

Where life makes sense

Imagine a place that combines the calm of waterside living with the excitement of a city lifestyle. A place that connects you to everything you need for everyday life while giving you space to relax, breathe and focus on your health and well-being.

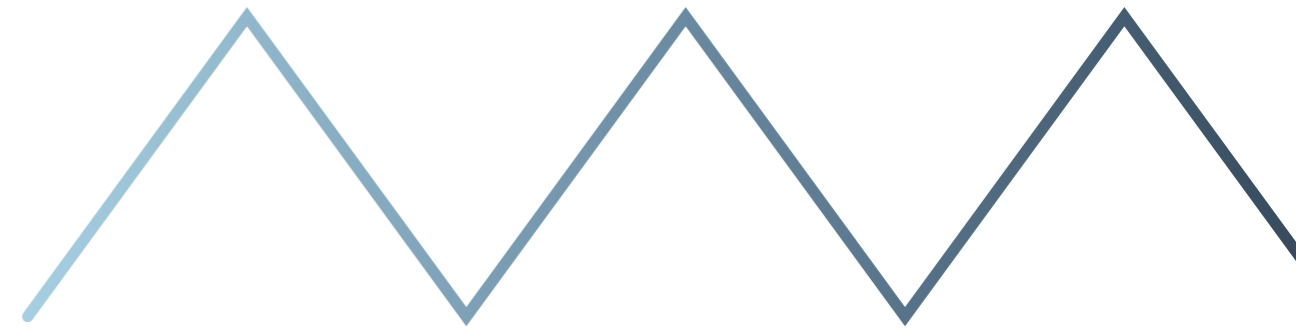
This is life at The Waterfront.

An exclusive development of 120 riverside homes, comprising 1,2 and 3 bedroom apartments, 3 bedroom townhouses and stunning 4 bedroom waterfront homes.





Views worth coming home to



This exclusive collection of contemporary four-bedroom homes is nestled on the river, near to the beautiful South Downs and just a stone's throw from the River Adur, Shoreham beach and the vibrant town centre. It's a secluded oasis with a wonderful setting, somewhere that inspires you to do the things you love with the people you love.

While living here means you're surrounded by a natural paradise, you're still well connected to the local area with excellent transport links and a number of amenities just a short walk away.

In a busy fast-paced world, The Waterfront provides the perfect balance – it's where life makes sense.





A sense of awakening

Exciting things are happening at The Waterfront. As well as a number of high-quality riverside properties, there will also be commercial space, communal courtyards and a brand new café/restaurant with a raised terrace. Dine alfresco, socialise with your neighbours and feel part of the community or simply sit back and enjoy the view. All of this will be complemented by excellent transport connections including a new riverside cycle and walking path, which leads directly to the South Downs via stepped access.



A refreshing place to live



The Waterfront will also benefit from the wider regeneration happening within Shoreham-by-Sea. The 15-year plan will see the creation of commercial spaces and a host of new leisure facilities including shops and restaurants.

There will also be further improvements to the harbour, which will enhance the area's profile for watersports and bring new people to the town, making this the perfect time to purchase your home within Shoreham's premier new address at The Waterfront.



When you step outside your front door and begin to explore the area you'll discover it's a treat for the senses.





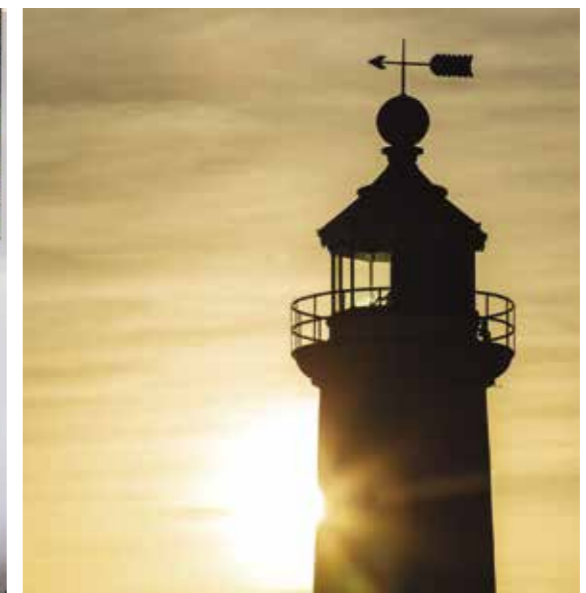
see

A new perspective

If you're searching for a home that inspires you to get the most out of everyday life then look no further.

