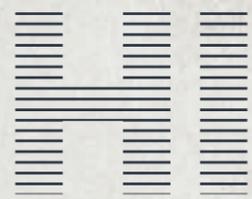


YOUR  
**WHARF**  
NEW  
**TWENTY**  
HOME  
**ONE**  
AWAITS

Located on a once iconic commercial port, Wharf Twenty One is an exciting development of 97 Shared Ownership apartments in Shoreham-by-Sea.

Boasting views of the River Adur, this stylish collection of 1 and 2 bedroom apartments offer the perfect blend of town and coastal living.



# THE STORY CONTINUES



## Shoreham-by-Sea boasts a rich history dating back centuries.

Its origins can be traced back to Roman settlements, but the town's story truly unfolds alongside its flourishing ports. Towards the end of the 11th century, a small fishing and trading community emerged around the mouth of the River Adur, playing a crucial role in the town's growth and laying the foundations for Shoreham's illustrious maritime legacy.

Strategically located, and with its close proximity to the English Channel, Shoreham steadily rose in prominence, evolving into a bustling hub for coastal and international travel and trade. The exchange of goods, including wine, timber, wool, and agricultural produce, played a vital role in fuelling the town's regional economy.

Throughout the medieval period, Shoreham continued to thrive, transforming into a vibrant market town. Following the Battle of Hastings, the construction of the town's church, St. Mary de Haura, began. After standing proudly for over 900 years, the church now holds the distinction of being a Grade I listed building. The 18th century brought a

transformation of Shoreham's harbour, later evolving into fully-fledged port.

### **In 1760, the twenty-one Commissioners of Shoreham Harbour met for the first time.**

With the harbour in decline, they were tasked with improving its operations. Their efforts led to improved navigation, and the subsequent introduction of the Sussex Pad Canal Ship enabled larger vessels to access the port, which boosting trade and the local economy.

Formerly known as Shoreham Airport, Brighton City Airport served as a military airfield during both World Wars. In World War One, the airport initially served as hub for civilian flying training before being adapted for military aviation.

During World War Two, Shoreham found itself once again at the forefront of military operations due to its proximity to France. The town played a pivotal role in supporting the D-Day landings in 1944, all while enduring heavy bombings.



Computer generated image of the whole project with future phases.

# WITH A NEW HORIZON

**Shoreham-by-Sea stands as a testament to its rich history, serving as a solid foundation for its present and future. Not bound by its history alone, Shoreham embraces its legacy while actively moving towards new horizons.**

Through a remarkable regeneration initiative, Shoreham is undergoing an exciting transformation, ensuring that its community thrives and its economy flourishes.

Significant investment is being made into the local community and economy, propelling growth and development in the area. A sprawling 3.5 acres will be rejuvenated, breathing life into the landscaped public areas and giving residents access to the picturesque riverfront. The harbour is poised for

revival and will offer employment spaces, charming cafés and restaurants, all of which will create a lively atmosphere.

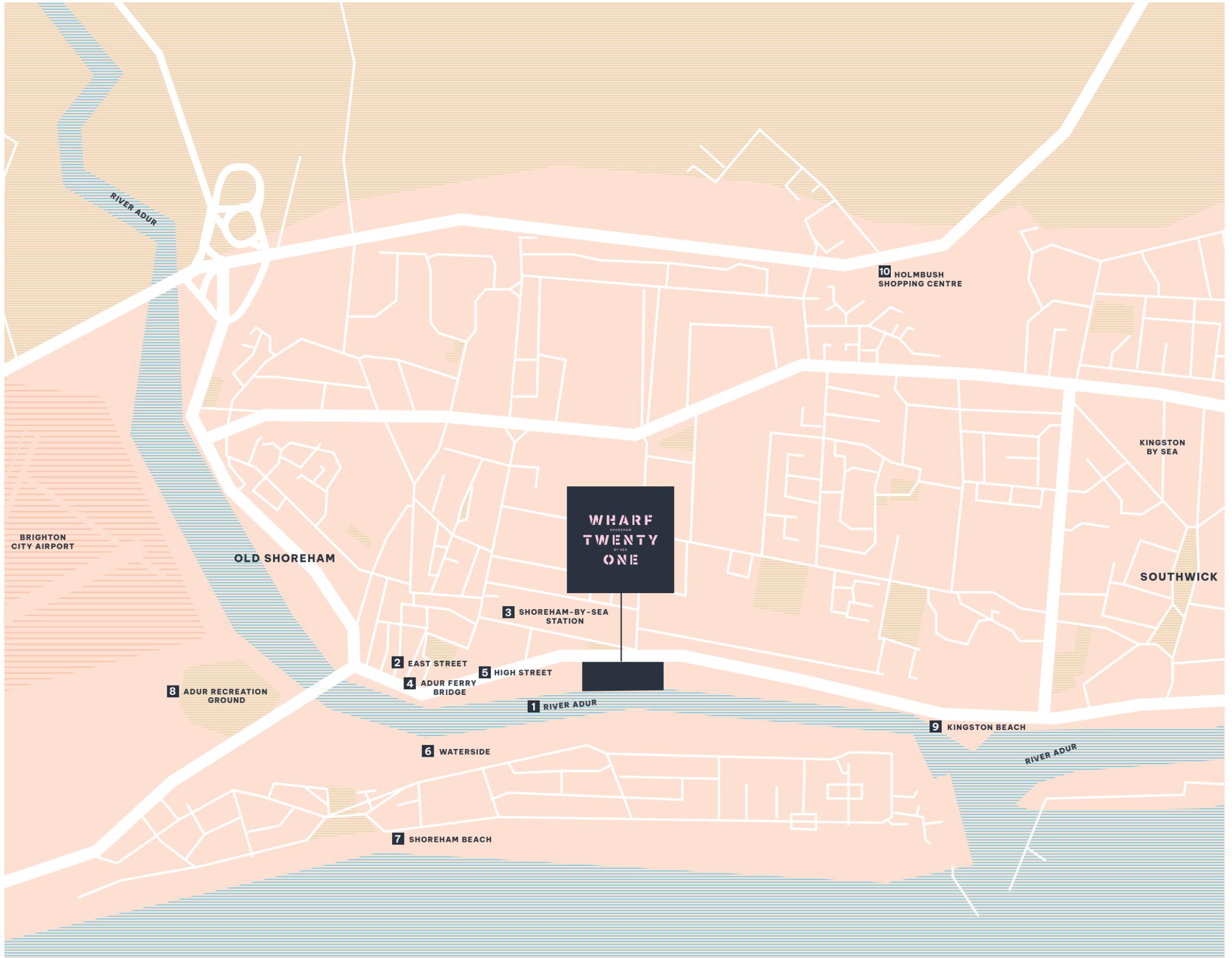
While the commercial port is no longer active, small fishing and leisure boats can still be observed, retaining the popular maritime character of the area. The regeneration will enhance leisure and recreational activities, introducing new cycle paths and pontoons for the community to enjoy.

Through its ongoing evolution, Shoreham-by-Sea seeks to create a vibrant, thriving community, where residents can revel in the blend of historical charm and modern conveniences.



WHARF TWENTY ONE

SHOREHAM-BY-SEA



KEY

- 1** River Adur & Shoreham Harbour - 2 mins
- 2** East Street - 5 mins
- 3** Shoreham-by-Sea Station - 6 mins
- 4** Adur Ferry Bridge - 7 mins
- 5** High Street - 7 mins
- 6** Waterside - 9 mins
- 7** Shoreham Beach - 13 mins
- 8** Adur Recreation Ground - 14 mins
- 9** Kingston Beach - 19 mins
- 10** Holmbush Shopping Centre - 34 mins

ON



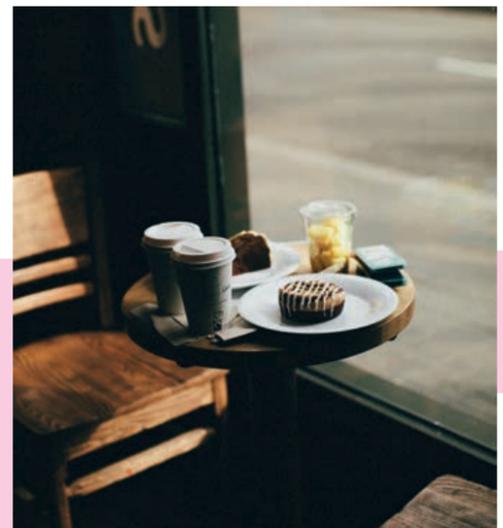
WATERSIDE



TAKE

Are you ready to embrace a vibrant community while enjoying the serenity of a waterside lifestyle? Immerse yourself in the breathtaking views of the shimmering water, which creates an idyllic backdrop for your everyday life. These 1 and 2 bedroom apartments are thoughtfully designed, offering a seamless blend of contemporary comfort and functionality, with spacious living

areas and stylish finishes that cater to your every need. In the surrounding area, you'll find plenty of amenities and attractions. From charming cafés and independent shops to scenic beach walks and countryside trails, Shoreham-by-Sea boasts a wealth of leisure opportunities, all just a stone's throw away.



