



# 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.

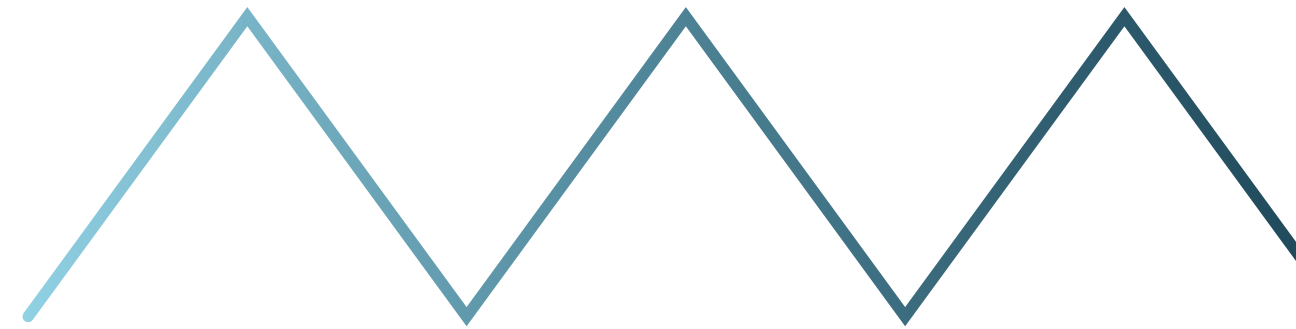
## **This is life at The Waterfront.**

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





# Views worth coming home to



This exclusive collection of contemporary 1, 2 and 3 bedroom apartments is nestled close to 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.





