

SHARED OWNERSHIP

HOME X

**SOUTHERN
HOUSING**
new homes



Live better in Moulsecoomb's newest neighbourhood.

A community of light, bright and high specification studio, one, two and three bedroom apartments and triplexes, part of Brighton's Preston Barracks regeneration.

Find the perfect home to call your own for a connected quality of life and to hit refresh, with everything you'll need right on your doorstep.

All brought to you by Southern Housing New Homes, here to help you find the perfect home.



Computer generated image of Home X is indicative only. Landscaping is subject to change.

A NEW NEIGHBOURHOOD FOR MOULSECOOMB

Preston Barracks is one of Brighton's biggest ever regeneration projects.

At Home X, you'll have access to a range of resident and public amenities right on your doorstep. Communal gardens, flexible work and collaboration spaces on-site and at nearby Plus X, a supermarket, pharmacy and medical centre.

Or if you ever want to leave the comfort of your new neighbourhood and explore a little further, Moulsecoomb is centrally located to the very best Brighton has to offer. From the scenic South Downs to local supermarkets, restaurants and coffee shops, Home X is conveniently connected to the Brighton buzz and the coast with plenty of transport links right on your doorstep by bus, train, bike or foot, plus travel incentives included in your purchase to make travelling around Brighton a little easier.

IN BETWEEN THE SOUTH DOWNS AND THE SEA

Convenient and connected to the South Downs, Brighton buzz and beyond.

Home X to the coast is a direct line down Lewes Road, while Moulsecoomb is a stone's throw away to stay local with a variety of cafés, restaurants and bars right on your doorstep. If you're looking to escape the busy city life and hit refresh, take a stroll around the many green open parks and nature reserves closely located to Home X.

Hop on a bus from stops opposite Home X for trips into town, or out to Portslade, 24 hours a day with the N25. Or if you ever want to leave Brighton, London is less than an hour train ride away or 64 miles in the car.



1. BRIGHTON BEACH

Brighton Beach is one of Britain's most famous beaches and is a hit all year round. Take a trip for a stroll along the beach or a dip in the sea in warmer weather. There's also a variety of independent shops, restaurants and bars along the seafront and even outdoor activities from volleyball to watersports. You could also visit the British Airways i360 tower for panoramic scenic views across Brighton, the coast and beyond.

2. BRIGHTON PALACE PIER

The Palace Pier is a great way to experience Brighton's vibrant atmosphere. From attractions, to amusements and even ice cream, there's plenty to see and do along Brighton's lively coast.

3. SOUTH DOWNS

Popular for hiking, walking and cycling, the vast green countryside and scenic hillside views at the South Downs allows you to soak up the picturesque views, explore the wildlife and walk for miles.