This location is ideal for a multitude of lifestyles, offering the very best of countryside and coastal living. There's so much to see and do. By day, ramble through the beauty of the South Downs National Park and admire the flora and fauna bathing in natural light. By night, retreat to The Waterfront to

admire the changing horizon and gaze across the stunning coastline, which stretches as far as the eye can see. Of course, Shoreham has plenty of other attractions to feast your eyes on, from fascinating art galleries and museums to eclectic entertainment shows and independent boutiques.

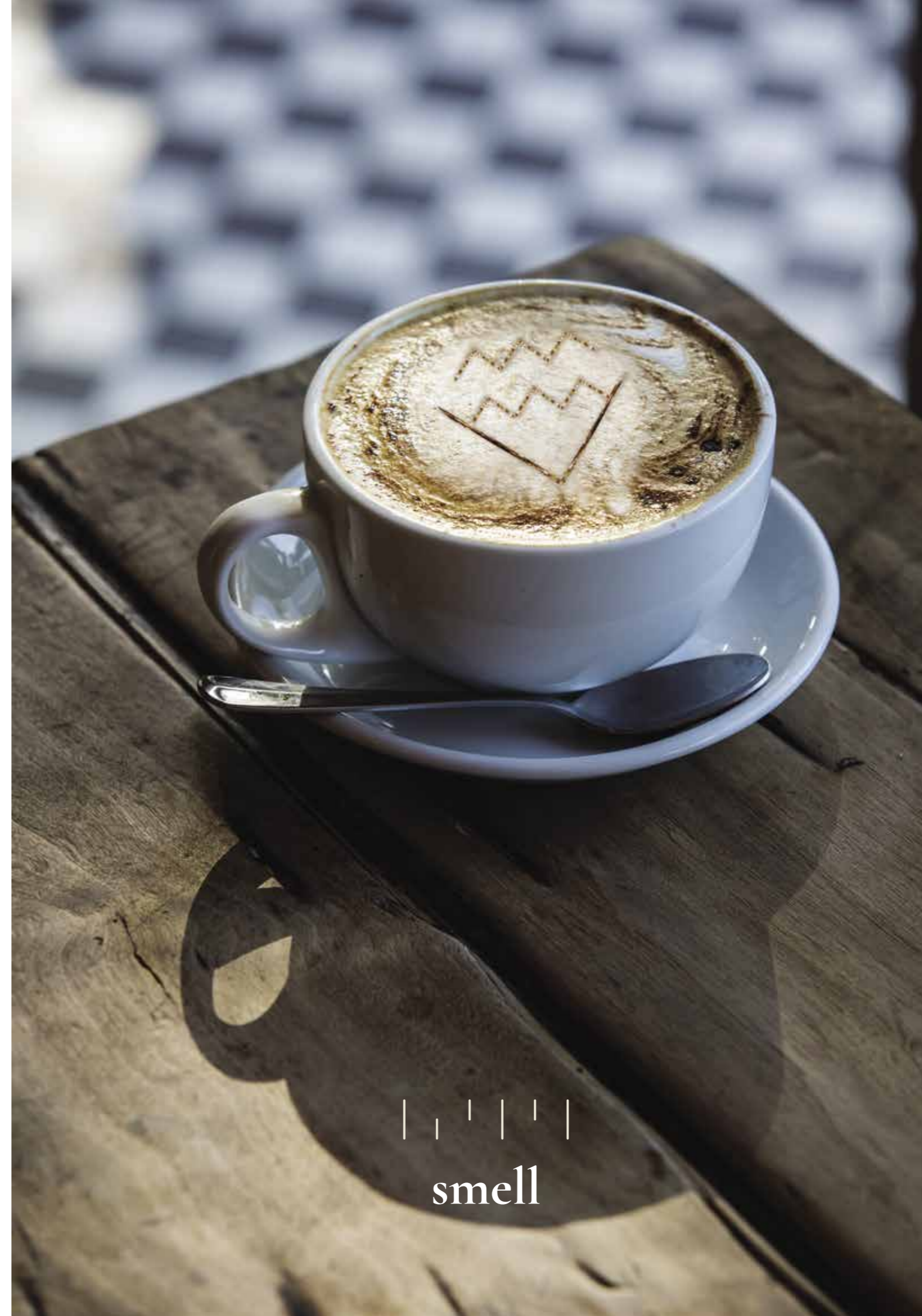


Space to breathe

Life at The Waterfront is not just about taking the sea air,
there's so much more!