# 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.



see

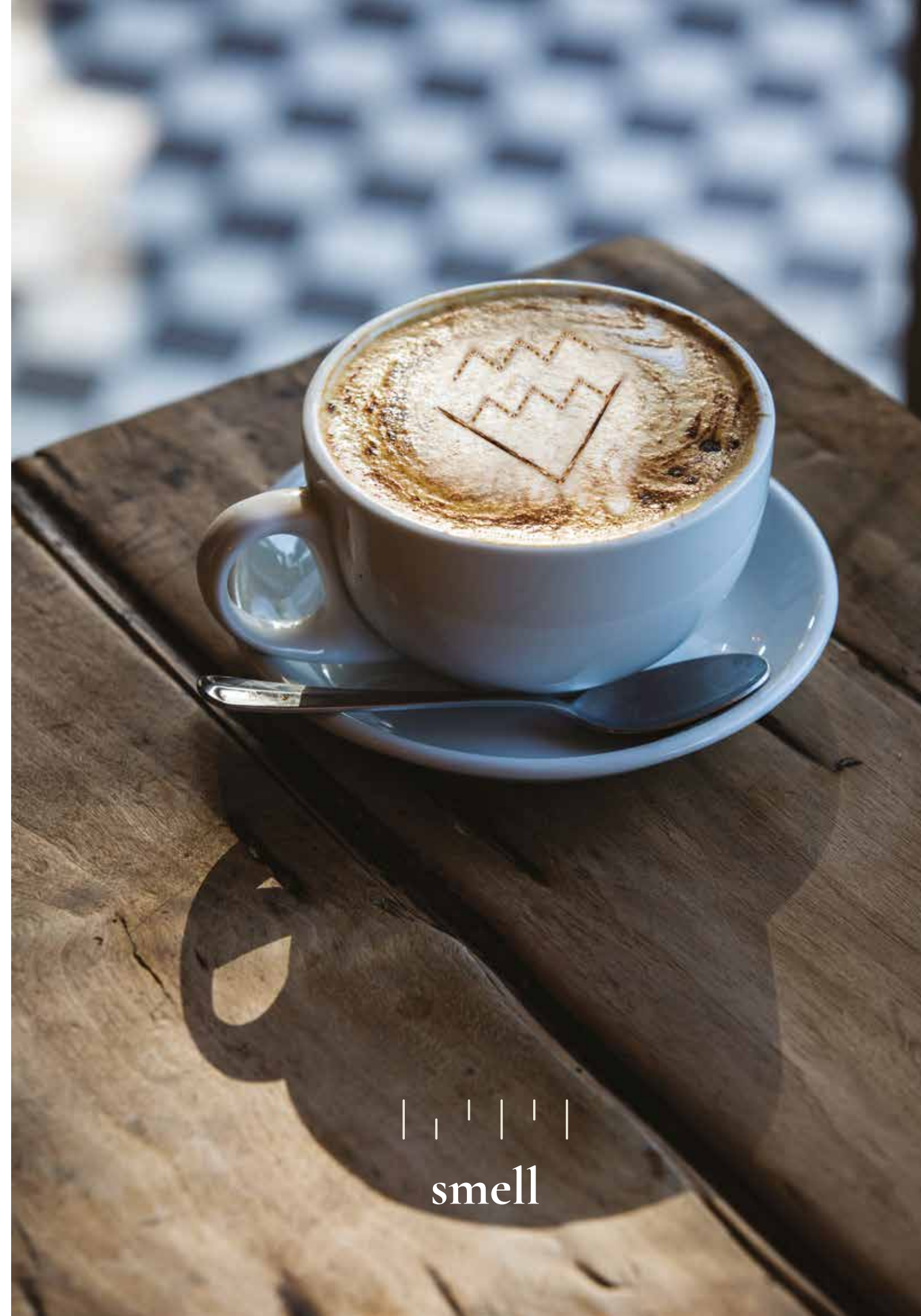


# Space to breathe

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.