YOUR

NEW

# F A LIFE FULL OF

Shoreham-by-Sea is unlike anywhere else, offering a unique combination of natural beauty and urban conveniences. Boasting a stunning beach, tranquil river, the picturesque South Downs and a charming town, you've got everything you need for extraordinary living right on your doorstep.



Love the outdoors? The Adur Outdoor Activities Centre boasts a variety of activities, including watersports, climbing, mountain biking and orienteering, plenty to keep the adventure enthusiasts entertained.



Whether you're looking for a bustling coffee spot, a trendy café, a classic pub, or an independent eatery, prepare to be spoilt for choice.

# N CHOICE D



Throughout the year, you'll find a range of arts and crafts festivals that celebrate creativity and inspire artistic expression. From interactive workshops, to live music and artisan markets, there's always something to spark your imagination.



# THE SITE PLAN



WHARF TWENTY ONE

SHOREHAM - BY - SEA

- KEY:**
- BUILDING G1 / 4 FREE WHARF GATE**  
1 & 2 BEDROOM APARTMENTS  
FLATS 1-53
  - BUILDING G2 / 2 FREE WHARF GATE**  
1 & 2 BEDROOM APARTMENTS  
FLATS 1-44
  - ENTRANCE
  - BS GROUND LEVEL BIN STORE
  - CS GROUND LEVEL CYCLE STORE
  - L LIFTS

Depending on the plot location, some views may face onto another building. Please speak to a member of the Sales Team for more information.



Computer generated image of the whole project with future phases. Depending on the plot location, some views may face onto another building. Please speak to a member of the Sales Team for more information.



WHARF TWENTY ONE

## NATIONAL TRUST – DEVIL’S DYKE

9.9 MILES // 22 MIN DRIVE

Boasting panoramic views across the South Downs, Devil’s Dyke is an idyllic nature haven. Its chalk grassland is teeming with wildlife, and whether you’re an avid walker or passionate cyclist, there are endless trails that promise adventure.



## WILD PARK LOCAL NATURE RESERVE

12.0 MILES // 22 MIN DRIVE

Discover the picturesque haven of Wild Park Nature Reserve. Spanning 593 acres, it offers beautiful city views and a range of diverse landscapes from woodlands to grasslands and dew ponds. Explore the network of walking trails which are ideal for lovers of the outdoors.

# BREATHE IN

## MILL HILL NATURE RESERVE

1.9 MILES // 7 MIN DRIVE

Known for its chalk grassland, spectacular views across Adur Valley, and the blossoming wild flowers and butterflies during the warmer months, Mill Hill Nature Reserve is perfect for summertime strolls and picnics.



## HIGHDOWN GARDENS

11.9 MILES // 42 MIN DRIVE

Nestled on the slopes of the South Downs, Highdown Gardens is a hidden gem that boasts a stunning collection of rare plants. Enjoy wandering along meandering pathways, relax on quiet benches, or admire the beauty of the vibrant floral displays.

# THE OUTDOORS



SHOREHAM-BY-SEA

# EDUCATION

## GROWING THE NEXT GENERATION

Education is the foundation that ensures your child can thrive academically, personally, socially, and morally. With a range of educational institutions in the area, you can rest assured knowing your children will receive the encouragement and support they need to develop enquiring minds and reach their full potential.

### PRIMARY

#### SWISS GARDENS PRIMARY SCHOOL

0.5 MILES WALK

Teachers provide an exciting curriculum where children are encouraged to explore, discover and question to develop a curious mind.

#### BUCKINGHAM PARK PRIMARY SCHOOL

0.6 MILES WALK

A school that works hard, helping children develop into happy, responsible citizens by cultivating and nurturing attitudes of support, respect and care.

#### SHOREHAM BEACH PRIMARY SCHOOL

0.8 MILES WALK

A warm and welcoming school that provides positive learning experiences and encourages learners to develop self-belief while becoming critical thinkers.

#### GLEBE PRIMARY SCHOOL

1.6 MILES DRIVE

Staff at Glebe Primary are committed to helping children develop into resilient, motivated and curious learners. They offer a broad and balanced curriculum to help learners develop curiosity and enquiry.

#### HOLMBUSH PRIMARY ACADEMY

2.1 MILES DRIVE

With a motto of 'learning and improving together without limits', staff at Holmbush are dedicated to ensuring every child receives a creative learning journey.

#### EASTBROOK PRIMARY ACADEMY

2.1 MILES DRIVE

Staff at Eastbrook provide pupils with the skills they need to become life-long learners and nurture individuality and creativity, guiding pupils to think independently.

### SECONDARY

#### SHOREHAM ACADEMY

1.6 MILES WALK

A supportive and encouraging school that wants students to be confident, responsible and articulate individuals, equipped with the skills needed to thrive.

#### PORTSLADE ALDRIDGE COMMUNITY ACADEMY

3.4 MILES DRIVE

Staff at PACA have high expectations for pupils and are dedicated to providing engaging and stimulating learning environments where all pupils thrive and feel respected.

#### HILL PARK SCHOOL

3.0 MILES DRIVE

A warm, friendly specialist school supporting pupils between 4 and 16 who have a moderate, severe or profound learning disability. Hill Park focus on academic knowledge, but also managing behaviour, emotions, social skills and personal independence.

#### THE SIR ROBERT WOODWARD ACADEMY

4.1 MILES DRIVE

Staff at SRWA are committed to ensuring all students can reach their potential and are given the skills to be ambitious, resilient, confident life-long learners.

#### BLATCHINGTON MILL SCHOOL

5.0 MILES DRIVE

A school with high expectations, where diversity and inclusiveness are championed, and pupils are given a range of learning and extra-curricular opportunities to achieve success.

#### KING'S SCHOOL

7.2 MILES DRIVE

An inclusive Christian school with a focus on educating, inspiring and enriching pupils to becoming loving, respectful and responsible citizens.

WORTHING

BRIGHTON

GATWICK AIRPORT

PORTSMOUTH AND SOUTHSEA

LONDON VICTORIA

TOM FOOLERY COFFEE COMPANY

SHOREHAM BEACH

SHOREHAM FOOTBALL CLUB

BUCKINGHAM PARK AND PLAYGROUND

BOULDER BRIGHTON

08

16

38

68

74

05

13

14

17

11

MINS

MINS

MINS

MINS

MINS

MINS WALK

MINS WALK

MINS WALK

MINS WALK

MINS DRIVE

BY TRAIN



BY ROAD



# CONNECTIONS



LOCAL SPOTS

07

07

13

23

30

34

39

MINS DRIVE

HOLMBUSH SHOPPING CENTRE

BRIGHTON CITY AIRPORT

WEST HOVE GOLF CLUB

BRIGHTON PIER

LEWES

NATIONAL TRUST CISSBURY RING

GATWICK AIRPORT

# HOMES THAT HARBOUR MUCH MORE

Set on the riverside, with homes offering tranquil views of the River Adur. Wharf Twenty One has been designed to foster a sense of community and be a place you'll be proud to call home.

WHARF TWENTY ONE



SHOREHAM-BY-SEA



# IT'S ALL IN THE DETAIL

Experience modern living at Wharf Twenty One. Crafted with a contemporary touch, these apartments offer style and private outdoor space.