When you step outside your front door and begin to explore the area you'll discover it's a treat for the senses. Stroll through the gardens where you'll be greeted with the scent of fresh flowers before making your way to the water's edge to bask in the earthy tone of the salty sea air. As you reach the town centre you'll be met with even more

aromas; the allure of freshly-ground coffee wafting from the local café, Toast by the Coast, the warmth of home-made bread straight from the oven at the Beach Bakery, and the exotic fragrance of incense coming from the nearby Yoga studio, each one inspiring you to soak up the world around you.



| | | | |
smell



A taste of adventure

Shoreham is the perfect place to take your taste buds on a voyage of discovery.

Whether it's sampling fresh seafood straight from the ocean, tucking into an ice cream on a warm summer's day or hosting a seaside picnic with family and friends, there is an array of flavours just waiting to be discovered. Explore a number of restaurants within walking distance where you can try a

variety of cuisines. From deconstructed Lobster Thermidor at Into the Blue to traditional Sunday roasts at Chambers, there's something for every palate. The twice-monthly farmers market is also incredibly popular and provides the ideal opportunity to taste the local produce and seasonal favourites.

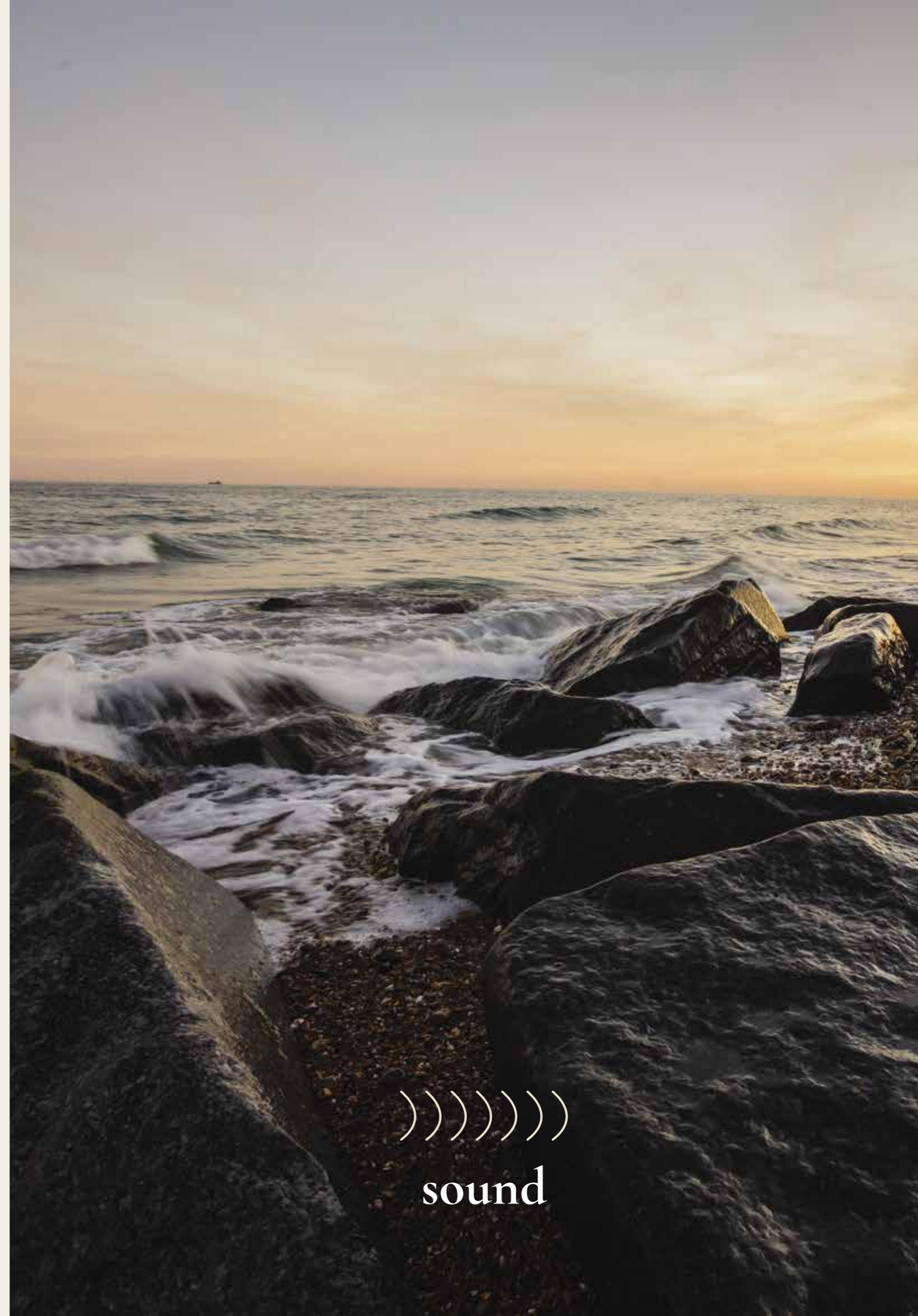


Lose yourself in a moment

There are some sounds that never get old, such as the soulful rhythm of the sea's dancing waves, the call of birds chirping at sunrise or laughter radiating from the people you love.

The haunting sound of clanking rigging on masts in the breeze is unforgettable and Shoreham-by-Sea is the perfect setting to appreciate all of these and more.

Whether it's a trip to Shoreham Nature Reserve, a visit to the Ropetackle Arts Centre or The Duke of Wellington pub to sample the local music scene, there's always something to immerse yourself in.



))))))
sound



touch

Feel inspired by all that's around you

Dive into life at The Waterfront and get to know the neighbourhood.

This is undoubtedly a place where you can get to grips with nature. Try your hand at fishing, cycle along the riverbank or simply while away an afternoon and watch the world go by.

Outdoor enthusiasts searching for a sense of adventure will also be right at home here, with plenty of watersports to keep you entertained including sailing, rowing, windsurfing and canoeing.





THE WATERFRONT
SHOREHAM



A sense of belonging

Schools (Driving)