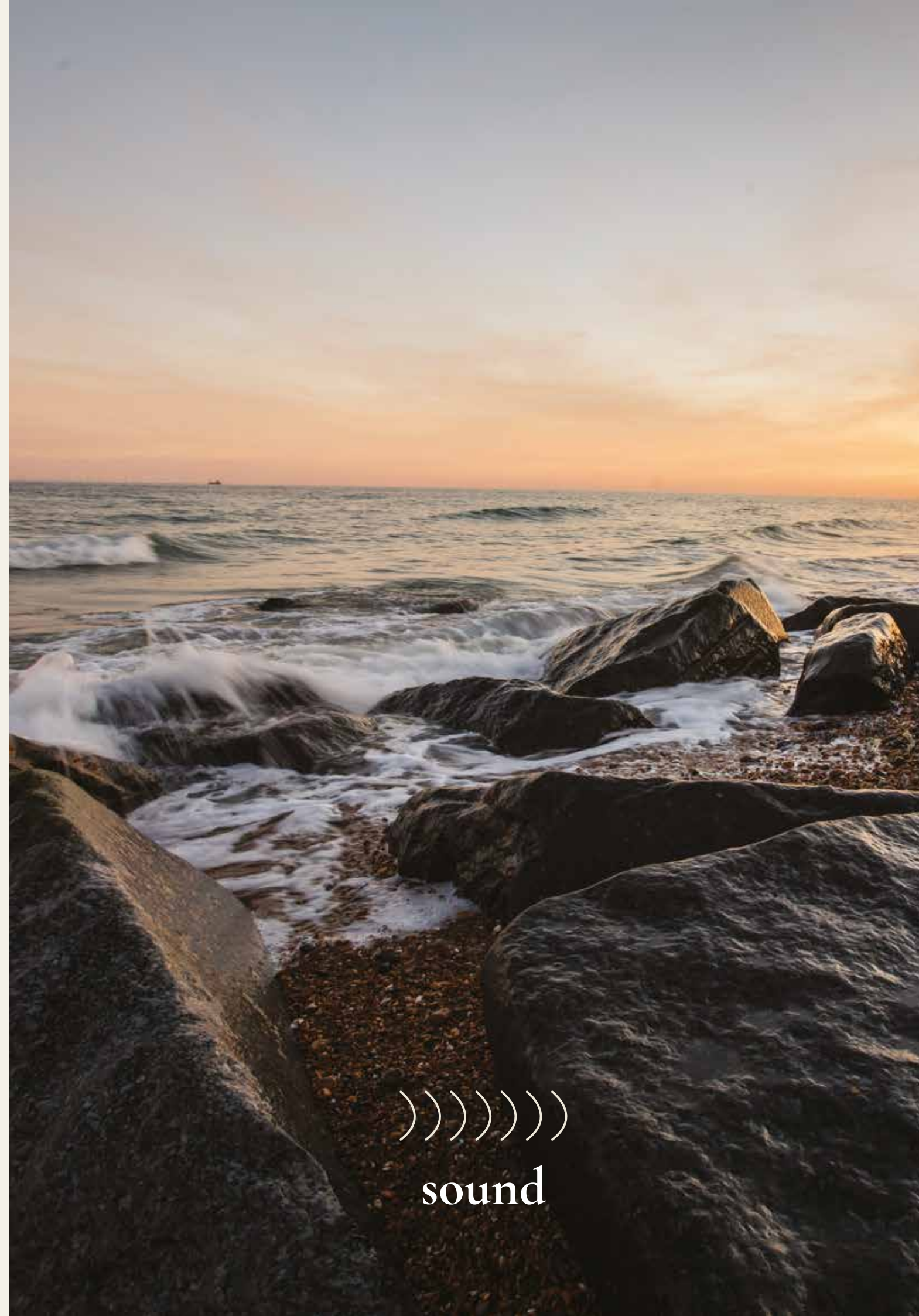


# Lose yourself in a moment

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 your surroundings



# 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



## GENERAL

- Composite windows and doors
- Underfloor heating to apartments in Kittiwake Court and Cormorant House - Underfloor heating, with the exception of ground floor which will have radiators
- Intercom door entry to all apartments
- CCTV provision at entrance to the apartments ground floor parking and underground parking system
- Allocated parking
- Lifts to apartment buildings
- Free standing washer/dryer to storage cupboard, or integrated in kitchen
- Fitted wardrobe to master bedroom
- Sky Q - by subscription
- Fire safety sprinkler system to Kittiwake Court
- Hyperoptic broadband with 3 months free from handover
- Direct stepped access to South Downs Way
- 10 year Premier Warranty

## KITCHEN

- Contemporary fitted kitchens in light grey with soft close hinges and integrated handles
- Duropal compact laminate work surface in chalk, with matching upstands to suit
- Toughened glass splashback in coarse silver with sparkle
- LED under counter lights
- Quality appliances including stainless steel double oven, induction hob, integrated fridge/freezer, dishwasher and canopy extractor
- Single bowl and drainer sink in stainless steel with Blanco Envoy monobloc mixer tap in chrome

## 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 and hall - vinyl flooring from Carvalio in lime oak grey
- Bedroom(s) and upper hall - neutral coloured 80% wool carpet
- Bathroom and en-suite - large format ceramic tiled floors

*\*Single oven to plots 13, 18, 27, 29, 60 - 63 and 66.*

*\*Homes 19, 24-25, 30-36, 67-69, 72-76 up have a specification uplift to the kitchen and bathroom.*

- *contemporary handle-less fitted kitchens in light grey with soft close hinges.*
- *Blanco Supra under mounted sink with Blanco Envoy mixer tap in chrome*