## KITCHEN

- Zanussi built-in oven and induction hob
- Lamona integrated fridge/freezer
- Lamona integrated dishwasher
- Alvo brushed steel mixer tap
- 22mm Storm Grey 650mm deep worktops
- Clerkenwell two tone charcoal grey and light grey Howdens soft close handleless kitchen furniture
- Undercabinet lighting
- Clear glass splashback

## FLOORING

- Quickstep laminate, soft oak light brown, to all living areas
- JHS Elford Twist carpet in cashew colour to all bedrooms\*
- Origen (Nu Stone) Anthracite flooring to bathroom and en suite

## BATHROOM

- Bath with Roca rainwater shower over bath and hand shower apparatus

- Glass shower screen
- Tubadzin Grigia Grey wall tiles
- Pisa towel rail
- Fitted mirror

## EN SUITE

- Walk-in shower with sliding door, Roca rainwater shower and hand shower apparatus
- Tubadzin Grigia Grey wall tiles
- Part-tiled walls
- Pisa towel rail
- Mirrored vanity unit
- Silestone Blanco Zeuse vanity top

## GENERAL

- Beko washer/dryer to store cupboard
- Wired for telephone and broadband.
- Sky Q digital TV connection
- Zoned underfloor heating
- MVHR ventilation system with heat recovery
- Tiled balconies with outdoor lighting

- Video entry system
- 10-year Build-NHBC
- Fitted wardrobe to master bedroom

## PREMIUM SPECIFICATION\*

### KITCHEN

- Clerkenwell Marine Blue handleless kitchen furniture

### EN SUITE

- Tubadzin Aulla Grey wall tiles
- Silestone Blanco Zeuse vanity top
- Etno tiled flooring
- Mirrored vanity unit

### BATHROOM

- Hansgrohe bath and shower mixer
- Chrome shaver socket
- Aulla Grey wall tiles
- Etno tiled flooring
- Aulla Grey bath panel



\*To 12 plots only, 6th and 7th floor. All of the specification listed is included in our apartments as standard. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. †This only applies to the standard specification and does not feature in the premium specification.

Images used for illustrative purposes only.

# ONE BEDROOM APARTMENTS

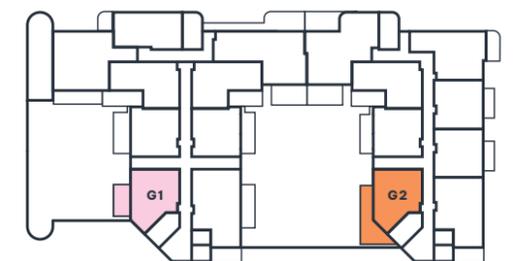


TYPE  
01



SHOREHAM-BY-SEA

PLOT NUMBER	FLAT NUMBER	FLOOR
G1-01-09	1	1
G1-03-09	20	3
G1-04-09	29	4
G1-07-04	51	7
G2-02-08	9	2
G2-03-08	18	3
G2-04-08	26	4



**KITCHEN/LIVING/DINING AREA**

6.54M X 4.85M / 21'3" X 15'9"

**BEDROOM**

5.77M X 2.68M / 18'9" X 8'7"

**BALCONY**

5.20M X 1.45M / 17'0" X 4'7"

**GROSS INTERNAL AREA**

54 M<sup>2</sup> / 583 SQ FT

**KEY:**

ES- EN SUITE | ST- STORE | W- WARDROBE | FF - FRIDGE FREEZER | DW - DISHWASHER | WD - WASHER DRYER

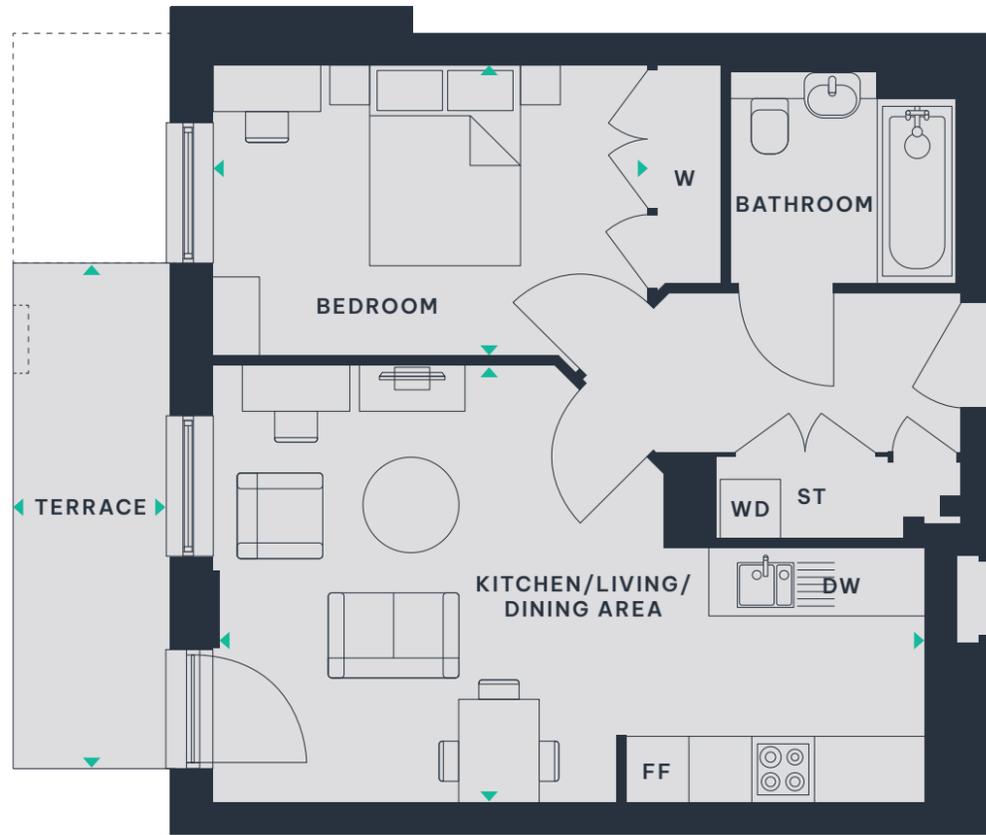
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# TYPE 02

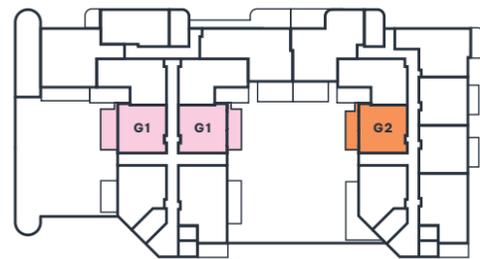


# TYPE 03

WHARF TWENTY ONE



PLOT NUMBER	FLAT NUMBER	FLOOR
G1-01-02 <sup>+</sup>	8	1
G1-01-08	2	1
G2-01-07	2	2



**KITCHEN/LIVING/DINING AREA**

6.79M X 4.20M / 22'2" X 13'7"

**BEDROOM**

4.15M X 2.78M / 13'6" X 9'12"

**TERRACE**

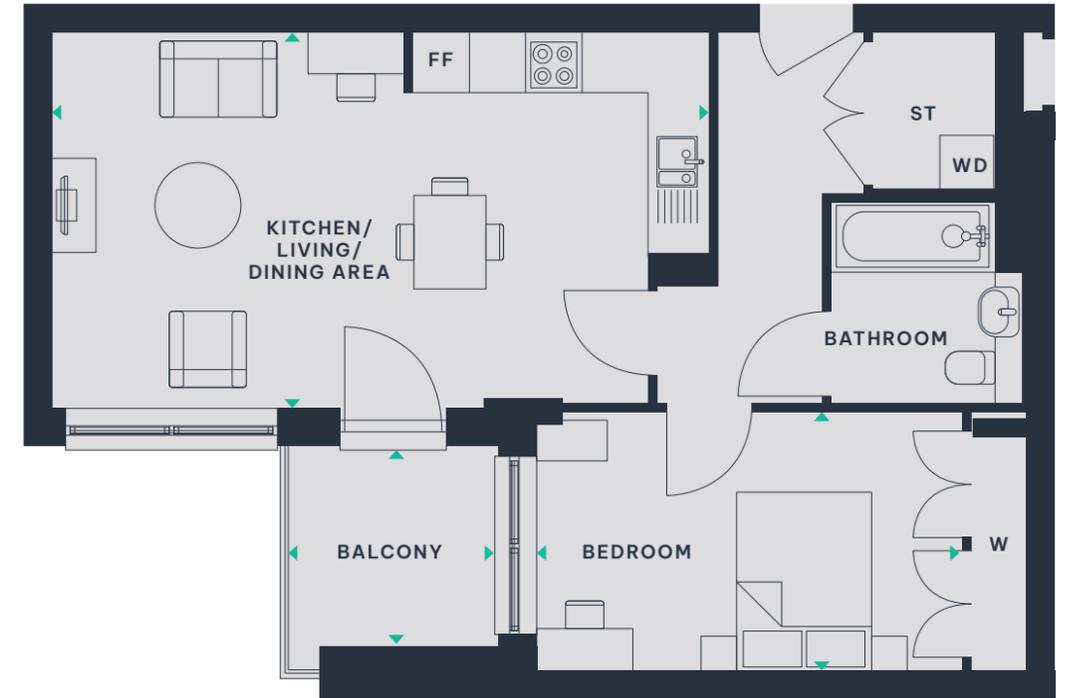
4.83M X 1.50M / 15'8" X 4'9"