4. PLUS X

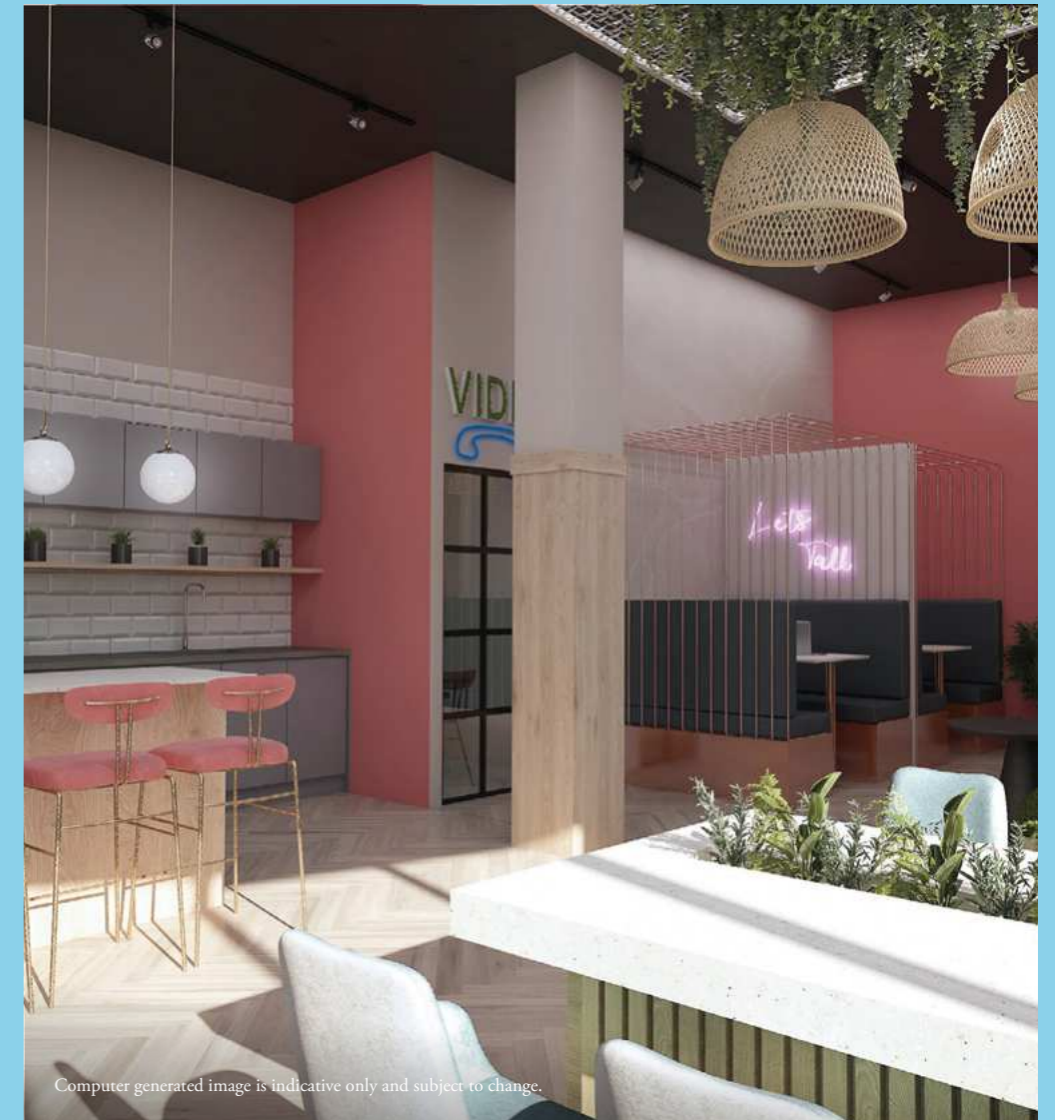
Located next door to Home X, Plus X is an innovative co-working space offering up flexible workspaces, meeting rooms and event spaces. Handy for when you need a little more space or a quiet place to work.

5. THE LANES

If you're looking to explore quirky independent boutiques, wonder around The Lanes to do some shopping, sample a range of food and drink, or soak up some of Brighton's quintessential culture.



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YOUR SPACES, YOUR WAY.

Welcome to the active reception, with a wellbeing space. A place for residents to meet up, hold a meeting or work out.

At Home X, active and social spaces are all within easy reach and designed for your wellbeing.



SOUTH DOWNS

HOLLINGBURY

COLDEAN

STANMER PARK LOCAL NATURE RESERVE

WEST HOVE GOLF CLUB

PATCHAM

WITHDEAN

HOLLINGBURY GOLF COURSE

PORTSLADE

WEST BLATCHINGTON

PRESTON

MOULSECOOMB STATION
UNIVERSITY OF BRIGHTON
(MOULSECOOMB CAMPUS)

MOULSECOOMB

SOUTHERN CROSS

ALDRINGTON

DENMARK VILLAS

PRESTON PARK

HOME X

WOODINGDEAN

PORTSLADE-BY-SEA

HOVE

BRUNSWICK TOWN

NORTH LAINE

HANOVER

WHITEHAWK

BRITISH AIRWAYS
i360 VIEWING TOWER

BRIGHTON STATION

ROYAL PAVILION

KEMPTOWN

ROYAL SUSSEX
COUNTY HOSPITAL

BRIGHTON PALACE
PIER

BRIGHTON BEACH

BRIGHTON

MARINE DRIVE

ROTTINGDEAN

SALTDEAN LIDO

BRIGHTON MARINA



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
Royal Sussex County Hospital.....	2.5 miles	.....15 mins
Brighton Marina.....	3.7 miles	.....19 mins