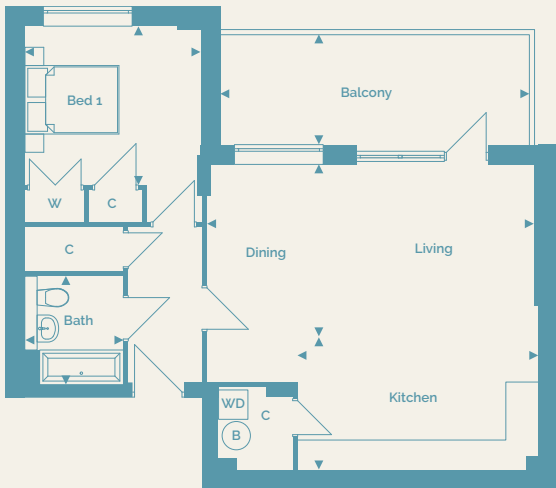
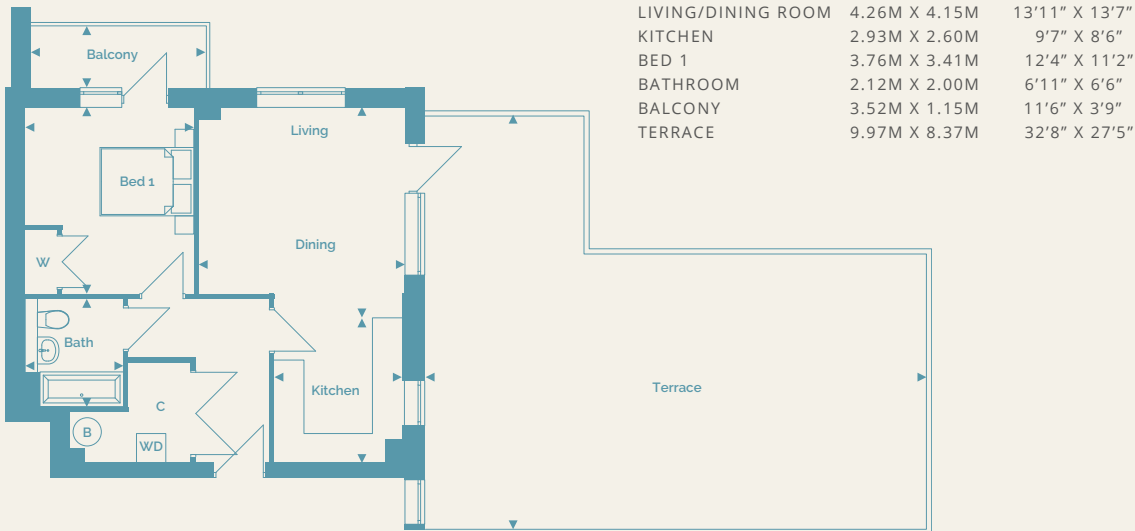


**Disclaimer:** The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied 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.



# One Bedroom Apartment

Kittiwake Court  
