



SOUTHSHORE  
SEATON



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SEATON

A STUNNING NEW DEVELOPMENT OF 10,  
4 BEDROOM DETACHED HOUSES

*by*

**STEPHENS+STEPHENS**

DEVELOPING PLACES IN CORNWALL



THIS IS THE  
SOUTH SHORE



WELCOME TO  
SEATON

## SOUTHSIDE STYLE

We're taking our signature Stephens + Stephens' style down south with the launch of Southshore in desirable (yet lesser known) Cornish coastal destination, Seaton.

Situated in an area dubbed 'Cornwall's forgotten corner', on the quieter south coastline, hidden-gem Seaton is just three miles east of popular visitor destination and historic harbourside town, Looe, and not too far from the bright lights of Plymouth city. The A38 links Seaton to the rest of Cornwall but once there, you will never want to leave. A small and perfectly formed charming village surrounded by rolling countryside and pristine coastline, it's also home to one of only four Country Parks in Cornwall, Seaton Valley Countryside Park, the first nature reserve in the region to receive a green flag.

### BE SEDUCED BY SEATON

An area known for its calmer sheltered waters, wild and wonderful landscapes, and boundless opportunities for leisure. Seaton has all of this in spades, its waters favoured by those with a penchant for sailing, wild swimming, paddle boarding amongst other water and land-based recreational fun.

And now, brand new for spring 2023, Southshore provides the ultimate opportunity for escapism as well as a new level of luxury...



# SEA BREEZES + SHIMMERING SUNRISES

Southshore is a stunning new development of 10, four-bedroomed detached houses in close proximity to the shingle sands of Cornwall's Seaton beach. Perched in an elevated hillside spot just a 5 minute stroll to the shoreside, this is the absolute best of south coast living.

Feel as though you are constantly on vacation with salty sea breezes and sparkling sea glimpses. A place where

the morning sun glints upon the ocean. Each home in the Southshore development provides those tangible and well-documented benefits of coastal living.

Carved into the hillside, Southshore's tiered properties exude a secluded, private feel evocative of the Hollywood hills. Taking full advantage of the sprawling countryside setting in which they are based.

## COASTAL LIVING

A boutique development where modern art deco design meets Miami-beach house style (with an added splash of refined glamour). Detached from the stresses of daily life, a sloping, curved driveway winds up to the striking properties, each with ample parking. Sleek architecture protrudes from the verdant hillside, with a James Bond/Marvel superhero home feel.

Externally clad with aesthetic timber and natural stone elements, the properties have been architecturally designed to blend in seamlessly with the surrounding bio-diverse environment. Gargantuan balconies offer, what feels like, endless space for alfresco socialising, as well as the best seat in the house to view those famous south coast sunrises.

Each property's interior scheme will feature a palette of clean neutral shades interjected with bright tones and accents through key furniture pieces and deliberate décor, offering alluring Miami-beach-house style living in Cornwall.



# CONTEMPORARY



Plot 9 - Living space

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# STYLING

This is modern coastal living at its finest; elemental yet glamorous, simplistic yet detail driven, with interiors masterminded by multi award-winning design agency, Absolute.

In each house, mid-century design meets coastal chic whilst mingling with the sleekness of art deco to form a contemporary style. Smooth lines interplay with varied forms, neutral colours and elemental textures to create the basis of these modern coastal abodes.

Vast floor to ceiling glass frontage enables the natural light to come streaming into the vast open plan living spaces, which provide ample breathing space and playing or lounging areas.

THE  
SITE

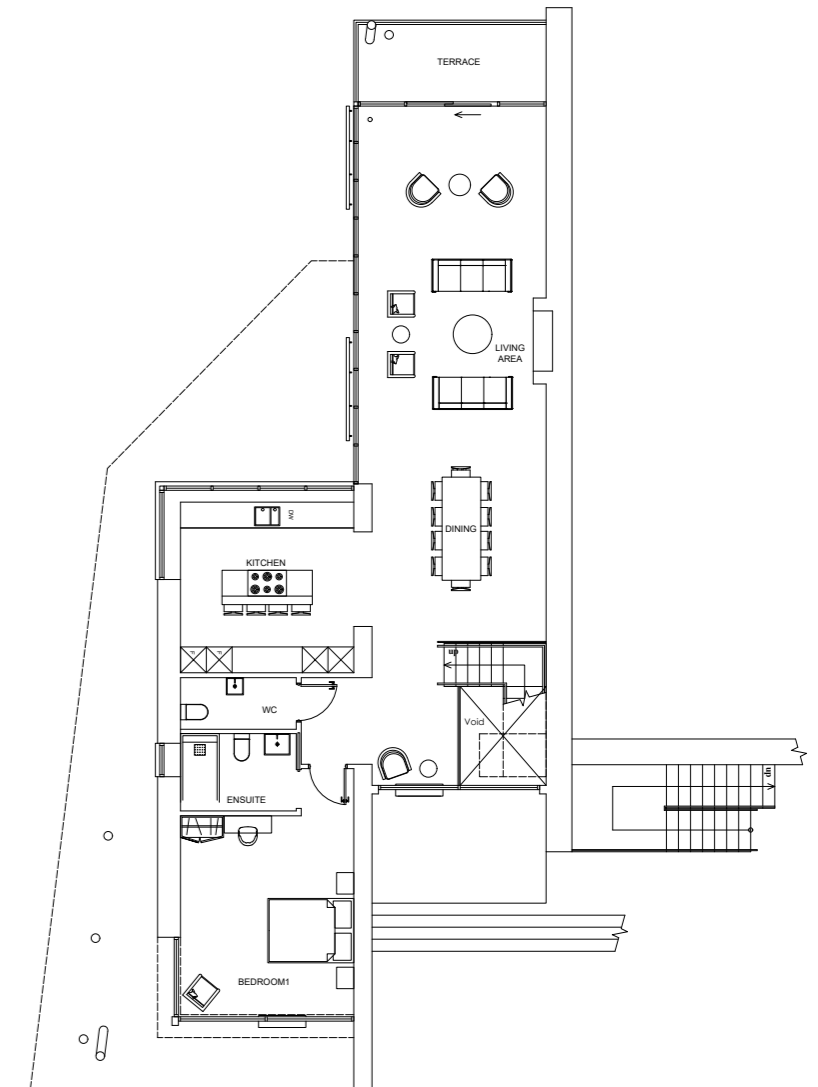
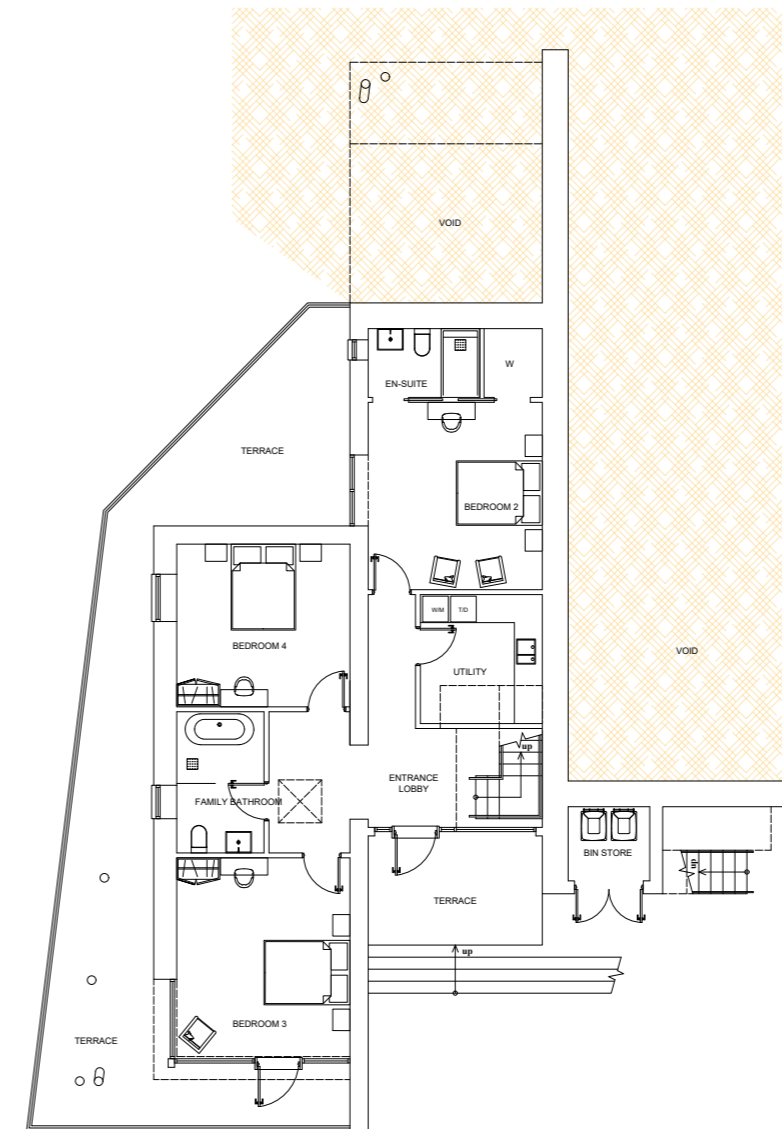