Bus (Along Lewes Road)

- 23 Sussex University to Brighton Marina
via Royal Sussex County Hospital
 - 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)

Train From Moulsecoomb Station

Brighton Station	6 mins
Seaford	31 mins
Gatwick Airport (via Brighton).....	46 mins
East Croydon (via Brighton)	1 hr 7 mins
London Victoria (via Brighton)	1 hr 18 mins
London Bridge (via Brighton)	1 hr 23 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

* Google maps ** Bustimes.org.uk † Thetrainline.com



HOME X - WITH ADDED BENEFITS

At Home X, we have a range of travel benefits to help you get around and stay connected.

Whether you prefer car, bike, bus or rail, Home X has a range of options to suit you. When you purchase at Home X, you'll be able to access one of three offers, as well as being eligible for a car club membership through Enterprise Car Club.

There are designated Car Club bays on site, all with electric charge points.

Don't forget Moulsecoomb Rail Station is on your doorstep too, for coastal routes and links to Brighton Station.

Plus Home X is located on Lewes Road, which runs directly to the seafront, the South Downs and the A27 motorway.

Car Club Membership

Through Enterprise Car Club, you can get two years free membership*, plus £50 driving credit. Car Club bays will be located at Home X in the car park, plus some locally off-site. All vehicles are electric with charge points located at Home X.

Purchasers are then able to take advantage of one of the following:



12 Month NetworkSAVER ticket

The NetworkSAVER ticket will give you unlimited travel on all Brighton & Hove buses (including Night buses), a number of which you can jump on from outside Home X along Lewes Road, including:

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

Plus!**

All Home X residents can also get 10% off a new bike when paid in full at Baker St Bikes. Valid in store only. Check out the selection and find store details at www.bakerstbikes.co.uk. Speak to a member of the sales team for more information and next steps.

Travel benefits are to be chosen at point of reservation.

£150 Bike Voucher

Get a £150 voucher to go towards a new bike from Baker St Bikes in Brighton. Take a look at their range at www.bakerstbikes.co.uk. At Home X, we have secure cycle stores located in the underground parking area which are accessible via each block.

12 Month BTN Bikeshare Membership

Enjoy a year's Annual Rider membership with BTN BikeShare. Bike hubs can be found across Brighton, including one at Home X.

Offers are limited to one per household. Offer cannot be exchanged for cash alternative. Limited availability on each offer and available on a first come, first serve basis. T&Cs apply and offer can be amended or withdrawn at any time. *Two years membership included for free (usually £60/yr). £50 driving credit, valid for 90 days, applied once application is approved. Hourly & mileage rates based on a UK 24/hr rental average on the standard plan. Members must complete their first Car Club rental to qualify for 5% discount code. For full T&Cs, please visit www.EnterpriseCarClub.co.uk/tc1. Residents have until December 2026 to claim the Enterprise Car Club offer. Please note- there are limited Brighton and Hove Bus Tickets remaining. There are limited £150 bike vouchers and Beryl Bike BTN share scheme passes available, these will be allocated on a first come first serve basis. **Discount cannot be used in conjunction with any other offer or scheme, including the £150 Bike Voucher.

MOULSECOOMB, BETWEEN THE SOUTH DOWNS AND THE SEA



Charlie Building
12 The Furlong

Echo Building
88 Saunders Park View

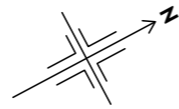
Foxtrot Building
102 Saunders Park View

Delta Building
20 The Furlong

Juliet Building
139 Saunders Park View

SITE PLAN

Open Market Sale
 Shared Ownership
 Affordable Rent



SHARED OWNERSHIP AT HOME X

Wondering if Shared Ownership is right for you?

Shared Ownership is designed to make stepping onto the property ladder more affordable. If you are unable to raise a large enough mortgage to buy a home, or perhaps you have a good income but not enough deposit, Shared Ownership could be your answer.

One of the primary benefits of Shared Ownership is that because you are buying a share, the mortgage deposit you need is based on the share of the home you buy rather than the full market value. You then pay a subsidised rent on the remaining part.