Apartment 32 / Fifth Floor  
Total internal area: 54.2 m<sup>2</sup> / 583.2 sqft



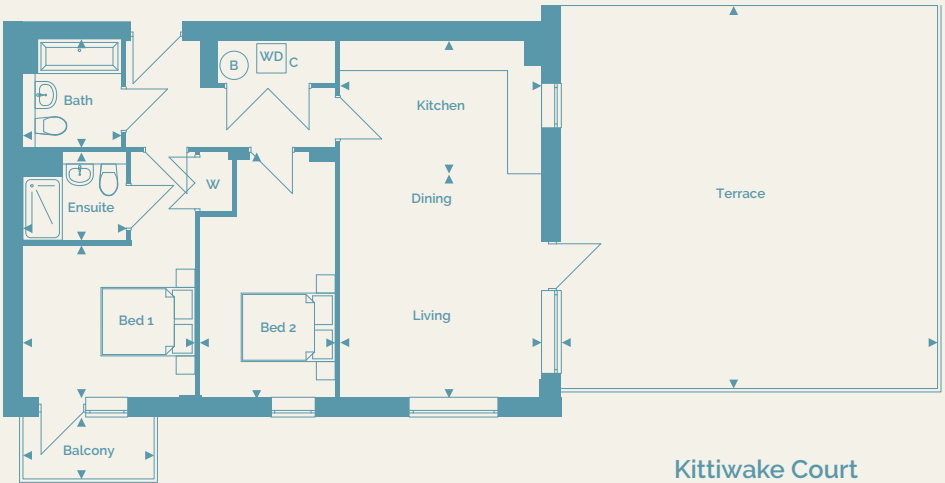
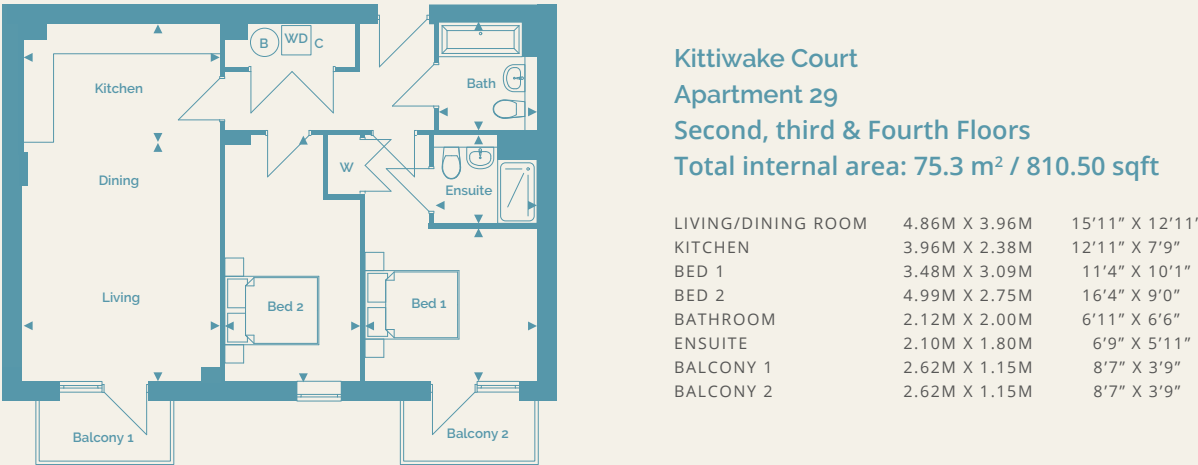
Kittiwake Court  
Apartment 27 / Fourth Floor  
Total internal area: 66.9 m<sup>2</sup> / 720.10 sqft

