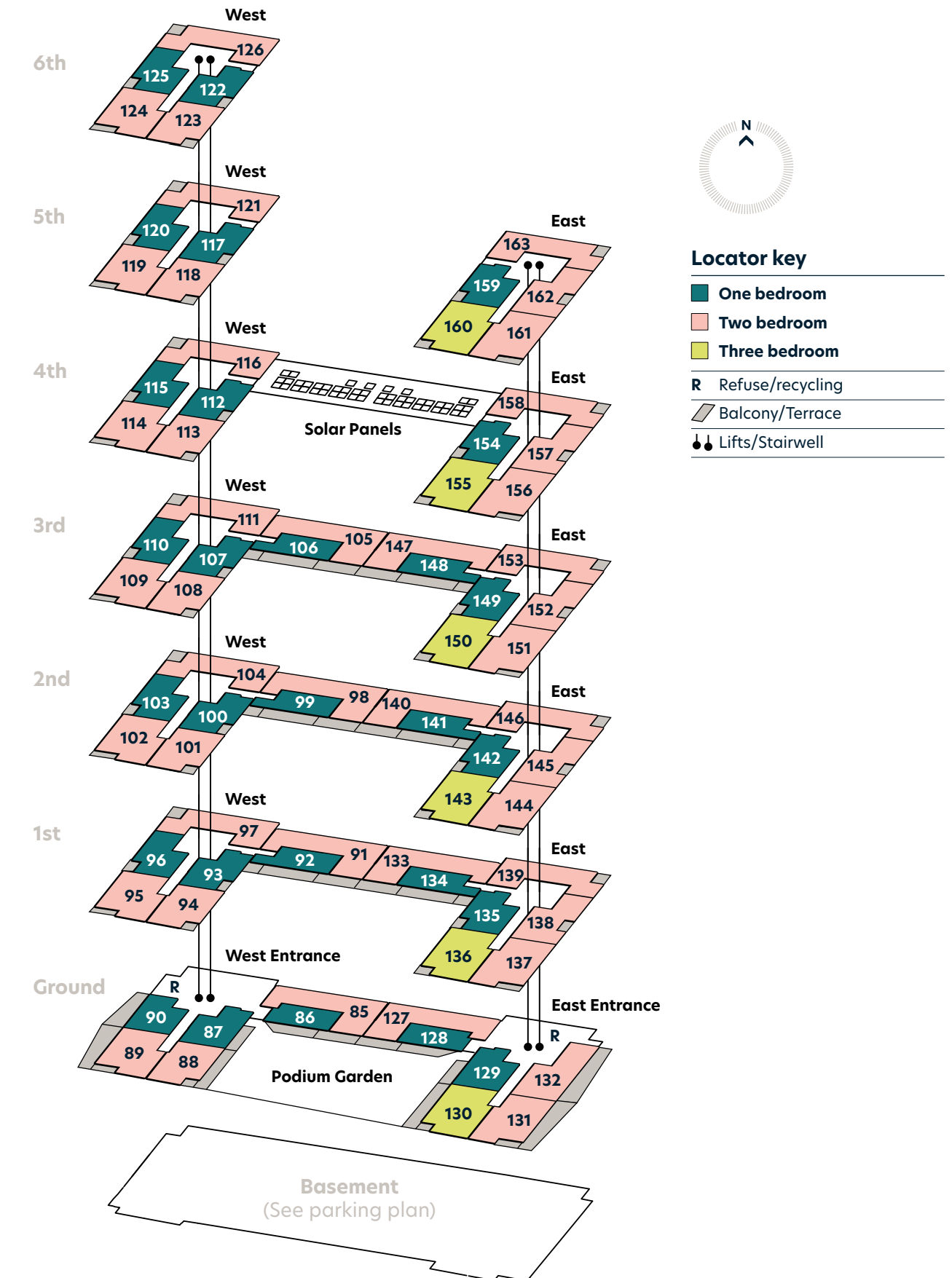
Plots

85, 88, 91, 92, 93, 94, 96, 98, 101, 105, 108, 112, 113, 115, 118, 119, 121, 123, 127, 128, 130, 133, 134, 135, 136, 140, 143, 147, 150, 154, 155, 158, 160



Typical show home interior

Apartment locator



Locator key

- One bedroom
- Two bedroom
- Three bedroom
- R Refuse/recycling
- ▨ Balcony/Terrace
- ⬆️ Lifts/Stairwell

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Hyde

New Homes

Directions to Kingston Wharf

Sat Nav Address: BN43 6RN

Walking from Shoreham-by-Sea Station

- Exit Shoreham-by-Sea station and walk west on Station Approach towards Brunswick Road
- Turn left onto Brunswick Road
- Turn left onto Ham Road
- Continue straight onto Eastern Avenue
- Turn right towards Brighton Road/A259
- Turn left onto Brighton Road/A259 and walk east for 0.5 miles
- Kingston Wharf will be on the right

Driving to Kingston Wharf

From the A27

- Take the A293 exit towards Shoreham/A270
- At Hangleton Interchange, take the 1st exit onto A293
- Go through 2 roundabouts for 1.1 miles
- Use any lane to turn right onto Old Shoreham Road/A270 head West for 1.6 miles
- Then turn left onto Kingston Lane/B2167
- Continue to follow Kingston Lane for 0.7 miles
- Turn right onto Brighton Road/A259
- Kingston Wharf will be on the left after 0.4 miles

Please note there will be no 'on-site parking' for visitors at Kingston Wharf until Summer 2025 - please use local parking options at The Lighthouse Car Park, or those available in the Town Centre.



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Details correct at time of publication: January 2025

Disclaimer: Floorplans are not to scale and are indicative only. Location and style of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.