### PLOT 1

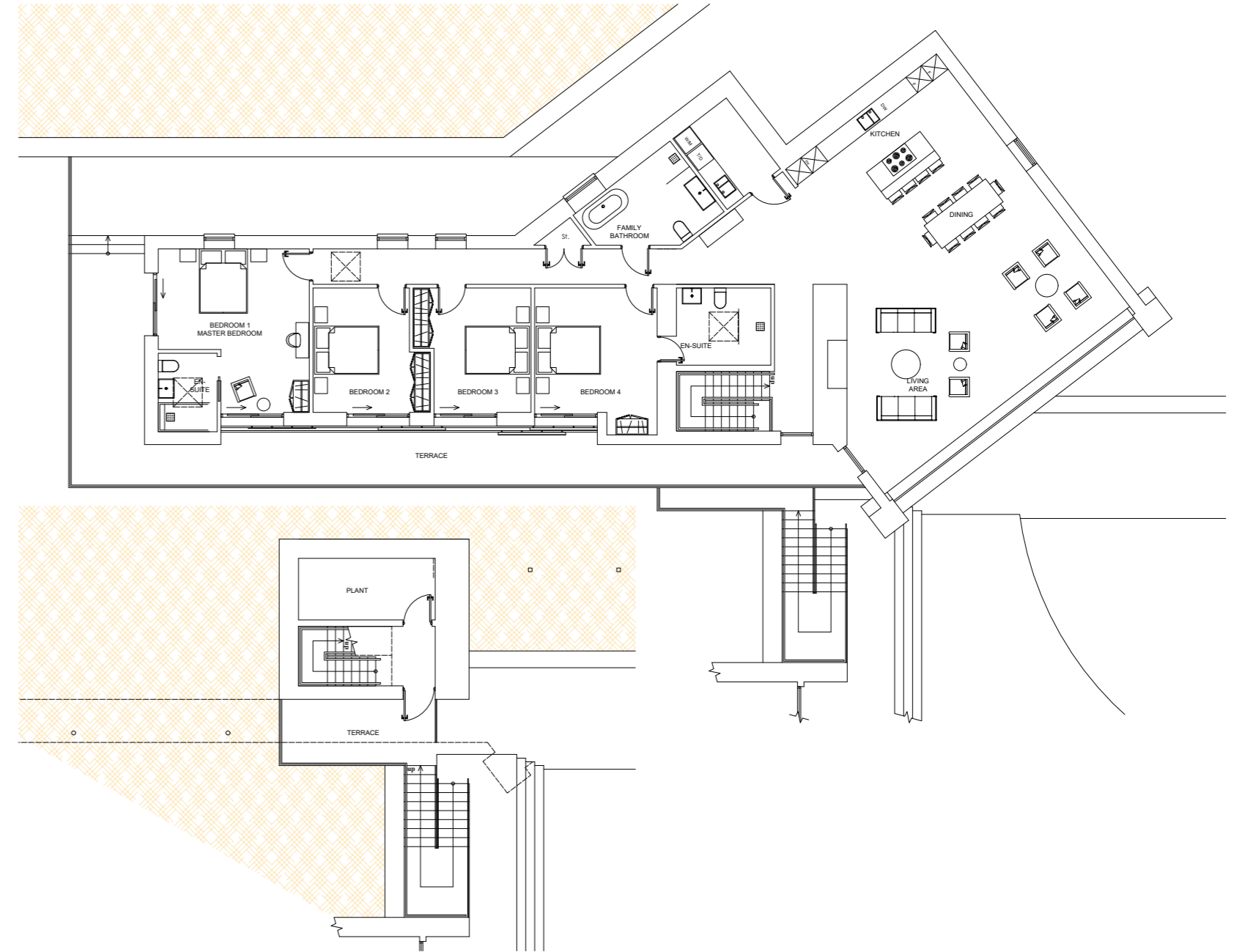
Level 00	98.69m <sup>2</sup>
Level 01	118.02m <sup>2</sup>
<b>TOTAL</b>	<b>216.71m<sup>2</sup></b>





**PLOT 2**

Level 00	215.92m <sup>2</sup>
Level 01	16.90m <sup>2</sup>
<b>TOTAL</b>	<b>232.82m<sup>2</sup></b>