LIVING/DINING ROOM	6.62M X 3.48M	21'8" X 11'5"
KITCHEN	4.86M X 2.63M	15'11" X 8'7"
BED 1	3.52M X 3.20M	11'6" X 10'6"
BATHROOM	2.12M X 2.00M	6'11" X 6'6"
BALCONY	6.17M X 2.10M	20'2" X 6'10"

\*HANDED PLOTS B BOILER C CUPBOARD W WARDROBE WD WASHER DRYER VELUX WINDOW COLUMN 450MM DIA R.C

# Two Bedroom Apartment

Kittiwake Court  
Apartment 29  
Second, third & Fourth Floors  
Total internal area: 75.3 m<sup>2</sup> / 810.50 sqft



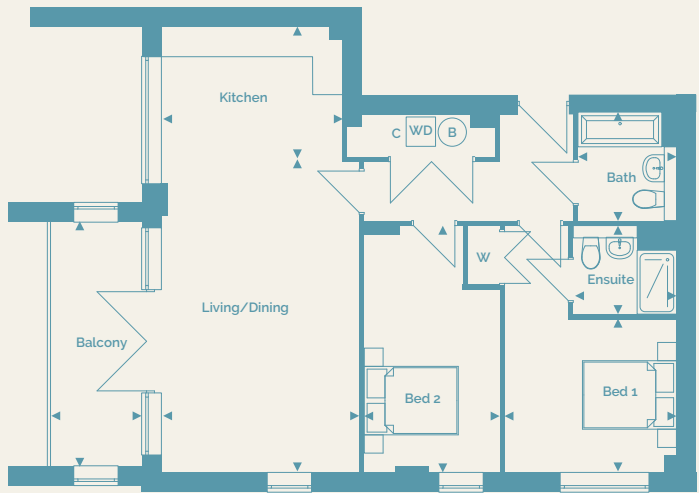
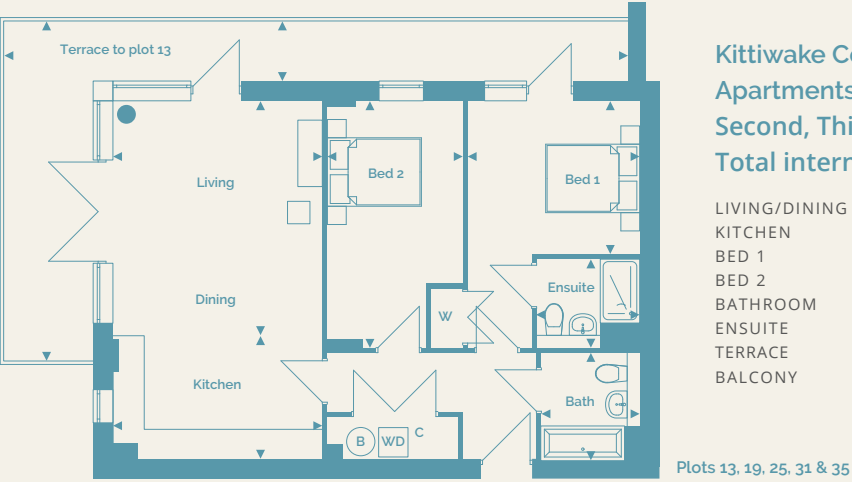
Kittiwake Court  
Apartment 33 / Fifth Floor  
Total internal area: 75.6 m<sup>2</sup> / 813.75 sqft