**GROSS INTERNAL AREA**

50 M<sup>2</sup> / 542 SQ FT

**KEY:**  
**ES**- EN SUITE | **ST**- STORE | **W**- WARDROBE | **FF** - FRIDGE FREEZER | **DW** - DISHWASHER | **WD** - WASHER DRYER

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SHOREHAM-BY-SEA

PLOT NUMBER	FLAT NUMBER	FLOOR
G1-01-03	7	1
G1-02-03	17	2
G1-02-07	12	2
G1-03-03 <sup>+</sup>	26	3
G1-03-07	22	3
G1-05-07	40	5
G2-01-06	3	1
G2-02-06	11	2
G2-05-06	36	5



**KITCHEN/LIVING/DINING AREA**

7.01M X 4.03M / 22'9" X 13'2"

**BEDROOM**

4.58M X 2.77M / 15'0" X 9'0"

**BALCONY**

2.25M X 2.14M / 7'3" X 7'0"

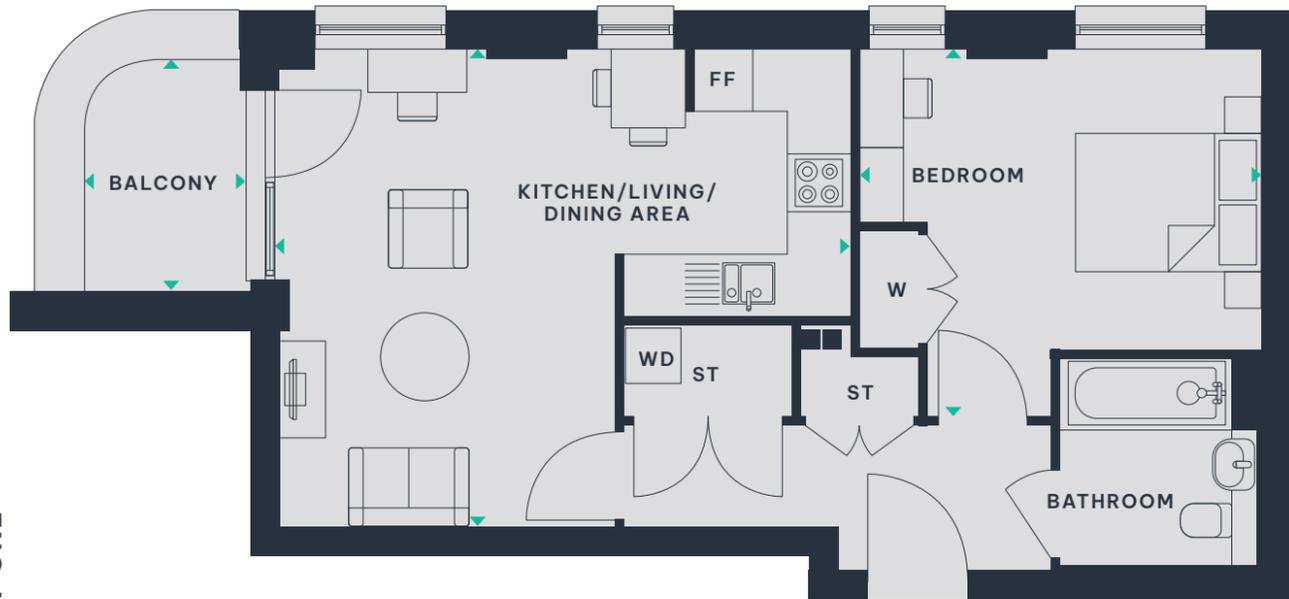
**GROSS INTERNAL AREA**

56 M<sup>2</sup> / 604 SQ FT

**KEY:**  
**ES**- EN SUITE | **ST**- STORE | **W**- WARDROBE | **FF** - FRIDGE FREEZER | **DW** - DISHWASHER | **WD** - WASHER DRYER

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# TYPE 05



WHARF TWENTY ONE

PLOT NUMBER	FLAT NUMBER	FLOOR
G1-01-05	5	1
G1-03-05	24	3
G1-04-05	33	4
G1-05-05	42	5



**KITCHEN/LIVING/DINING AREA**

5.54M X 4.97M / 18'1" X 16'3"

**BEDROOM**

4.16M X 3.12M / 13'6" X 10'2"

**BALCONY**

2.40M X 1.61M / 7'8" X 5'2"

**GROSS INTERNAL AREA**

53 M<sup>2</sup> / 575 SQ FT

**KEY:**  
**ES-** EN SUITE | **ST-** STORE | **W-** WARDROBE | **FF -** FRIDGE FREEZER | **DW -** DISHWASHER | **WD -** WASHER DRYER

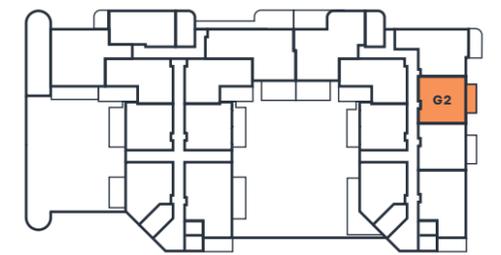
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# TYPE 10



SHOREHAM-BY-SEA

PLOT NUMBER	FLAT NUMBER	FLOOR
G2-01-03	6	1
G2-02-03	15	2
G2-04-03	31	4



**KITCHEN/LIVING/DINING AREA**

7.15M X 4.17M / 23'4" X 13'6"

**BEDROOM**

4.10M X 2.82M / 13'4" X 9'2"

**BALCONY**

4.52M X 1.45M / 14'8" X 4'7"