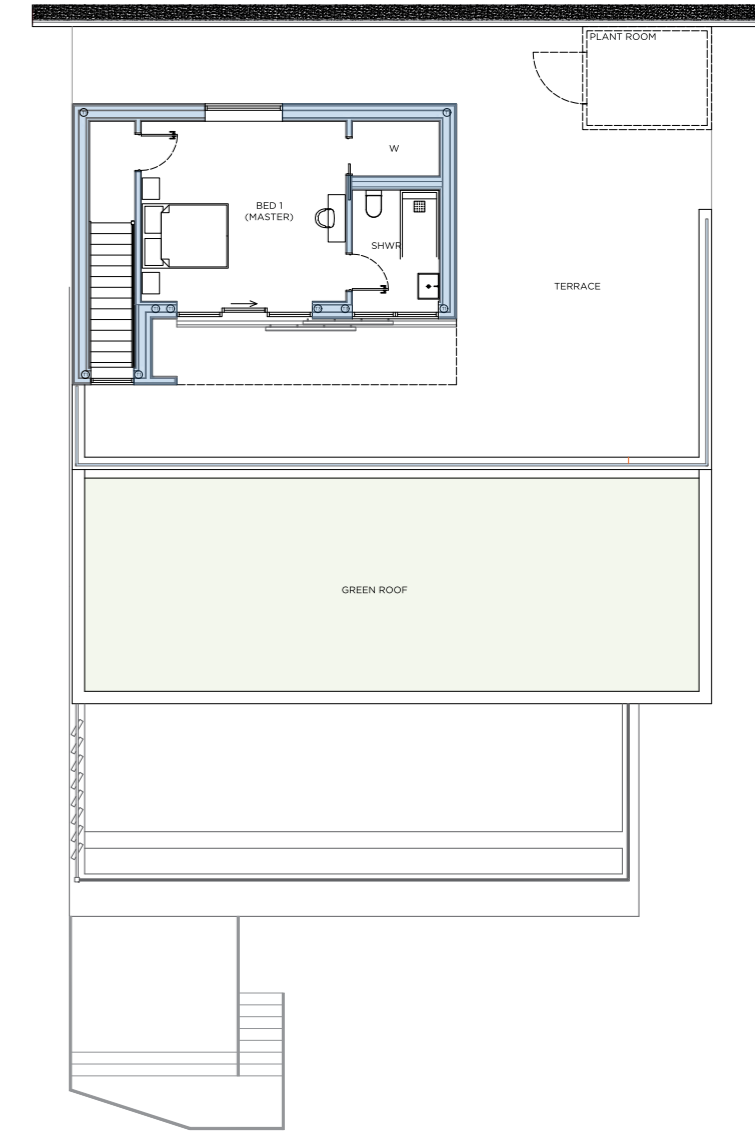
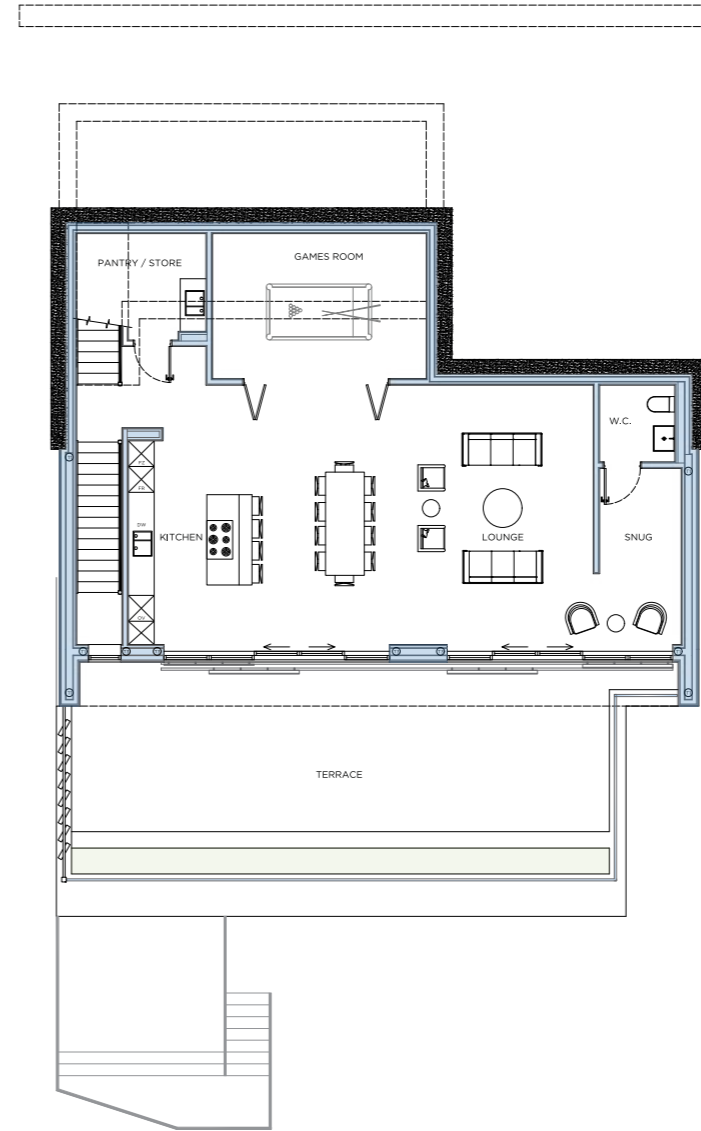
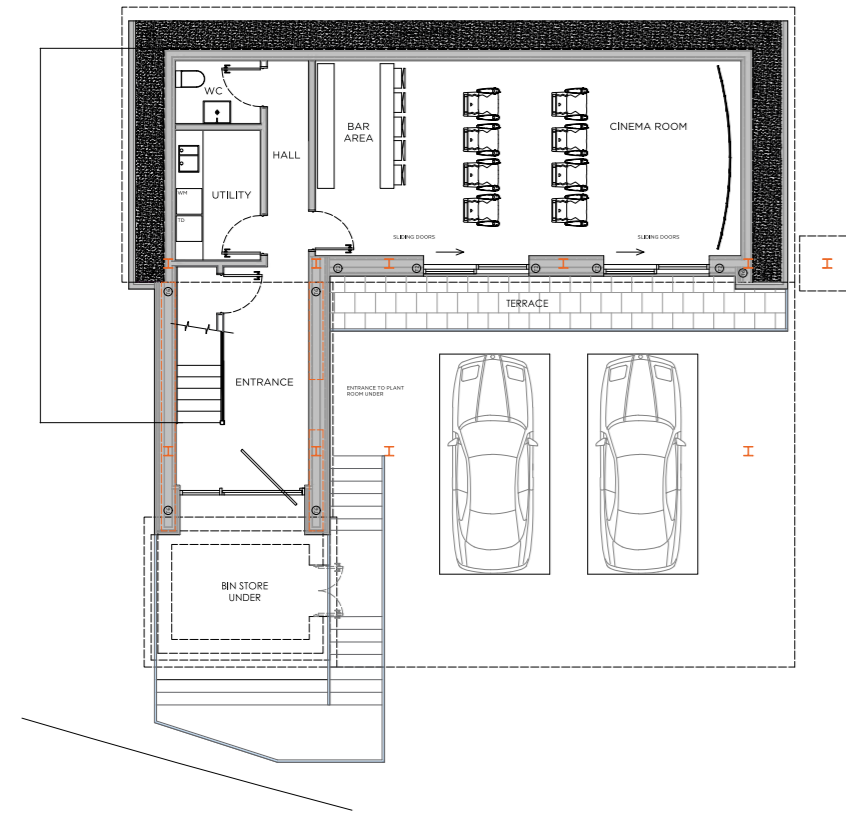


Floor plans shown are for reference only and subject to change as the build progress. Measurements are approximate and may vary. Dimensions, internal layouts, furniture, wardrobes, appliance specification and location are indicative only, exact layouts and sizes may vary.

# 3

## PLOT 3

Level 00	67.1m <sup>2</sup>	Level 02	87.6m <sup>2</sup>
Level 01	78.6m <sup>2</sup>	Level 03	34.7m <sup>2</sup>
<b>TOTAL</b>		<b>268m<sup>2</sup></b>	