If you don't currently own a home, your household income is less than £80,000, and you have savings to cover your deposit and standard buying fees, Shared Ownership could be what you're looking for.

We have a team on hand to help you as part of your journey with Southern Housing New Homes.

TO GET STARTED ALL YOU NEED TO DO IS CHOOSE YOUR HOME X

*Eligibility criteria applies. Ask our sales team for more details.

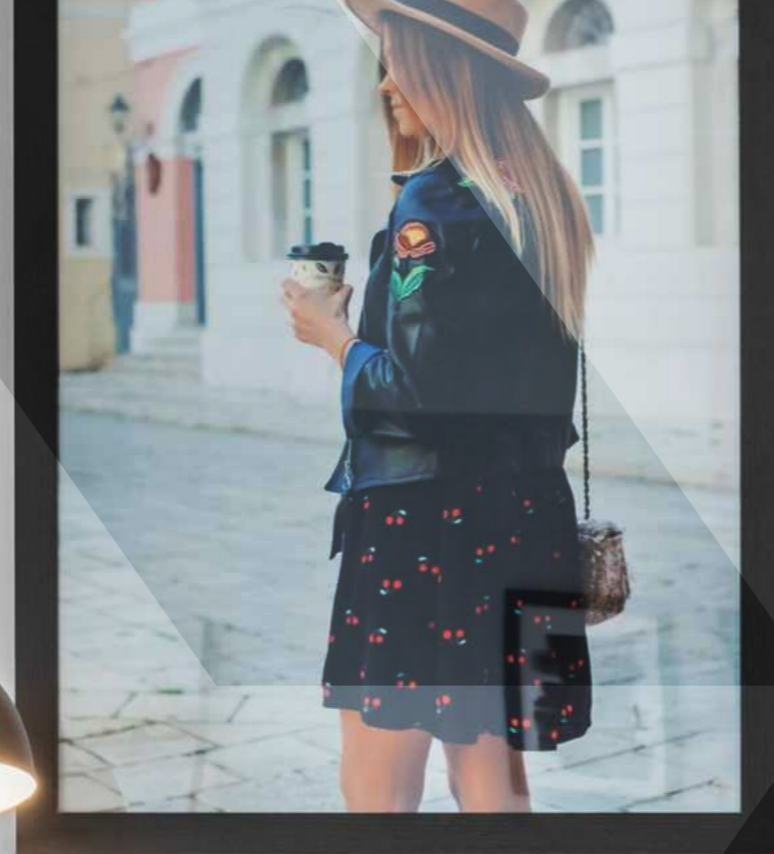


Image taken from the Home X show home.

CHARLIE BUILDING 12 THE FURLONG

Homes in Charlie Building are designed for those who value convenience, space to think and room for inspiration.

With studio, 1 and 2 bedroom apartments, these homes have a range of unique finishing touches including open plan Symphony kitchens with Siemens and Bosch integrated appliances. Some homes include private balconies and terraces, with views over the communal gardens.

Apartments are also conveniently located to the neighbouring innovation hub Plus X.

A new home for life that works the way you need it.

DELTA BUILDING 20 THE FURLONG

Homes are designed for future flexible living, a space for thinkers,
for creators and for collaborators.