LIVING/DINING ROOM	4.52M X 4.06M	14'10" X 13'3"
KITCHEN	4.03M X 2.69M	13'2" X 8'10"
BED 1	3.47M X 3.05M	11'4" X 10'0"
BED 2	4.95M X 2.75M	16'3" X 9'0"
BATHROOM	2.12M X 2.00M	6'11" X 6'6"
ENSUITE	2.10M X 1.80M	6'9" X 5'11"
BALCONY	2.62M X 1.15M	8'7" X 3'9"
TERRACE	9.97M X 7.74M	32'8" X 25'4"

\*HANDED PLOTS B BOILER C CUPBOARD W WARDROBE WD WASHER DRYER VELUX WINDOW COLUMN 450MM DIA R.C



# Two Bedroom Apartment



**Kittiwake Court**  
**Apartments 13, 19<sup>\*\*</sup>, 25<sup>\*\*</sup>, 31<sup>\*\*</sup> & 35<sup>†</sup>**  
**Second, Third, Fourth, Fifth & Sixth Floors**  
**Total internal area: 77.1 m<sup>2</sup> / 829.75 sqft**

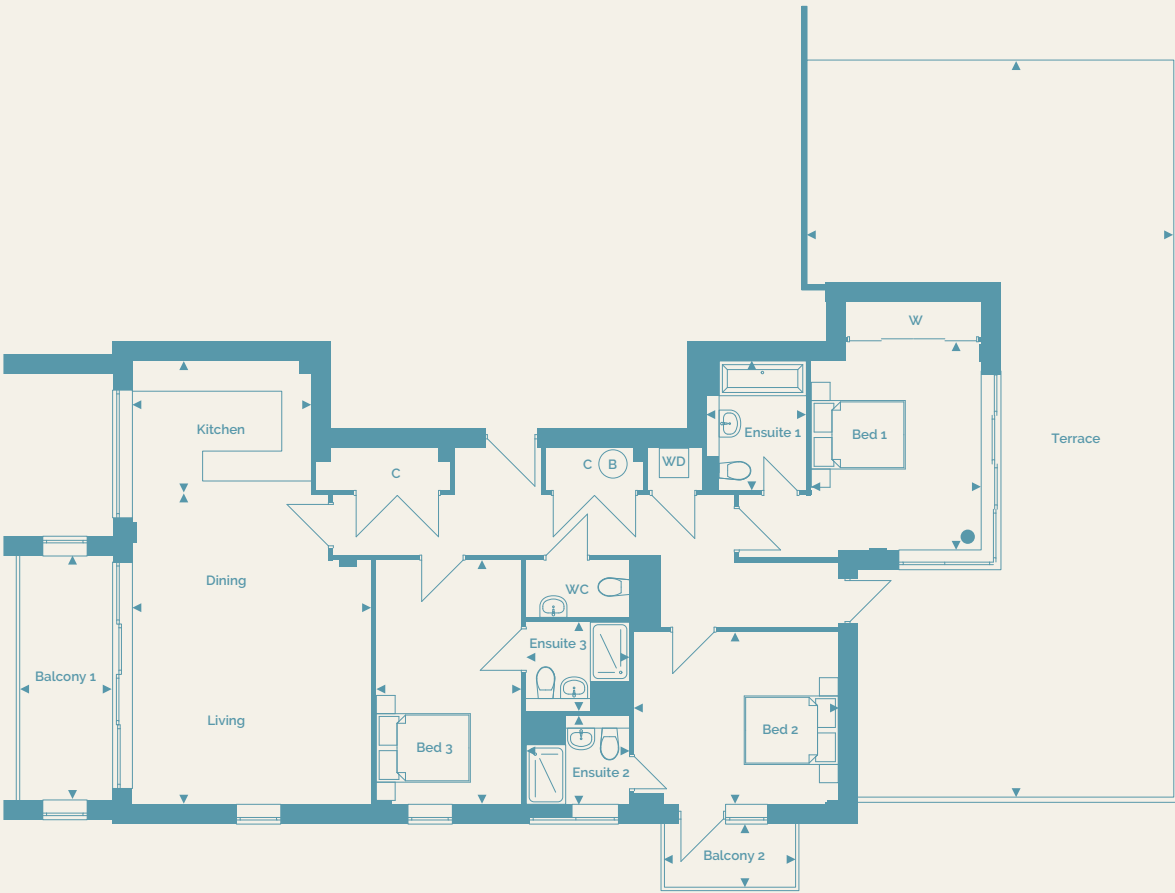
LIVING/DINING ROOM	4.75M X 4.23M	15'7" X 13'10"
KITCHEN	4.23M X 2.48M	13'10" X 8'1"
BED 1	3.47M X 3.09M	11'4" X 10'1"
BED 2	4.99M X 2.75M	16'4" X 9'0"
BATHROOM	2.12M X 2.00M	6'11" X 6'6"
ENSUITE	2.10M X 1.80M	6'9" X 5'11"
TERRACE	12.64M X 6.86M	41'5" X 22'6" X 3'8"
BALCONY	6.86M X 4.88M	22'6" X 3'8"

**Kittiwake Court**  
**Apartments 18, 24<sup>\*\*</sup>, 30<sup>\*\*</sup> & 34<sup>\*\*</sup>**  
**Second, Third, Fourth & Fifth Floors**  
**Total internal area: 81.7 m<sup>2</sup> / 879.25 sqft**

LIVING/DINING ROOM	6.35M X 4.00M	20'10" X 13'1"
KITCHEN	3.62M X 2.65M	11'10" X 8'8"
BED 1	3.47M X 3.09M	11'4" X 10'1"
BED 2	4.99M X 2.75M	16'4" X 9'0"
BATHROOM	2.12M X 2.00M	6'11" X 6'6"
ENSUITE	2.10M X 1.80M	6'9" X 5'11"
BALCONY	4.90M X 1.78M	16'0" X 5'10"

\*HANDED PLOTS B BOILER C CUPBOARD W WARDROBE WD WASHER DRYER [ ] VELUX WINDOW ● COLUMN 450MM DIA R.C  
\*\*KITCHEN LAYOUT DIFFERS. PLEASE REFER TO INDIVIDUAL FLOOR PLANS FOR MORE INFORMATION.  
†SLIDING DOOR TO BALCONY