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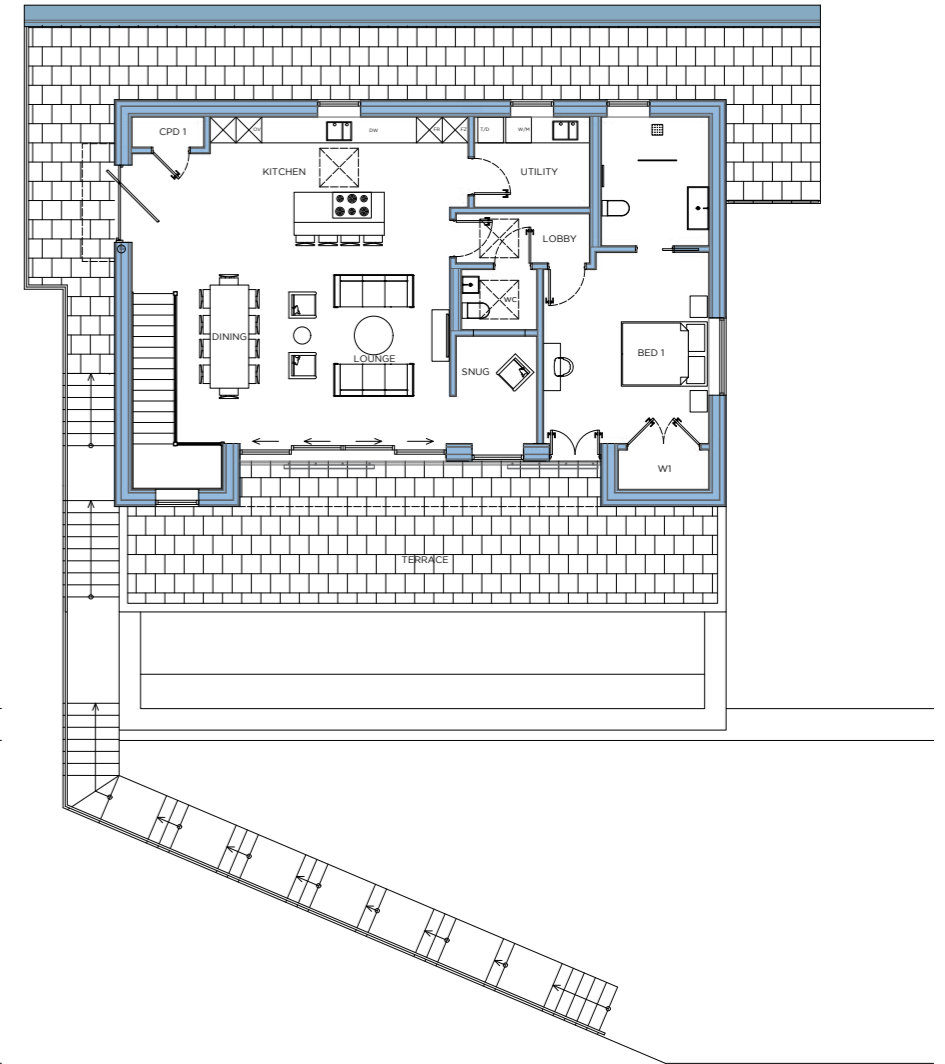
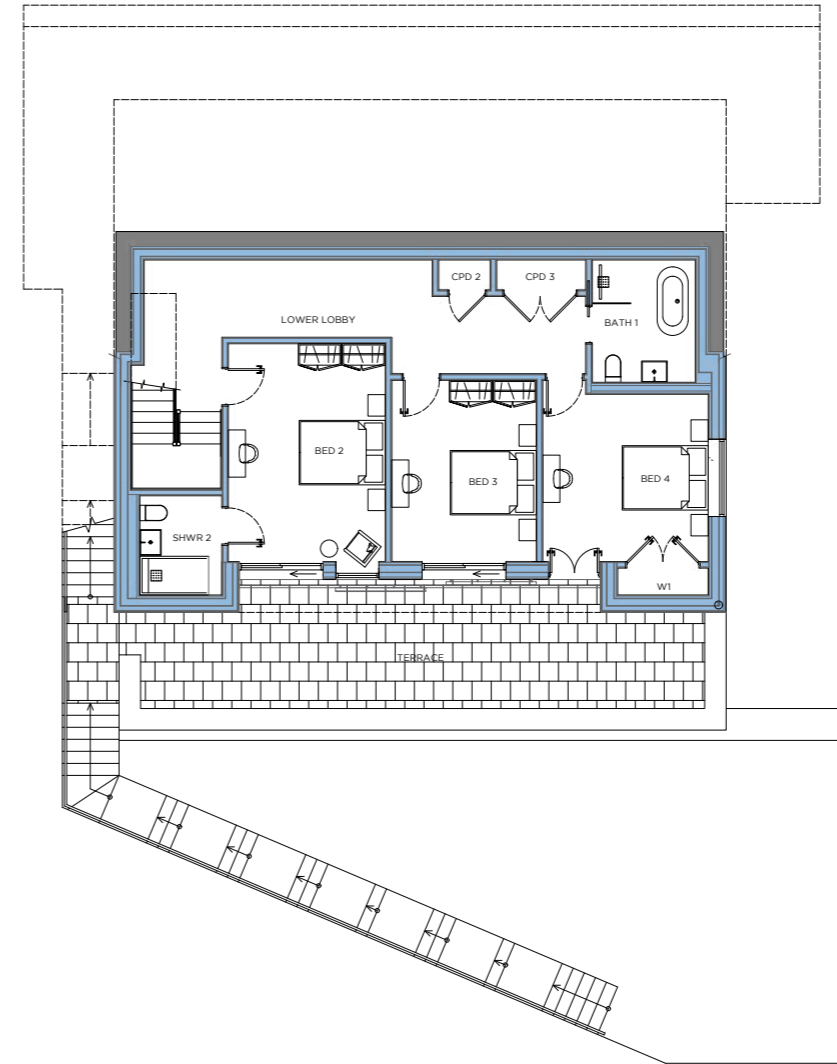


**PLOT 4**

Level 00 95.3m<sup>2</sup>

Level 01 106.4m<sup>2</sup>

**TOTAL 201.7m<sup>2</sup>**

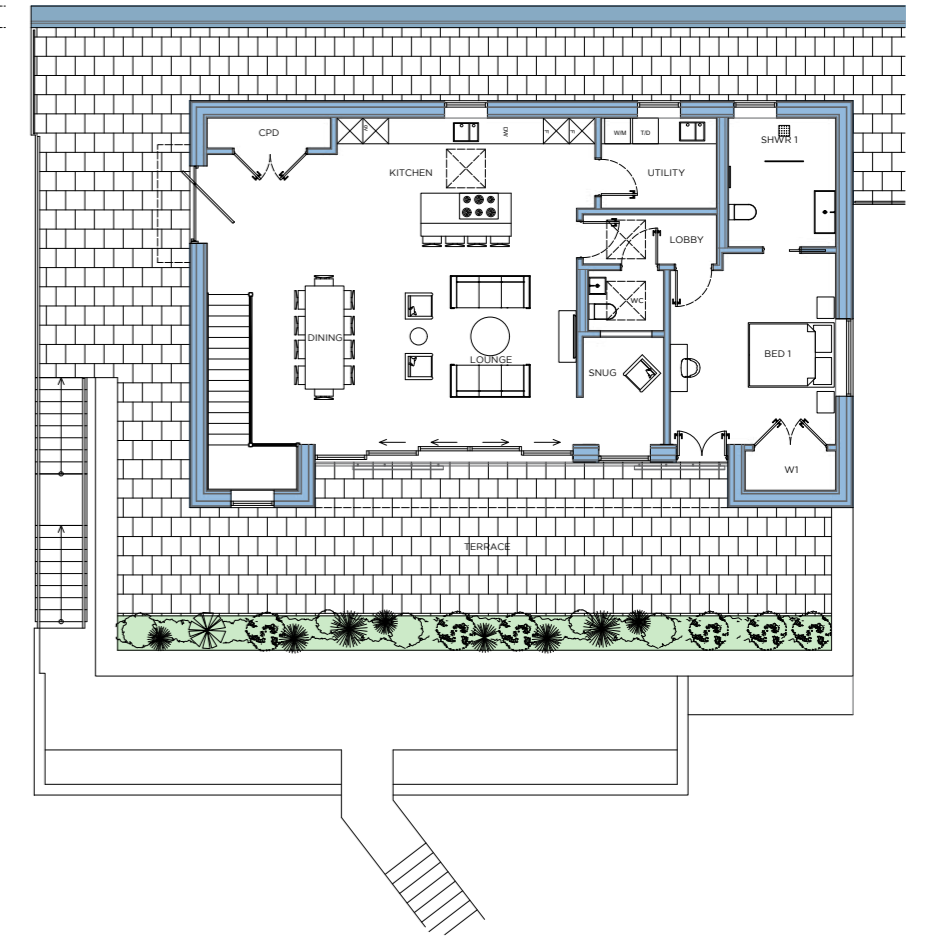
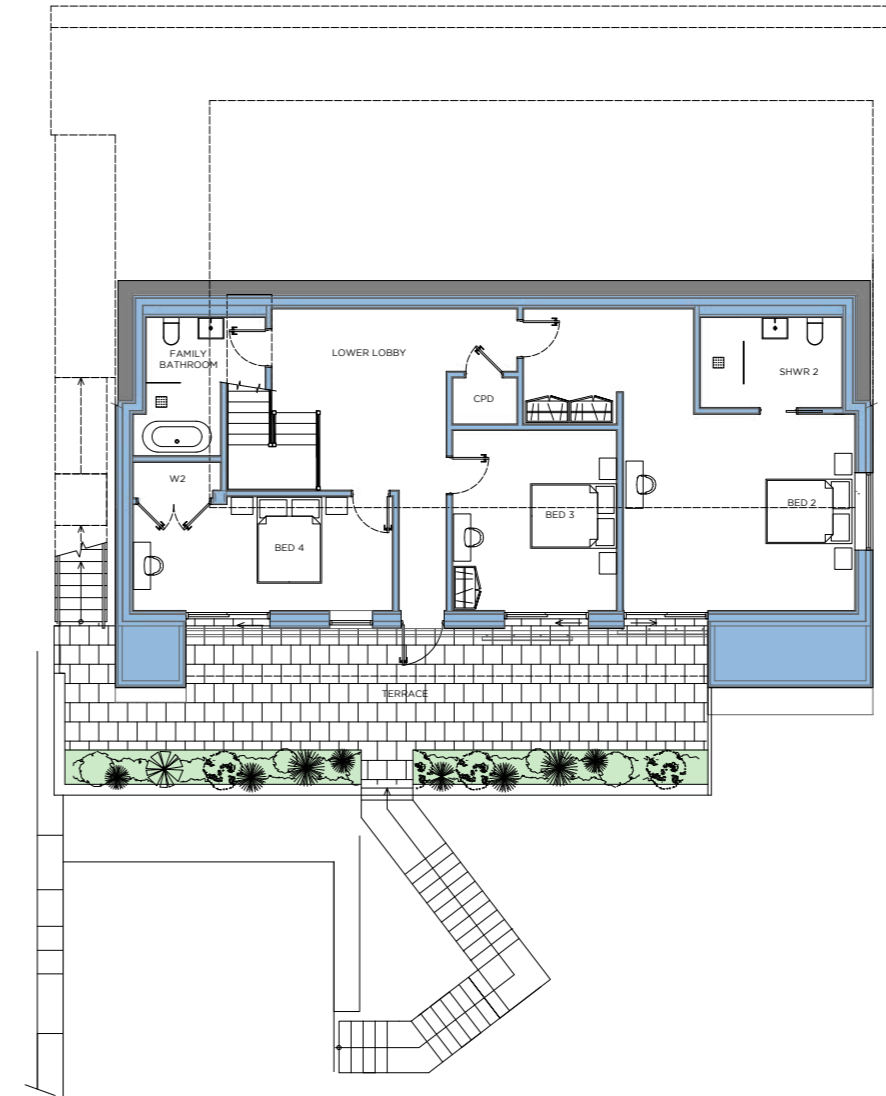