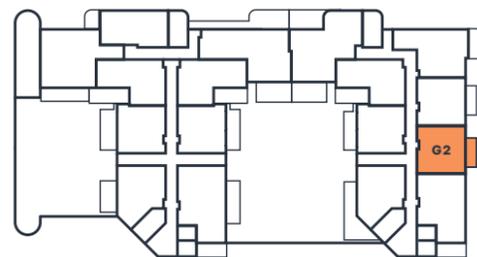
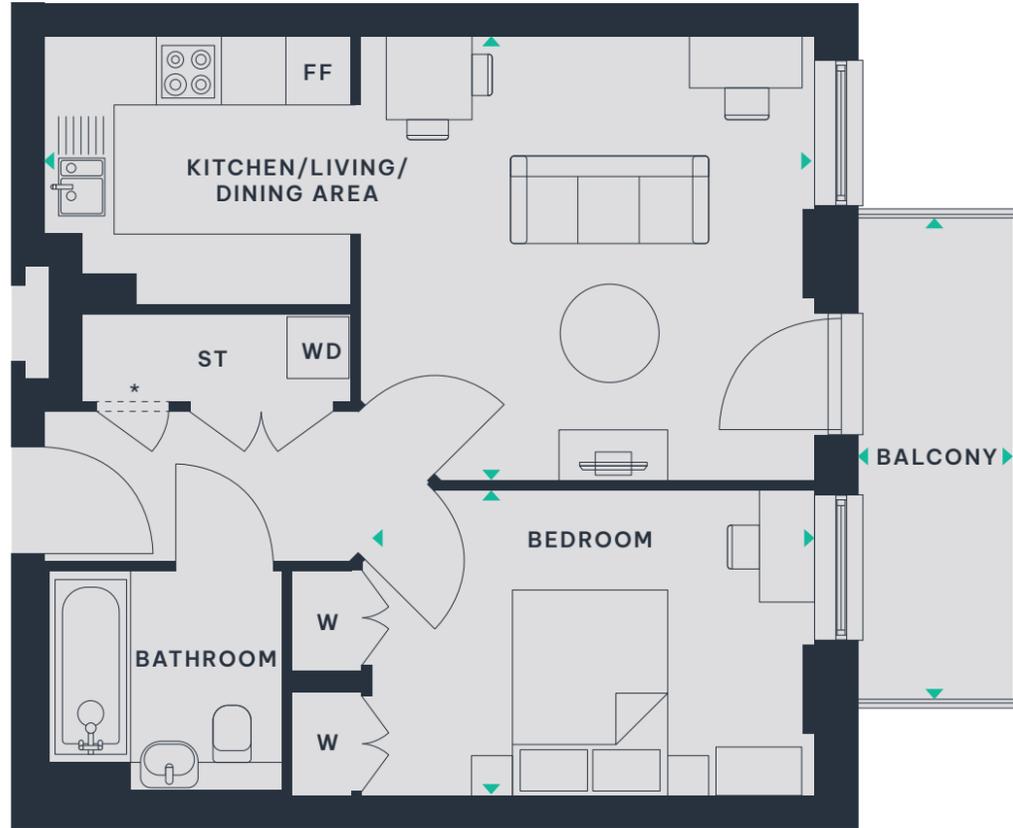
**GROSS INTERNAL AREA**

50 M<sup>2</sup> / 539 SQ FT

**KEY:**  
**ES-** EN SUITE | **ST-** STORE | **W-** WARDROBE | **FF -** FRIDGE FREEZER | **DW -** DISHWASHER | **WD -** WASHER DRYER

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# TYPE 11



PLOT NUMBER	FLAT NUMBER	FLOOR
G2-01-02	7	1
G2-03-02	24	3

<b>KITCHEN/LIVING/DINING AREA</b>	7.15M X 4.15M / 23'4" X 13'6"
<b>BEDROOM</b>	4.20M X 2.85M / 13'7" X 9'3"
<b>BALCONY</b>	4.49M X 1.45M / 14'7" X 4'7"
<b>GROSS INTERNAL AREA</b>	50 M <sup>2</sup> / 542 SQ FT

**KEY:**  
**ES-** EN SUITE | **ST-** STORE | **W-** WARDROBE | **FF -** FRIDGE FREEZER | **DW -** DISHWASHER | **WD -** WASHER DRYER

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# TWO BEDROOM APARTMENTS



# TYPE 04

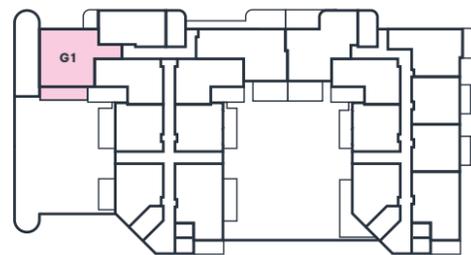


# TYPE 06

WHARF TWENTY ONE



PLOT NUMBER	FLAT NUMBER	FLOOR
G1-01-06	4	1
G1-03-06	23	3
G1-04-06	32	4
G1-05-06	41	5



<b>KITCHEN/LIVING/DINING AREA</b>	8.63M X 3.72M / 28'31" X 12'2"
<b>BEDROOM 1</b>	4.42M X 4.23M / 14'5" X 13'8"
<b>BEDROOM 2</b>	3.82M X 3.15M / 12'5" X 10'3"
<b>BALCONY</b>	8.9M X 3M / 29'2" X 9'10"
<b>GROSS INTERNAL AREA</b>	77 M <sup>2</sup> / 833 SQ FT

**KEY:**  
**ES-** EN SUITE | **ST-** STORE | **W-** WARDROBE | **FF-** FRIDGE FREEZER | **DW-** DISHWASHER | **WD-** WASHER DRYER

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SHOREHAM-BY-SEA

PLOT NUMBER	FLAT NUMBER	FLOOR
G1-01-04	6	1
G1-02-04	16	2
G1-03-04	25	3
G1-04-04	34	4
G1-05-04	43	5

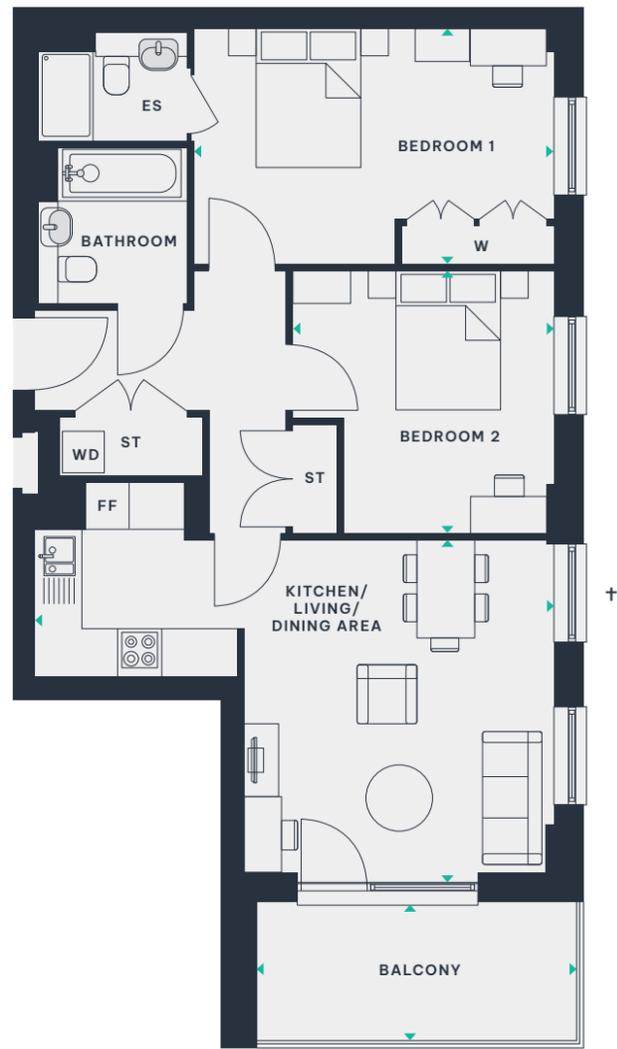


<b>KITCHEN</b>	2.84M X 2.70M / 9'3" X 8'8"
<b>LIVING/DINING AREA</b>	4.48M X 4.24M / 14'6" X 13'9"
<b>BEDROOM 1</b>	3.87M X 3.15M / 12'6" X 10'3"
<b>BEDROOM 2</b>	3.36M X 3.15M / 11'0" X 10'3"
<b>BALCONY</b>	4.49M X 1.45M / 14'7" X 4'7"
<b>GROSS INTERNAL AREA</b>	80 M <sup>2</sup> / 861 SQ FT

**KEY:**  
**ES-** EN SUITE | **ST-** STORE | **W-** WARDROBE | **FF-** FRIDGE FREEZER | **DW-** DISHWASHER | **WD-** WASHER DRYER

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# TYPE 07



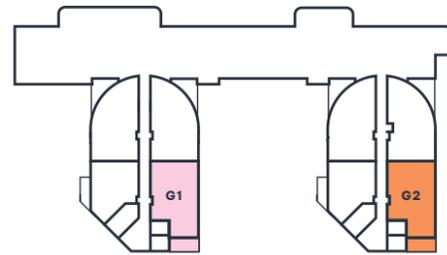
# TYPE 08



WHARF TWENTY ONE

SHOREHAM-BY-SEA

PLOT NUMBER	FLAT NUMBER	FLOOR
G1-01-01	9	1
G1-02-01	19	2
G1-03-01	28	3
G2-06-01	45	6



<b>KITCHEN</b>	2.77M X 2.02M / 9'0" X 6'6"
<b>LIVING/DINING AREA</b>	4.59M X 4.27M / 15'0" X 14'0"
<b>BEDROOM 1</b>	4.95M X 3.25M / 16'2" X 10'6"
<b>BEDROOM 2</b>	3.62M X 3.59M / 11'8" X 11'7"
<b>BALCONY</b>	4.40M X 1.92M / 14'4" X 6'2"
<b>GROSS INTERNAL AREA</b>	75 M <sup>2</sup> / 804 SQ FT

**KEY:**  
**ES**- EN SUITE | **ST**- STORE | **W**- WARDROBE | **FF** - FRIDGE FREEZER | **DW** - DISHWASHER | **WD** - WASHER DRYER

\*Terrace to plot G1-01-01. Ceiling height may vary within selected homes, please speak to the sales team for more information. All private outdoor space areas, dimensions and shapes are approximate and vary between plots and storeys. The information contained within this document does not constitute part of any offer, contract or warranty. Whist the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.