1. Swiss Gardens Primary School ('Good' Ofsted rating): 3 mins
2. Happy Hours Pre-school Playgroup ('Good' Ofsted rating): 11 mins

Amenities (Walking)

3. Ropetackle Arts Centre: 5 mins
4. P&T Butchers: 6 mins
5. The Dental Practice: 7 mins
6. The Shoreham Centre: 8 mins
7. Harbour View Healthcare: 8 mins
8. Co-op Food: 11 mins
9. Raliway Station: 11 mins
10. West Street Loft: 4 mins
11. St Mary de Haura Church: 6 mins
12. Marlipins Museum: 4 mins

Pubs

13. Swiss Cottage: 2 mins
14. The Bridge Inn: 5 mins
15. Crown & Anchor: 7 mins
16. The Tap House: 7 mins

Cafes & Restaurants

17. The Indian Cottage: 6 mins
18. Chambers Bistro: 7 mins
19. Tom Foolery Coffee Company: 8 mins
20. Toast by the Coast: 9 mins
21. La Galleria: 9 mins
22. Ginger & Dobbs: 10 mins
23. Brio: 10 mins
24. Beach Bakery: 13 mins
25. Tosca Ristorante: 4 mins

By Rail

- | | |
|-------------------------|-------------------------|
| Worthing 8 mins | Horsham 60 mins |
| Brighton 16 mins | Crawley 65 mins |
| Haywards Heath 24 mins | London Victoria 75 mins |
| Gatwick Airport 43 mins | |

---- Train Line



Designed to last



This cutting-edge collection has been designed to complement the riverside setting. Each home has been designed to the highest quality, ensuring The Waterfront will be a place you will be proud to live in, both now and for years to come.

“Combining contemporary features and built with heavy-weight and light-weight materials, the homes create real visual interest and will stand the test of time. The gable fronted terraces provide a varied roofscape while the use of timber, glass, steel and zinc help to reflect the area's changing character.”

Simon Robinson of HGP Architects.



The finer details

KITCHEN

- Contemporary handle-less kitchens from Windmill in Light grey with soft close hinges
- Laminate work surfaces in chalk, with matching upstands
- Toughened glass splashback in coarse silver
- LED under counter lights
- Quality appliances including stainless steel single oven, ceramic or induction hob, integrated microwave, integrated fridge/freezer, dishwasher and canopy extractor
- Stainless steel double oven
- Blanco Supra under mounted sink with Blanco Envoy monobloc mixer tap

BATHROOM / EN SUITE

- ROCA W/C with dual flush with chrome flush plate and concealed cistern
- ROCA Wash hand basin with mixer tap and pop-up waste
- ROCA wall hung vanity unit
- Illuminated bathroom mirror and charging socket
- ROCA thermostatic bath/shower controls (with shower kit over bath in bathroom)
- Frameless glass bath/shower screen
- Chrome heated towel rail