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# 5

## PLOT 5

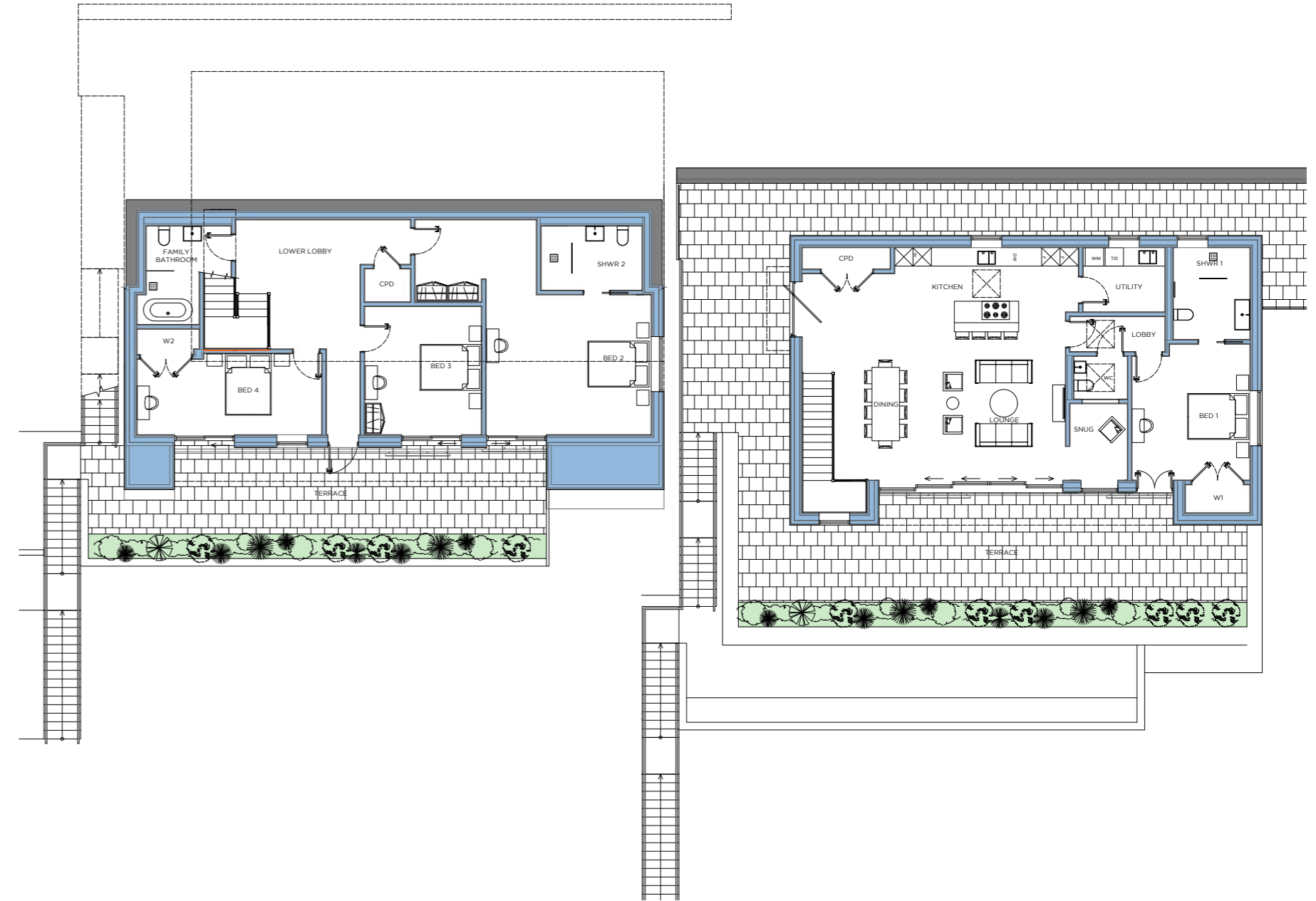
Level 00	117.4m <sup>2</sup>
Level 01	115.2m <sup>2</sup>
<b>TOTAL</b>	<b>232.6m<sup>2</sup></b>





### PLOT 6

Level 00	117.4m <sup>2</sup>
Level 01	115.2m <sup>2</sup>
<b>TOTAL</b>	<b>232.6m<sup>2</sup></b>