PLOT NUMBER	FLAT NUMBER	FLOOR
G2-01-05	4	1
G2-02-05	12	2
G2-03-05	21	3
G2-04-05	29	4
G2-05-05	37	5

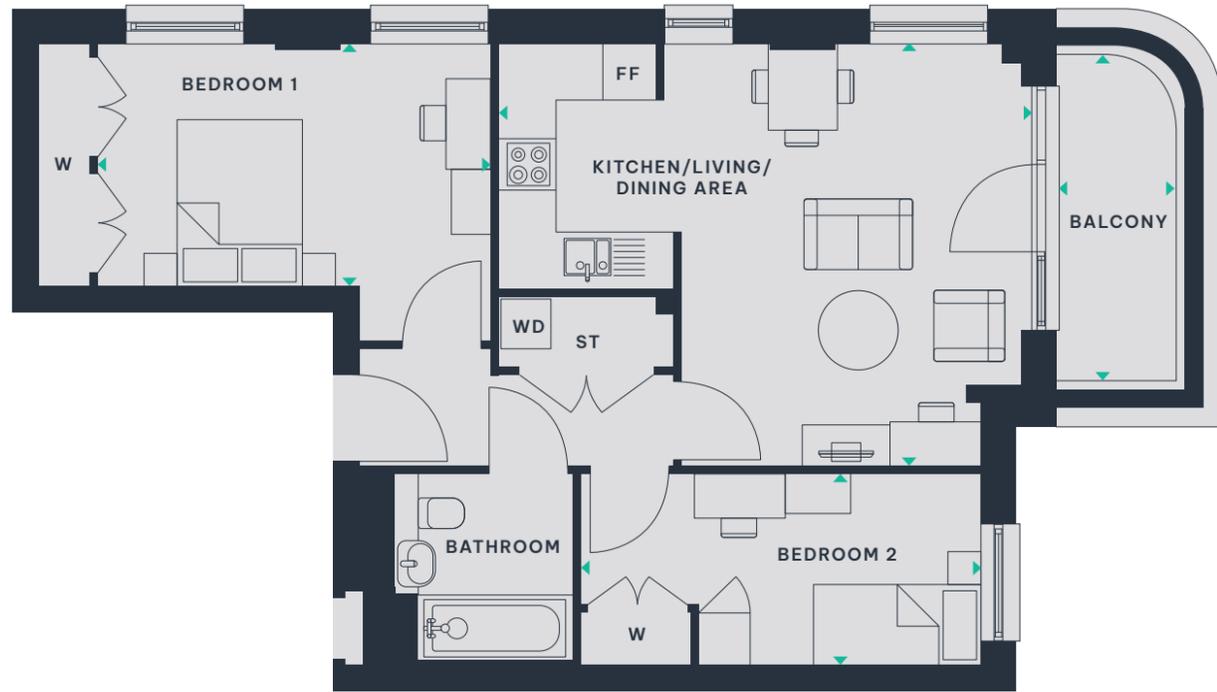


<b>KITCHEN</b>	3.00M X 2.70M / 9'8" X 8'8"
<b>LIVING/DINING AREA</b>	4.48M X 4.24M / 14'6" X 13'9"
<b>BEDROOM 1</b>	4.87M X 3.43M / 15'9" X 11'2"
<b>BEDROOM 2</b>	4.74M X 3.15M / 15'5" X 10'3"
<b>BALCONY</b>	4.49M X 1.45M / 14'7" X 4'7"
<b>GROSS INTERNAL AREA</b>	82 M <sup>2</sup> / 884 SQ FT

**KEY:**  
**ES**- EN SUITE | **ST**- STORE | **W**- WARDROBE | **FF** - FRIDGE FREEZER | **DW** - DISHWASHER | **WD** - WASHER DRYER

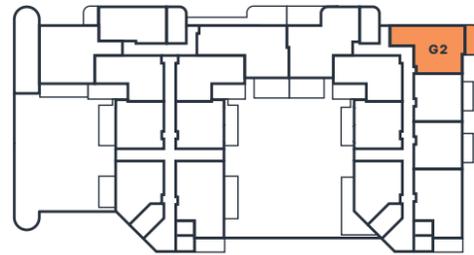
\*Terrace to plot G2-01-05. Ceiling height may vary within selected homes, please speak to the sales team for more information. All private outdoor space areas, dimensions and shapes are approximate and vary between plots and storeys. The information contained within this document does not constitute part of any offer, contract or warranty. Whist the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.

# TYPE 09



WHARF TWENTY ONE

PLOT NUMBER	FLAT NUMBER	FLOOR
G2-01-04	4	1
G2-03-04	22	3
G2-04-04	30	4



<b>KITCHEN/LIVING/DINING AREA</b>	6.00M X 4.88M / 19'6" X 16'0"
<b>BEDROOM 1</b>	4.50M X 2.79M / 15'5" X 9'1"
<b>BEDROOM 2</b>	4.61M X 2.19M / 15'1" X 7'1"
<b>BALCONY</b>	3.78M X 1.38M / 12'4" X 4'5"
<b>GROSS INTERNAL AREA</b>	63 M <sup>2</sup> / 676 SQ FT

**KEY:**  
**ES**- EN SUITE | **ST**- STORE | **W**- WARDROBE | **FF** - FRIDGE FREEZER | **DW** - DISHWASHER | **WD** - WASHER DRYER

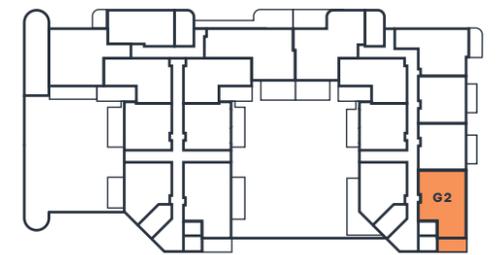
Ceiling height may vary within selected homes, please speak to the sales team for more information. All private outdoor space areas, dimensions and shapes are approximate and vary between plots and storeys. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.