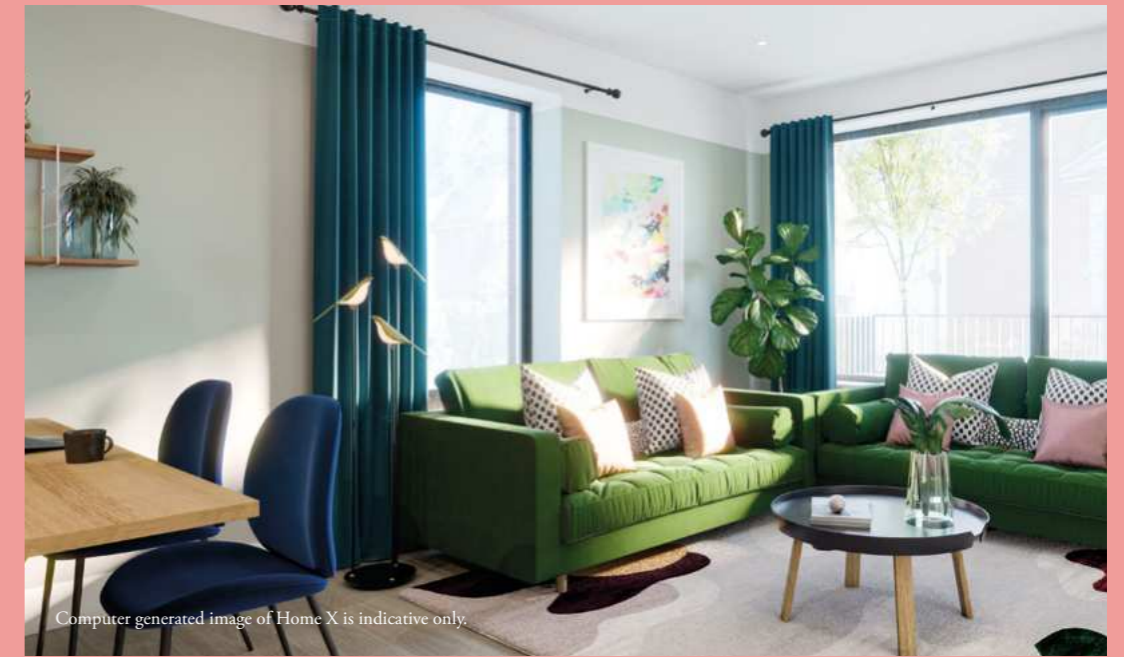
These studio, 1, 2 and 3 bedroom apartments are bright, spacious and
come with a variety of contemporary and sleek finishes, from designer
kitchens to spa-like bathrooms. Some homes include private balconies
and terraces, with views over the communal gardens.

Delta Building is close and connected to the onsite amenities at
Home X, with shops, workspaces and cafés all on your doorstep.

It's all where you need it, at home, at Home X.



Fox Trot Building, 102 Saunders Park View
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FOXTROT BUILDING 102 SAUNDERS PARK VIEW

Fox Trot Building is home to our triplexes, the three bedroom homes at Home X.

Also including studio, 1 & 2 bedroom apartments, with views onto the communal gardens, balconies to many apartments and terraces and balconies to most triplexes. This is one of the most spacious blocks, perfect for those who want a little extra room for belongings and to entertain friends and family.

Apartment space that makes perfect sense.

JULIET BUILDING 139 SAUNDERS PARK VIEW

Juliet Building is the largest block at Home X, tucked away at the back of this new neighbourhood.

Featuring 1 and 2 bedroom apartments and 2 bedroom duplexes, homes here are high spec and high tech, from the stylish interior design to Siemens integrated appliances in the kitchen and TV/Satellite set up in the living room and main bedroom.

Many of these homes have balconies and large windows for scenic views of the infamous South Downs.

For everyday living and everyday wellbeing, with a little added privacy.



WELCOME TO YOUR HOME X

From private outdoor space to selected apartments to exceptionally crafted interiors, homes are packed with contemporary details and all finished with quality materials.

Apartments feature carefully selected wood grain worktops and handle-less, soft close Symphony kitchens in Indigo Blue with smart and efficient integrated appliances. Homes also come with a range of intelligent features from underfloor heating throughout each apartment and a range of security features including a video/phone entry system to give you that extra peace of mind.

Homes at Home X are designed for everyday living and wellbeing.





SPECIFICATION

Kitchen

- Contemporary handle-less, 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
- White blinds fitted to all windows

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

- Secure residents' cycle store
- Car club membership bays with electric charge points, available through Enterprise Car Club***

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

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

***To be chosen at point of reservation. Please speak to a sales advisor 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.





SOUTHERN HOUSING

new homes

ABOUT

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love.

As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market sale.

Read more about who we are and what we do as a housing association at shnewhomes.co.uk

WANT MORE INFORMATION? YOU CAN:

EMAIL US: ENQUIRIES@HOME-X.CO.UK

GIVE US A CALL: 01273 068 032

VISIT OUR WEBSITE: HOME-X.CO.UK

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