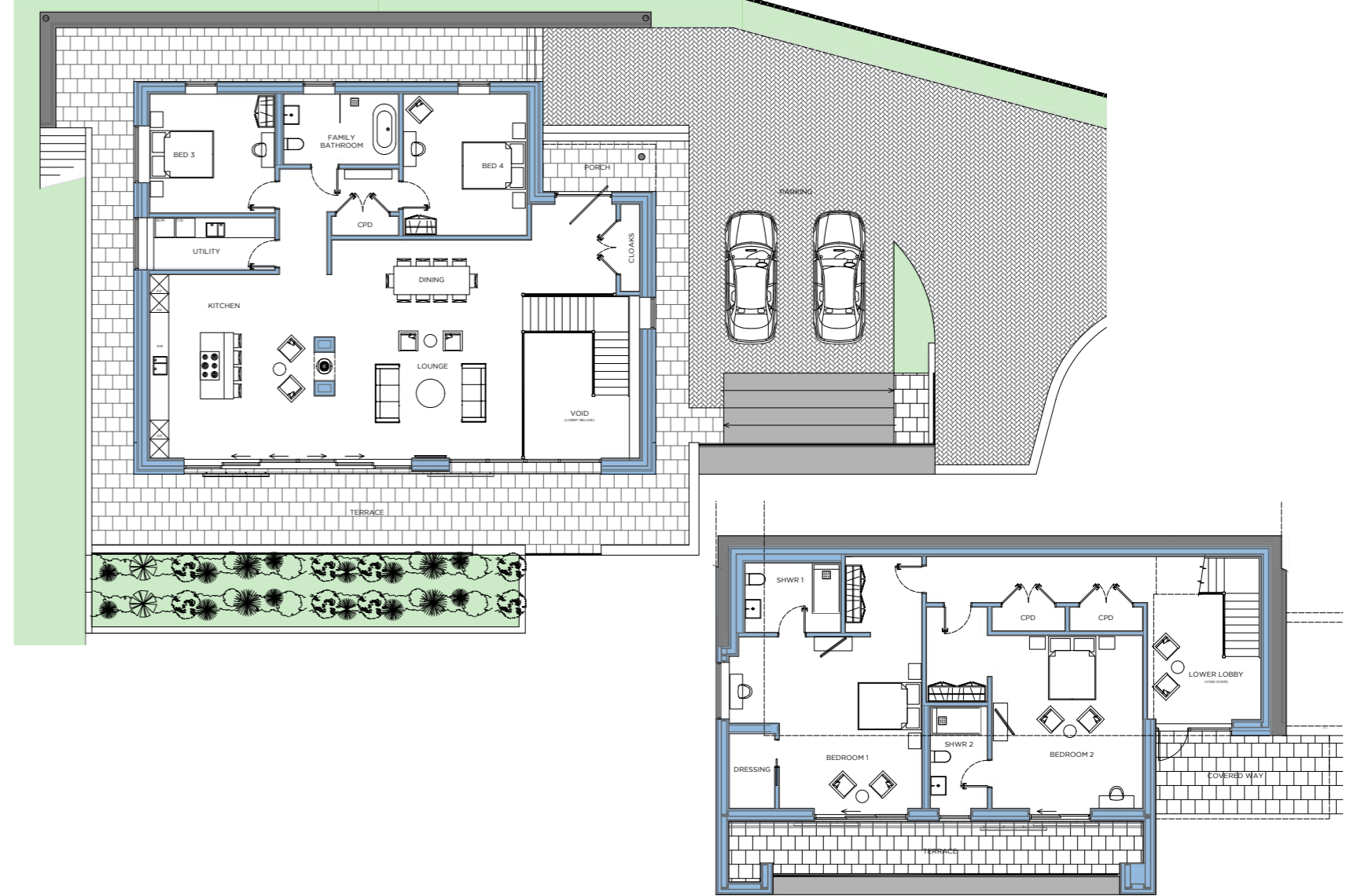


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### PLOT 7

Level 00	166.2m <sup>2</sup>
Level 01	147.2m <sup>2</sup>
<b>TOTAL</b>	<b>313.4m<sup>2</sup></b>



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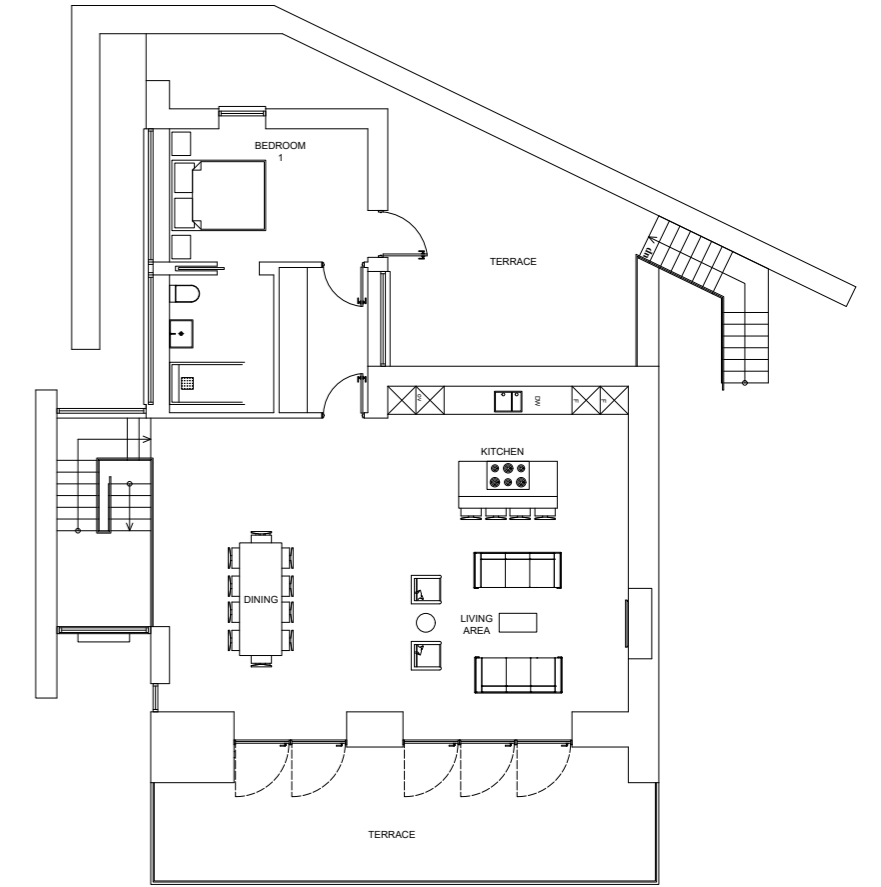
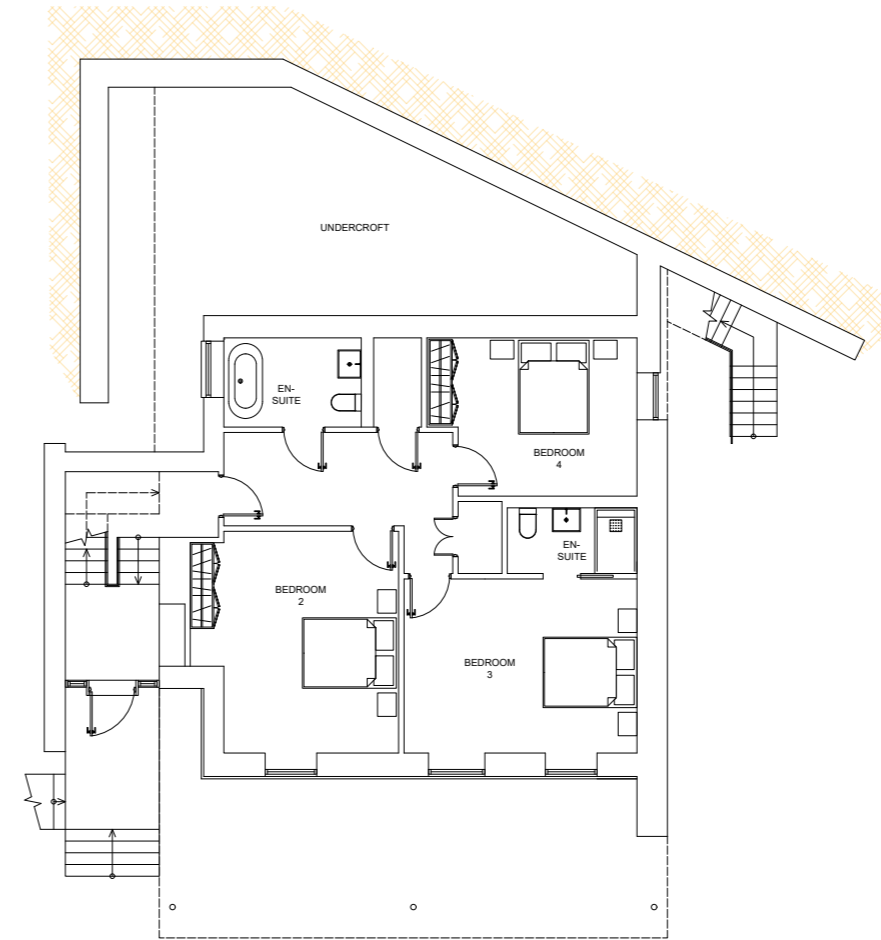