FLOORING

- Living, kitchen/dining, hall – vinyl flooring from Carvalio in lime oak grey
- Bedroom(s) – neutral coloured 80% wool carpet
- Bathroom and en-suite – large format ceramic tiled floors

GENERAL

- Composite windows and doors
- Allocated parking
- Free standing washer/dryer to storage cupboard
- Fitted wardrobes to master bedroom(s)
- Underfloor heating, with the exception of ground floor which will have radiators
- Sky Q – by subscription
- Fire safety sprinkler systems to Kittiwake Court
- Hyperoptic broadband with 3 months free
- Direct stepped access to South Downs Way
- 10 year Premier Warranty



Locally sourced quality kitchens

“ We’re a local business and all of our cabinets are handmade in our factory in Burgess Hill, which allows us to create interesting bespoke designs that you can’t buy from high street retailers. We’re bringing this expertise in bespoke designs, our passion for what we do and love of the local area to the new homes at The Waterfront. We’ve selected modern doors and finishes to complement the materials being used externally and to ensure we’re delivering elegant, timeless designs. They will be beautifully finished with spacious layouts, sleek and stylish acrylic work surfaces and undermounted sinks. Some of the kitchens will also feature our high-quality German-inspired handleless rail system.”

Jamie Beckett of Windmill Kitchens



Disclaimer: 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. Computer Generated Images of The Waterfront.

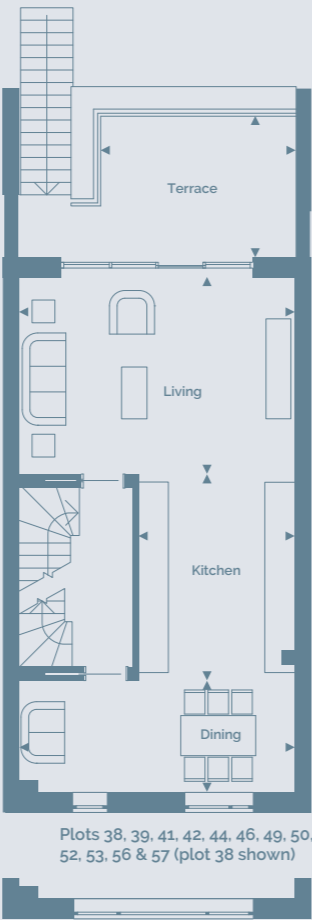
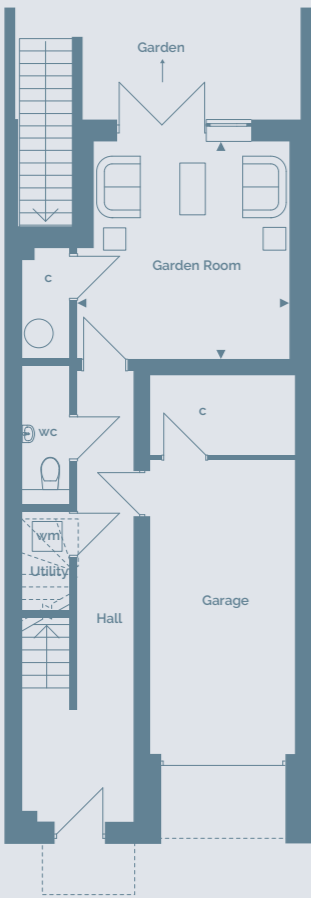




The Shearwater

37*, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48*, 49*
50*, 51*, 52*, 53*, 54*, 55*, 56*, 57* & 58*

Four bedroom waterfront home



Plots 38, 39, 41, 42, 44, 46, 49, 50, 52, 53, 56 & 57 (plot 38 shown)

Plots 37, 40, 43, 45, 47, 48, 51, 54, 55 & 58 (plot 40 shown)

Total internal area : 198 m² / 2,136.5 sqft

Ground Level Dimensions

GARDEN ROOM 4.33 X 4.22M 14'2" X 13'10"

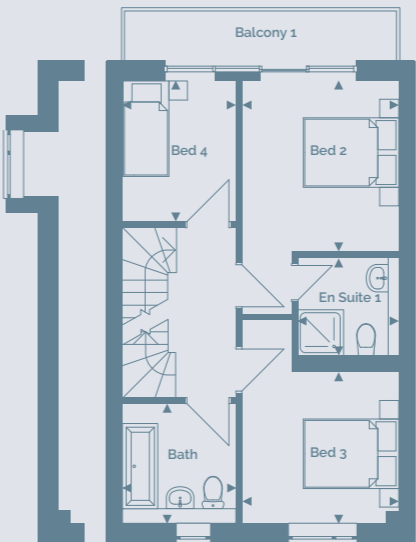
First Floor Dimensions

LIVING ROOM 5.43 X 3.92M 17'10" X 12'10"
DINING ROOM 5.43 X 2.20M 17'10" X 7'3"
KITCHEN 4.13 X 3.09M 13'6" X 10'1"
TERRACE 3.86 X 2.77M 12'7" X 9'1"