# TYPE 12



SHOREHAM-BY-SEA

PLOT NUMBER	FLAT NUMBER	FLOOR
G2-01-01	8	1
G2-04-01	33	4

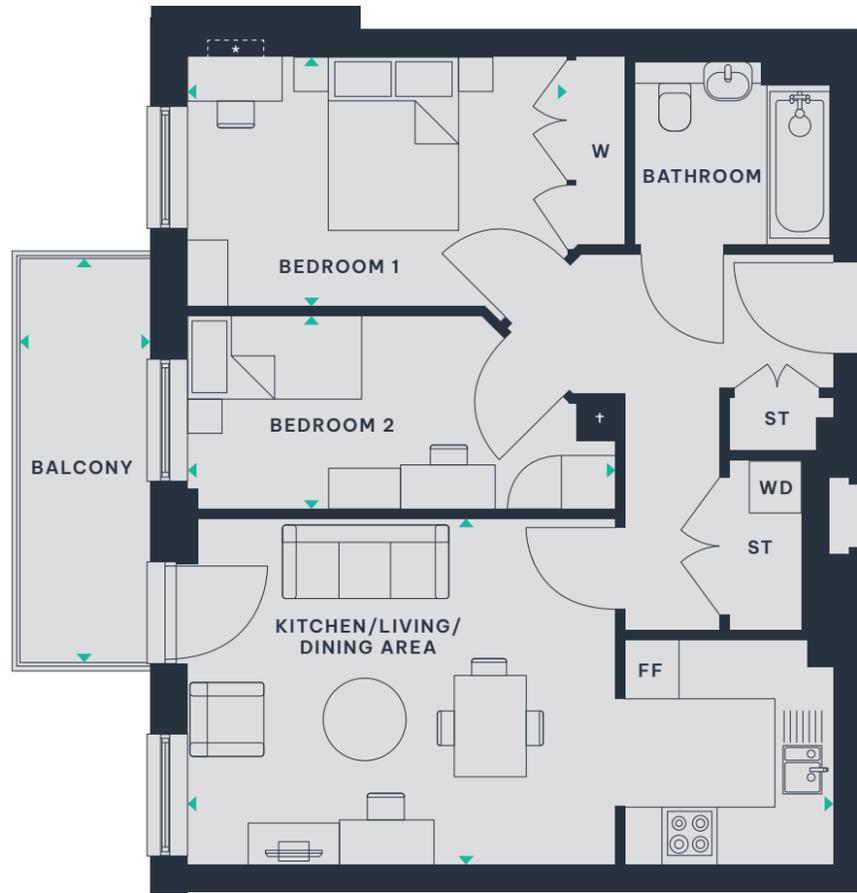


<b>KITCHEN/LIVING/DINING AREA</b>	7.15M X 4.27M / 23'4" X 14'0"
<b>BEDROOM 1</b>	4.15M X 2.93M / 13'6" X 9'6"
<b>BEDROOM 2</b>	3.96M X 2.60M / 12'9" X 8'5"
<b>BALCONY</b>	4.40M X 1.92M / 14'4" X 6'2"
<b>GROSS INTERNAL AREA</b>	75 M <sup>2</sup> / 804 SQ FT

**KEY:**  
**ES**- EN SUITE | **ST**- STORE | **W**- WARDROBE | **FF** - FRIDGE FREEZER | **DW** - DISHWASHER | **WD** - WASHER DRYER

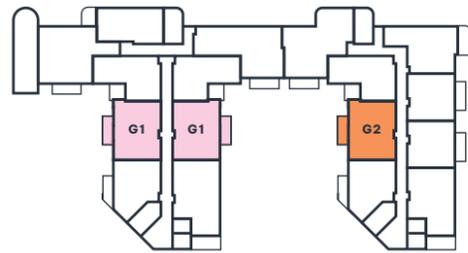
Ceiling height may vary within selected homes, please speak to the sales team for more information. All private outdoor space areas, dimensions and shapes are approximate and vary between plots and storeys. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.

# TYPE 13



WHARF TWENTY ONE

PLOT NUMBER	FLAT NUMBER	FLOOR
G1-02-02+	18	2
G1-02-08	11	2
G1-04-02+	36	4
G1-04-08	30	4
G1-05-02+	45	5
G1-05-08	39	5
G2-03-07	19	3

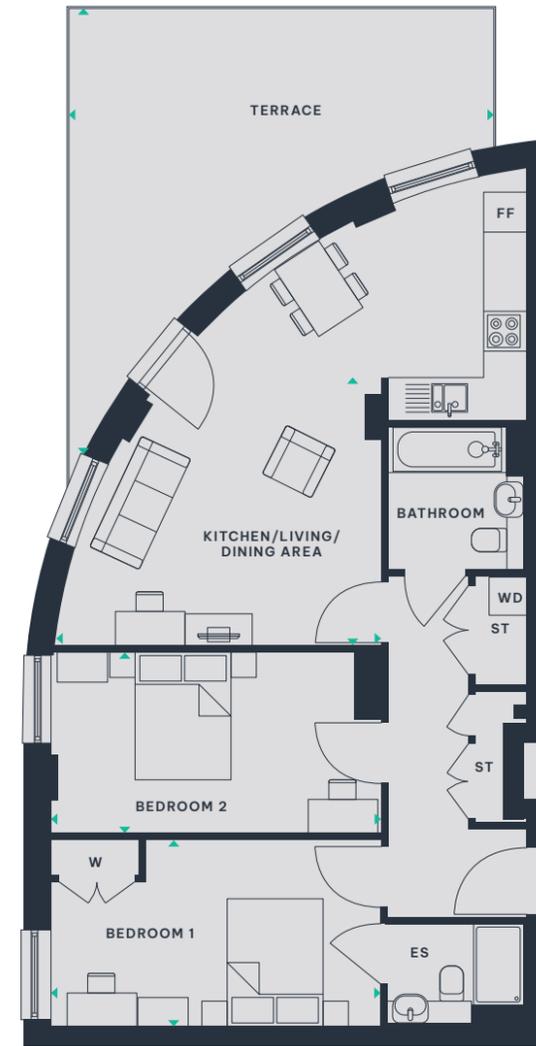


<b>KITCHEN</b>	2.40M X 2.26M / 7'8" X 7'4"
<b>LIVING/DINING</b>	7.14M X 3.85M / 23'4" X 12'6"
<b>BEDROOM 1</b>	4.85M X 2.78M / 15'9" X 9'1"
<b>BEDROOM 2</b>	4.73M X 2.15M / 15'5" X 7'0"
<b>BALCONY</b>	4.49M X 1.45M / 14'7" X 4'7"
<b>GROSS INTERNAL AREA</b>	64 M <sup>2</sup> / 691 SQ FT

**KEY:**  
**ES**- EN SUITE | **ST**- STORE | **W**- WARDROBE | **FF** - FRIDGE FREEZER | **DW** - DISHWASHER | **WD** - WASHER DRYER

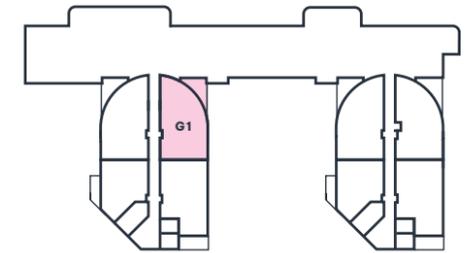
\*Plot is handed. Ceiling height may vary within selected homes, please speak to the sales team for more information. All private outdoor space areas, dimensions and shapes are approximate and vary between plots and storeys. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.

# TYPE 14



SHOREHAM-BY-SEA

PLOT NUMBER	FLAT NUMBER	FLOOR
G1-06-02+	49	6

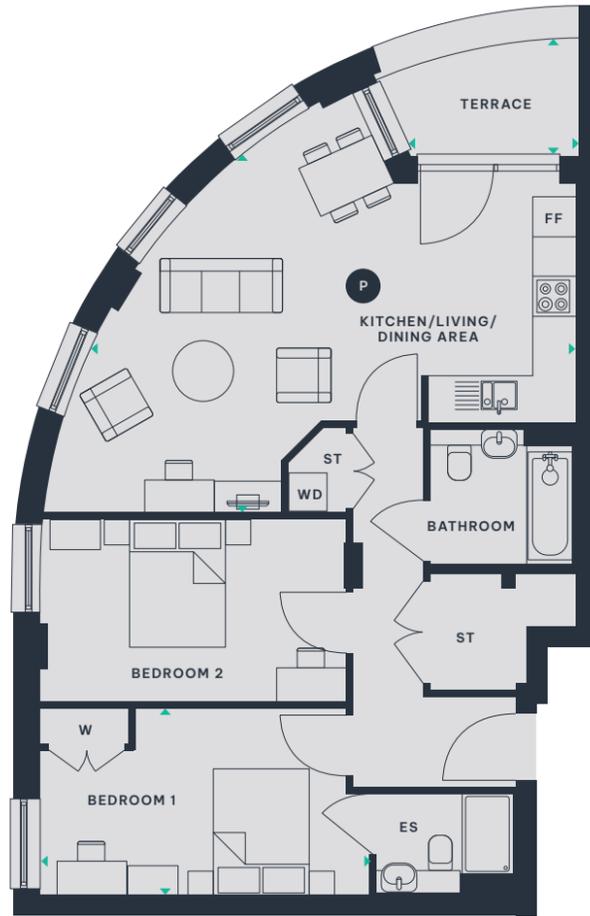


<b>KITCHEN</b>	3.81M X 2.09M / 12'5" X 6'8"
<b>LIVING/DINING AREA</b>	4.92M X 4.04M / 16'1" X 13'2"
<b>BEDROOM 1</b>	3.59M X 2.82M / 11'7" X 9'2"
<b>BEDROOM 2</b>	4.95M X 2.73M / 16'2" X 8'9"
<b>TERRACE</b>	7.11M X 6.38M / 23'3" X 20'9"
<b>GROSS INTERNAL AREA</b>	78 M <sup>2</sup> / 840 SQ FT