### PLOT 8

Level 00 93.61m<sup>2</sup>

Level 01 96.75m<sup>2</sup>

**TOTAL 190.36m<sup>2</sup>**

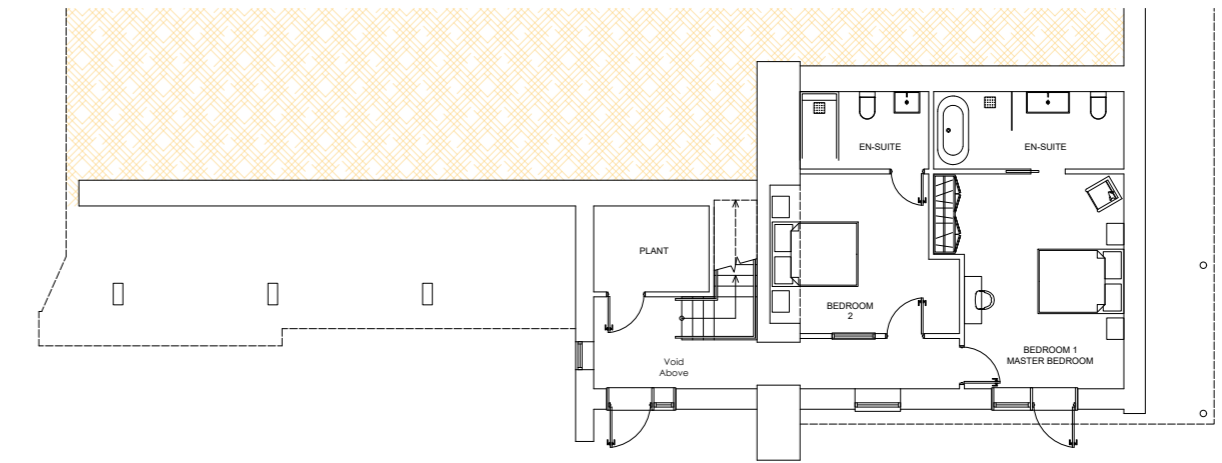
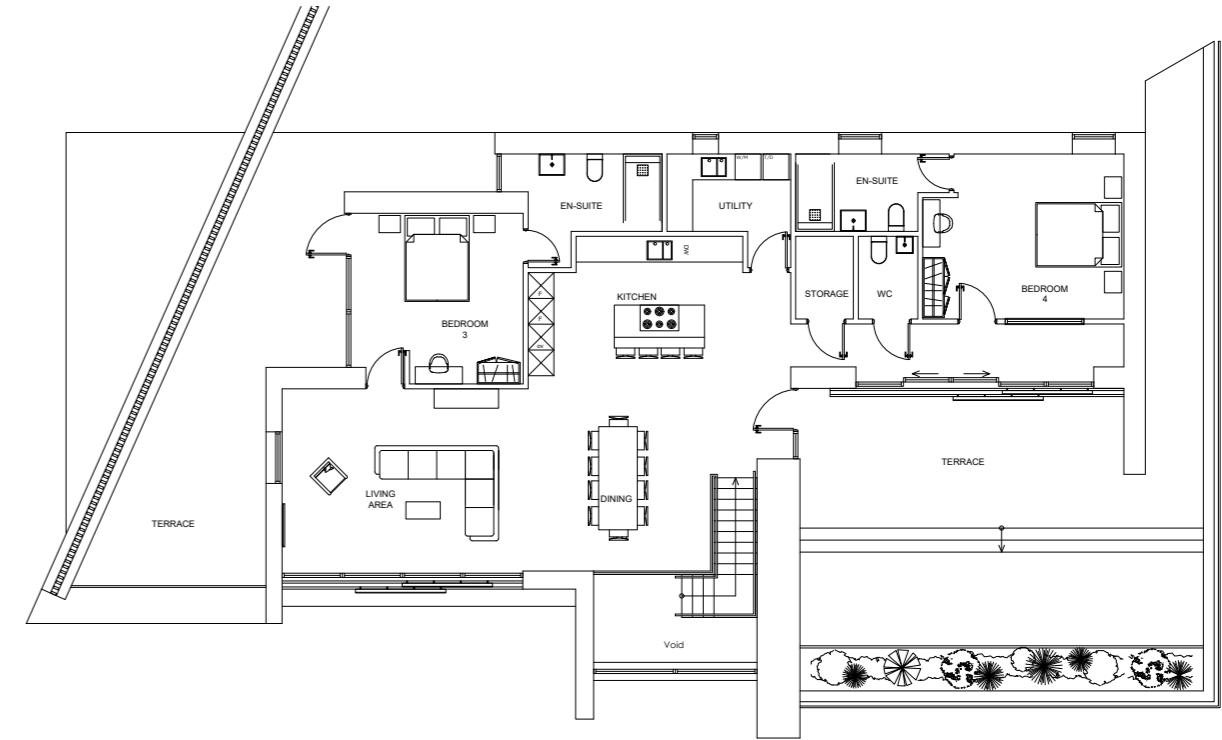






### PLOT 9

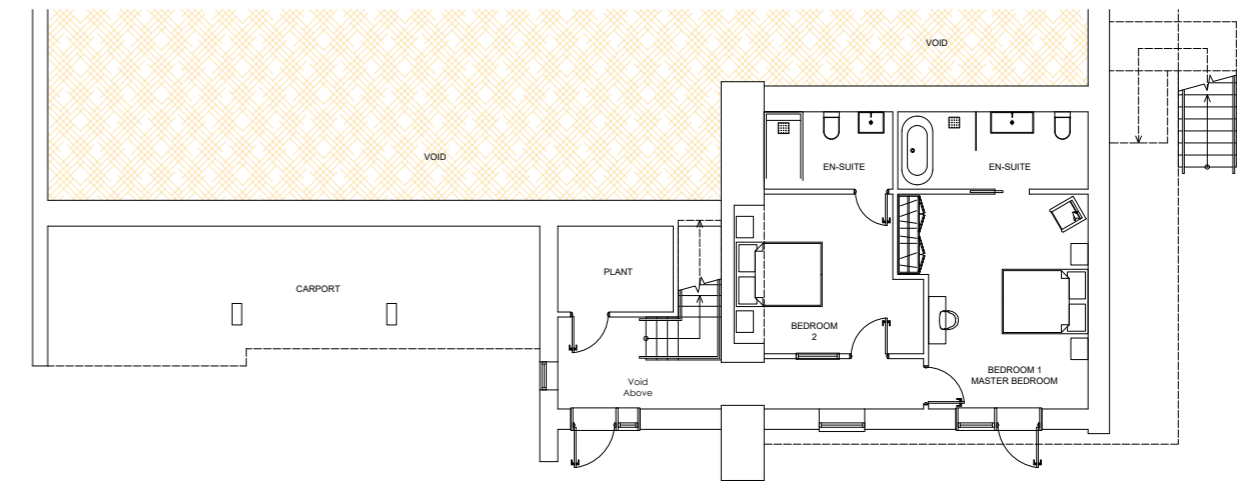
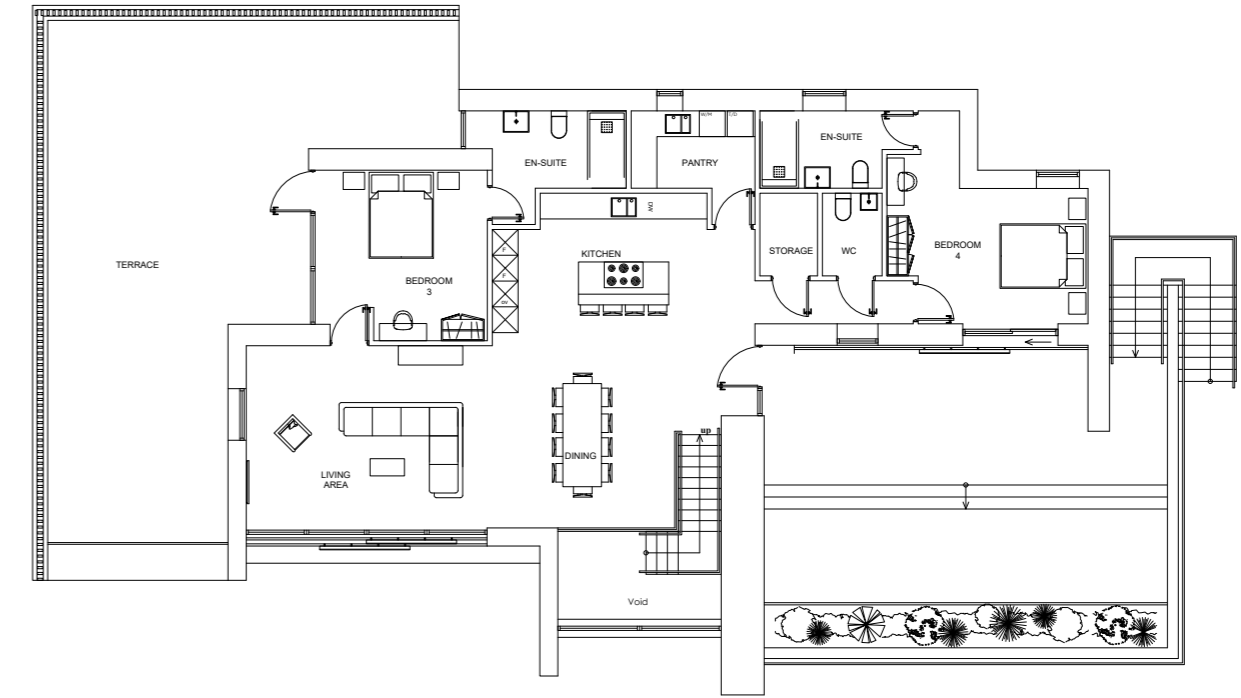
Level 00	70.11m <sup>2</sup>
Level 01	141.77m <sup>2</sup>
<b>TOTAL</b>	<b>211.88m<sup>2</sup></b>





### PLOT 10

Level 00	70.11m <sup>2</sup>
Level 01	135.28m <sup>2</sup>
<b>TOTAL</b>	<b>205.39m<sup>2</sup></b>



# SPECIFICATION

The houses structure and surrounds will feature the following specification, regardless of any style or interiors customisation you choose in collaboration with us, and Absolute.