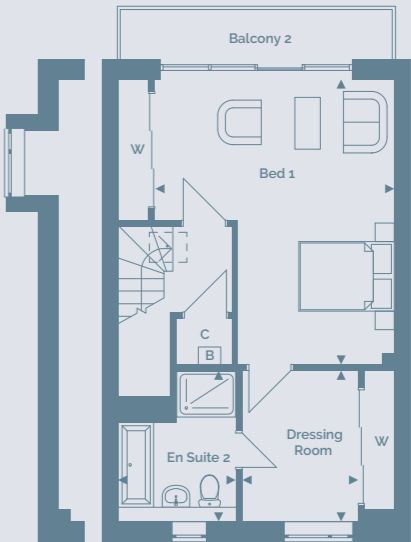
The Shearwater is a truly impressive waterfront home benefitting from a garden room to the ground floor with access to the outside space.

The first floor has an open plan kitchen, living and dining area that spans the whole level, opening onto a sun terrace at the rear to enjoy far reaching views of the River Adur.

The second floor has three bedrooms, one of which is en-suite and also has access to a balcony overlooking the waterfront. The third floor houses the impressive master suite complete with dressing room, en-suite and private balcony, perfect for enjoying those lazy weekend mornings from your seating area inside.



Plot 37



Plot 37

Second Floor Dimensions

BEDROOM 2 3.40 X 3.09M 11'1" X 10'1"
BEDROOM 3 3.09 X 3.01M 10'1" X 9'10"
BEDROOM 4 2.80 X 2.21M 9'2" X 7'3"
BATHROOM 2.40 X 2.20M 7'10" X 7'2"
ENSUITE 1 2.00 X 1.95M 6'4" X 6'6"
BALCONY 1 1.00 X 5.45M 3'3" X 17'10"

Third Floor Dimensions

BEDROOM 1 5.69 X 4.76M 18'8" X 15'7"
DRESSING ROOM 3.00 X 2.32M 9'10" X 7'7"
ENSUITE 2 3.00 X 2.20M 9'10" X 7'2"
BALCONY 2 1.00 X 5.45M 3'3" X 17'10"

*HANDED PLOTS C CUPBOARD B BOILER W WARDROBE WM WASHING MACHINE VELUX WINDOW

Note: Some plots are mirrored. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location 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).

About Hyde New Homes

Hyde New Homes is the award-winning affordable home ownership part of the Hyde Group, a leading G15 developer of homes for all needs and incomes, providing homes and services to over 95,000 customers across London and the South East.

The 30-strong Hyde New Homes team sits within Business Development and provides expertise in sales and marketing

Hyde plans to develop 7,500 homes over the next five years and is investigating ways to build further homes. As a not-for-profit business, surplus is invested to build more affordable homes.

Hyde's significant skills and experience are reflected in its approach to both new build and large-scale regeneration harnessing a multi-disciplined approach where all relevant stakeholders input into each scheme at an early stage to ensure the product is suited to its target audience and commercially viable.

Homes are generously-sized, striking a balance between style and functional design, appealing to a wide range of home buyers. Quality finishes, fittings and long-lasting materials are used and current sustainability standards employed using latest heating and insulation technology, to reduce fuel bills and cut emissions.

The focus is on customer satisfaction, innovative product, award-winning design and locations, making Hyde's new homes attractive to buyers and investors alike.



A selection of previous developments



New Wave - www.nw-hove.co.uk

A development of 1, 2 and 3 bedroom apartments and 3 bedroom townhouses. The development has been designed to offer generous outside spaces and amenities for all residents. The buildings are set back from the road, giving a sense of privacy, whilst contemporary architecture and high quality building standards have been applied throughout.



One Hove Park - www.onehovepark.com

One Hove Park is a mixed tenure development situated in an enviable location between Hove Park and Hove Recreation Ground and just a short stroll from the Seafront.

Recent Awards





THE WATERFRONT

SHOREHAM-BY-SEA

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DEVELOPMENT BY