**KEY:**  
**ES**- EN SUITE | **ST**- STORE | **W**- WARDROBE | **FF** - FRIDGE FREEZER | **DW** - DISHWASHER | **WD** - WASHER DRYER

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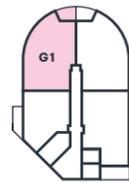
TYPE  
**15**



WHARF TWENTY ONE

WHARF TWENTY ONE

PLOT NUMBER	FLAT NUMBER	FLOOR
G1-07-03	52	7



<b>KITCHEN</b>	3.29M X 2.10M / 10'7" X 7'8"
<b>LIVING/DINING AREA</b>	6.32M X 3.56M / 20'7" X 11'6"
<b>BEDROOM 1</b>	4.53M X 2.82M / 14'8" X 9'2"
<b>BEDROOM 2</b>	4.53M X 2.76M / 14'8" X 9'0"
<b>TERRACE</b>	2.51M X 1.80M / 8'2" X 5'9"
<b>GROSS INTERNAL AREA</b>	81 M <sup>2</sup> / 872 SQ FT

**KEY:**  
**ES** - EN SUITE | **ST** - STORE | **W** - WARDROBE | **FF** - FRIDGE FREEZER | **DW** - DISHWASHER | **WD** - WASHER DRYER | **P** - PILLAR

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# FREE DOM! IS WITH SHARED OWNERSHIP HERE

Shared Ownership is a Government-backed scheme to help you get on the property ladder with a smaller deposit.

# RENT

RENT WHAT'S LEFT

75%

## HOW DOES IT WORK?

You initially purchase between 25%–75% of the home's market value, you then pay subsidised rent on the remainder.

## AM I ELIGIBLE?

To be considered eligible for the Shared Ownership scheme your yearly income must be below £90,000 within London, or £80,000 outside of London. You cannot buy with Shared Ownership whilst you own another home.

## WILL I NEED TO PAY A DEPOSIT?

To be considered eligible for the Shared Ownership in most cases, you will need 5% of the share percentage you are purchasing. A panel of specialist and experienced mortgage advisers will be provided to you. Any of these firms will be able to advise you on the best options available to you, so please ask us to refer you for further advice. If the property's market value is £270,000 and you're buying 25% then your proportion will be £67,500.

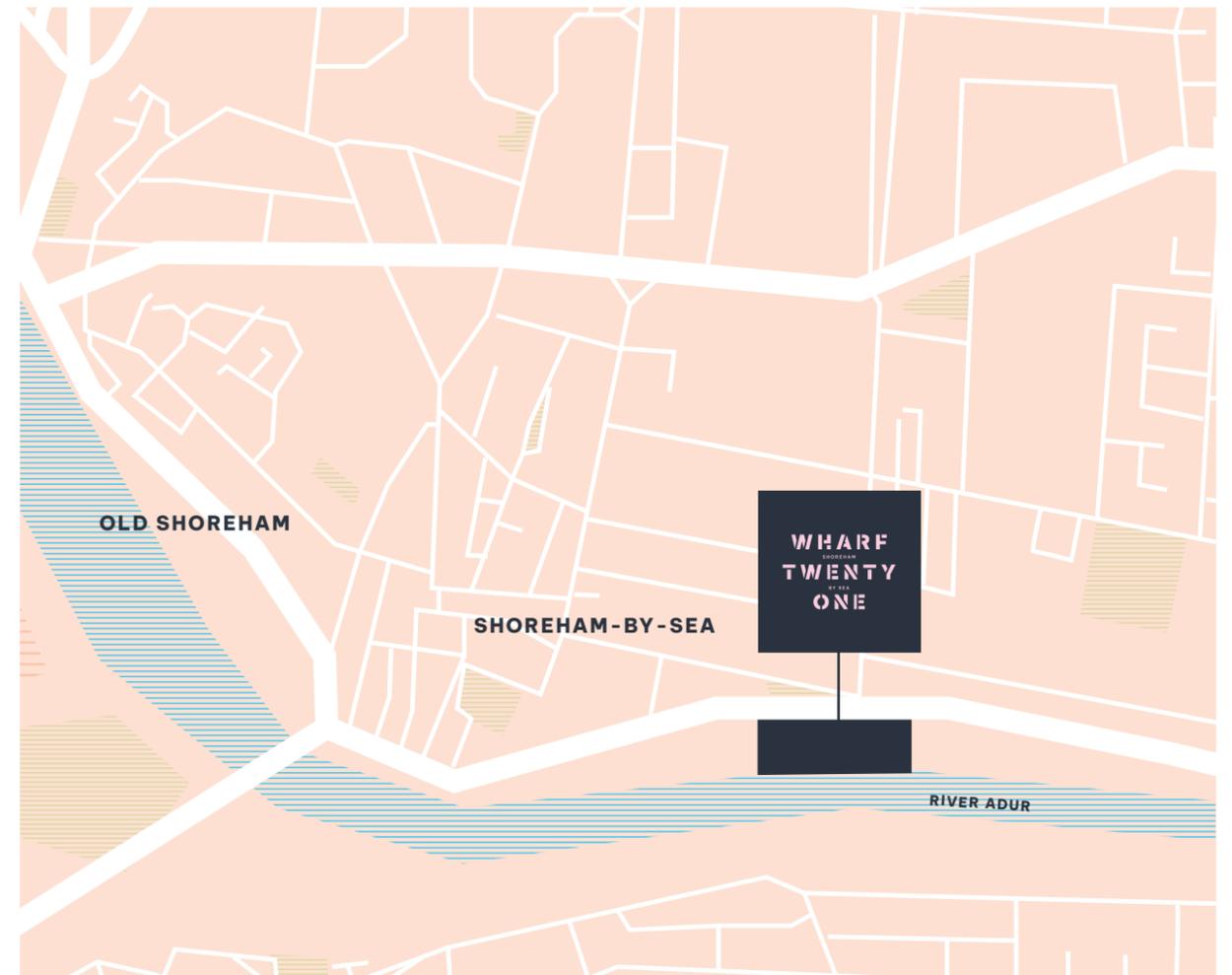
This means you'll need a deposit of £3,375 alongside a mortgage of £64,125. You're also able to own the property outright, by increasing your share to 100%.

50%

CHOOSE YOUR SHARE OF THE PROPERTY

25%

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WHARF TWENTY ONE

## HOW TO FIND US

FREE WHARF GATE // SHOREHAM-BY-SEA // BN43 6RE

### BY CAR

- VIA A27 FROM PATCHAM INTERCHANGE:**
- At Patcham Interchange, take the 2nd exit onto the A27 slip road to Worthing
  - Merge onto A27
  - Continue on the A27, before taking the A293 exit towards Shoreham / A270
  - At Hangleton Interchange, take the 1st exit onto A293
  - At the roundabout, take the 2nd exit and stay on A293
  - Turn right onto Old Shoreham Road / A270
  - Continue on Southwick Street to Albion Street / A259
  - Continue on to Spring Gardens / B2167
  - Turn right onto Albion Street / A259
  - Continue to follow A259 / Brighton Road
  - Wharf Twenty One will be on your right

### BY TRAIN

- Walk west on Station Approach towards Buckingham Road
- Turn left onto Brunswick Road
- Turn left onto Ham Road
- Turn right onto Surry Street
- Turn left onto New Road
- Slight left onto Brighton Road / A259

SCAN FOR DIRECTIONS



Southern Housing terms and conditions apply. Images are for illustrative purposes only. Maps not to scale. Times, distances and directions are taken from nationalrail.co.uk and google.co.uk/maps and are approximate only. All content within this document is indicative only. Southern Housing reserves the right to make any changes at any time. Please speak to a member of the Sales Team for up-to-date information when reserving your new home. Information is correct at time of going to print. April 2025.