## ENTRANCE

- Aluminium pivot door
- Glazed sidelight
- Stainless steel furniture

## ENTRANCE HALL

- Painted plaster walls and ceiling
- Painted skirting
- LED downlights

## UTILITY

- Utility cupboards
- Sink
- Plumbing/electrics for washing machine & tumble dryer

## STAIRCASE

- Feature steel, timber and glass staircases

## LIVING ROOM

- Painted plaster walls and ceiling
- Painted door lining
- LED downlights

## KITCHEN

- Contemporary kitchens
- Smeg appliances
- Hob
- Full height fridge
- Full height freezer
- Electric oven + micro combi
- Composite worktops with integrated sink
- Extractor
- Dishwasher

## BEDROOMS

- Painted door linings, architraves and skirting in neutral Dulux colours
- Pendant or recessed spotlight fitting
- Painted plaster walls and ceiling

## BATHROOM

- Electric towel radiator
- Ceramic tiled floor and walls
- Contemporary sanitaryware
- Mirror and shaver point
- Contemporary taps and shower heads

## HEATING

- Air source heat recovery
- Underfloor heating system

## HOT WATER

- Eco-friendly system

## CAR PARKING

- Private driveway per dwelling

## EXTERNAL

- Feature balcony
- Outdoor lights

## FENESTRATION

- Double glazed windows
- Double glazed doors

## SUPERSTRUCTURE

- RC superstructure
- Structural steel frame supported by traditional building materials
- Cavity walls
- Timber and metal frame infill

## EXTERNAL WALLS

- Timber frame construction
- Fully insulated
- Clad with a mix of natural stone and decorative metal\*
- Partial painted render finish\*
- Feature timber cladding\*

\*Varies with each plot

## ROOF

- Structural deck with single ply coverings
- Sedum green roof
- Terraces

## BUILDING WARRANTY

- 10 year guarantee with insurance



**STEPHENS + STEPHENS**  
ARE SPECIALISTS IN THE  
CREATION OF DESIGN-LED,  
ULTIMATE-LUXE, QUALITY  
HOMES IN STUNNING  
COASTAL, COUNTRY AND  
CITY LOCATIONS



Offering the unique combination of architectural, building and multi-award-winning lifestyle and interior design capabilities, the co-founders of the practice are Paul and Helen Stephens, a husband and wife team.

Stephens + Stephens is a perfect marriage of skills, vision and experience for a new way of designing buildings, interiors and surrounding spaces with architectural and style-driven longevity, and the provision of the ultimate Cornish lifestyle living benefits forever front of mind.

Specialists in the creation of design-led, ultimate-luxe, quality homes in stunning coastal, country and city locations, the team's former developments include The Strand at Porth, near Newquay, Saltwater at Pentire, Newquay, Cliff Edge, overlooking Tolcarne Beach in Newquay, Breakwater, at Pentire, Newquay, The Hideaway, illusively tucked away in the leafy suburbs of Truro and Blue Point, the unique, ultra-modern property in the beautiful Cornish village of Gorran Haven.

Image left: The Nest - Charlestown, Cornwall

# INTERIORS BY ABSOLUTE

30 years of experience has seen Absolute become one of the South West's most effective, creative and in-demand agencies. Constantly setting new standards and winning awards across its diverse portfolio of one-off private clients and national hospitality and retail businesses, Absolute is a collaborative partner with Stephens + Stephens on Southshore's architectural and interior design.

Stephens + Stephens has developed a whole new-wave style way of designing buildings, interiors and surrounding spaces with architectural and style-driven longevity, with the provision of the ultimate Cornish lifestyle living benefits forever front of mind.

For those who would like to consider a fully turnkey, no-fuss or hassle, optimum inspired standard of luxury ready and waiting for you, the Stephens + Stephens' partnership with multi-award-winning interior designers, Absolute means that every single boutique detail of furniture, fabrics and fittings can be masterminded for their Southshore luxury home.

In addition, Stephens + Stephens' Home Concierge service can ensure that every single last detail is already taken care of for Southshore owners who would like their house completely ready to go.



Plot 1 - Master bedroom

## HOMES BY S+S

### YOUR S+S HOME CONCIERGE

As a proudly small, and independent, company and family business, Stephens + Stephens is all about ensuring buyers receive the optimum service, care and attention at all times. This is why we provide a personalised, boutique home buying service that removes the time-consuming, and often frustrating, estate agent system.

Ian Tubb and Tessa Dunn, immediately focus on the right property, interior design service and packages for all of our clients, ensuring all paperwork needs are whisked through with minimum fuss.

Whether you're buying one of our luxury apartments, town houses, detached or semi-detached Cornish homes, Ian and Tess have all the necessary insight, and contacts in the surrounding area. This is all just another part of our unique Stephens + Stephens boutique service, all ensuring we match-make your personal Cornish aspirations with our Cornish life + style DNA and knowledge.

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You can get in touch with our sales team on:

01872 264775

ian@homebys-s.com

tessa@homebys-s.com



## SHORT BREAK STAYCATIONS

Now is the time to invest in Cornwall. To gain not only from all the national acclaim, but also the fortuitous British trend of more shorter breaks, at home.

Some of the main benefits of staying in a self catering property as opposed to a hotel room are that they offer on average 30% more space, more privacy, and are more cost-effective in terms of there being no extra hidden costs and fully equipped kitchens reduces meal expenses.

The evidence of their popularity lies in occupancy rates. self-catering accommodation in the UK averaged an 81% occupancy rate in 2019, and outperformed hotel rooms which stood at 77.2%. The days are long gone when Cornwall's popularity is just limited to summer visitors. It is now considered a year round destination.

We work with our partners Beach Retreats – Cornwall's leading holiday letting specialists – to make sure buyers have the information they need to see the best return on their investment through holiday letting.

Beach Retreats are happy to answer any questions and give you the benefit of their expertise:

01637 861 005 | [julie@beachretreats.co.uk](mailto:julie@beachretreats.co.uk) | [beachretreats.co.uk](http://beachretreats.co.uk)

MAKE THIS YOUR  
SOUTH SHORE



Plot 7 - Living space

# DISCOVER



CGI of One Pentire as seen from Pentire Road.

# MORE

**one**  
PENTIRE

OUR LATEST DEVELOPMENT  
OF 74 SPACIOUS APARTMENTS  
INCLUDING 9 PENTHOUSES

📍 PENTIRE ROAD,  
NEWQUAY

  
**CLIFF EDGE**  
BOUTIQUE COASTAL LIVING

A LUXURY COLLECTION OF 39  
COASTAL APARTMENTS

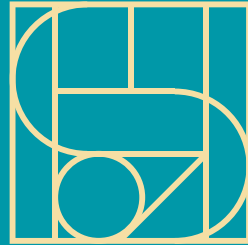
📍 TOLCARNE BEACH,  
NEWQUAY

THE  
**N E S T**  
BOUTIQUE HARBOUR LIVING

A LUXURY COLLECTION OF 15  
2, 3 AND 4 BEDROOM HOUSES

📍 QUAY ROAD,  
CHARLESTOWN





ANOTHER STUNNING PROJECT

*by*

**STEPHENS+STEPHENS**

DEVELOPING PLACES IN CORNWALL

hello@s-sdevelopers.com  
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SELLING AGENTS

**HOMES**

BY STEPHENS+STEPHENS

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