# Three Bedroom Apartment



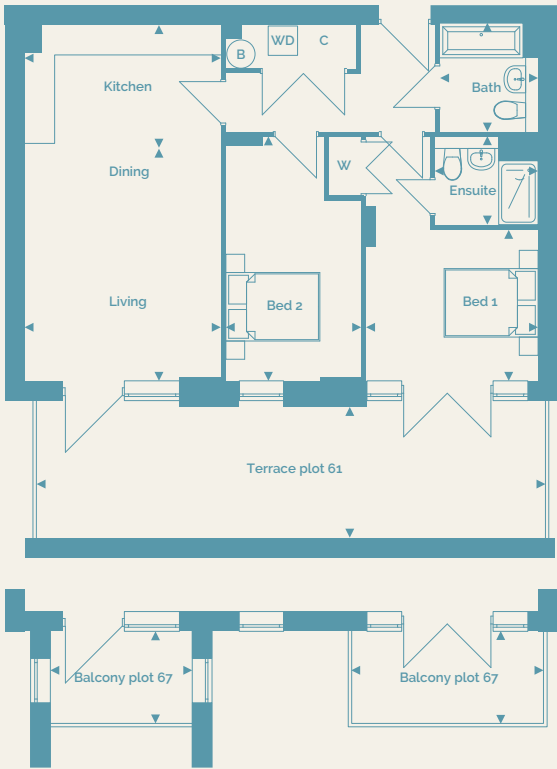
**Kittiwake Court**  
**Apartment 36 / Sixth Floor**  
**Total internal area: 128.1 m<sup>2</sup> / 1,378.75 sqft**

LIVING/DINING ROOM	6.31M X 4.83M	20'8" X 15'10"
KITCHEN	3.58M X 2.65M	11'9" X 8'8"
BED 1	4.21M X 3.43M	13'9" X 11'3"
BED 2	4.12M X 3.48M	13'6" X 11'5"
BED 3	4.94M X 2.95M	16'2" X 9'8"
ENSUITE 1	2.55M X 2.00M	8'4" X 6'6"
ENSUITE 2	2.10M X 1.80M	6'9" X 5'11"
ENSUITE 3	2.10M X 1.80M	6'9" X 5'11"
BALCONY 1	4.90M X 1.78M	16'10" X 5'10"
BALCONY 2	2.62M X 1.15M	8'7" X 3'9"
TERRACE	16.16M X 7.38M	53'0" X 24'2"

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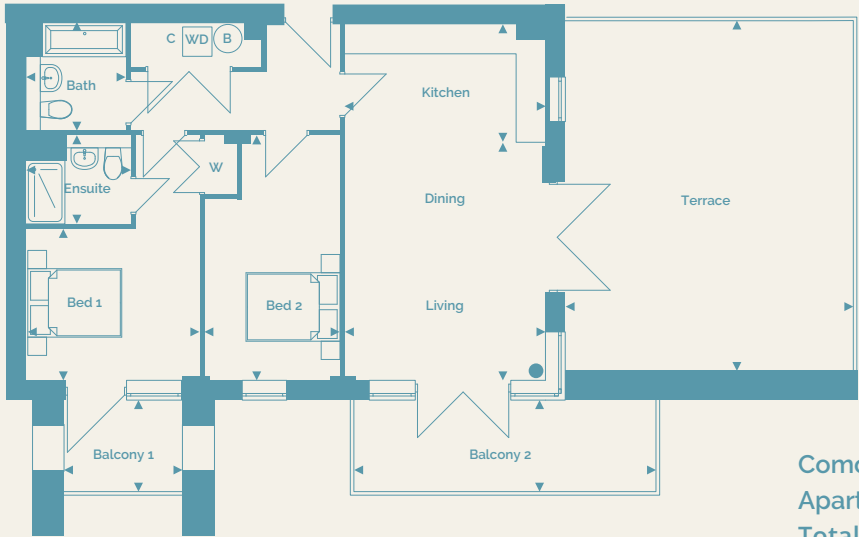


# Two Bedroom Apartment



**Comorant House**  
**Apartments 61 & 67 / First & Second Floors**  
**Total internal area: 74.8 m<sup>2</sup> / 805.14 sqft**

LIVING/DINING ROOM	4.82M X 3.95M	15'9" X 12'11"
KITCHEN	3.95M X 2.40M	12'11" X 7'10"
BED 1	3.47M X 3.05M	11'4" X 10'0"
BED 2	4.96M X 2.75M	16'3" X 9'0"
BATHROOM	2.12M X 2.00M	6'11" X 6'6"
ENSUITE	2.10M X 1.80M	6'9" X 5'11"
TERRACE	10.33M X 2.62M	33'10" X 8'7"
BALCONY 1	2.36M X 1.74M	7'8" X 5'8"
BALCONY	3.85M X 1.77M	12'7" X 5'9"

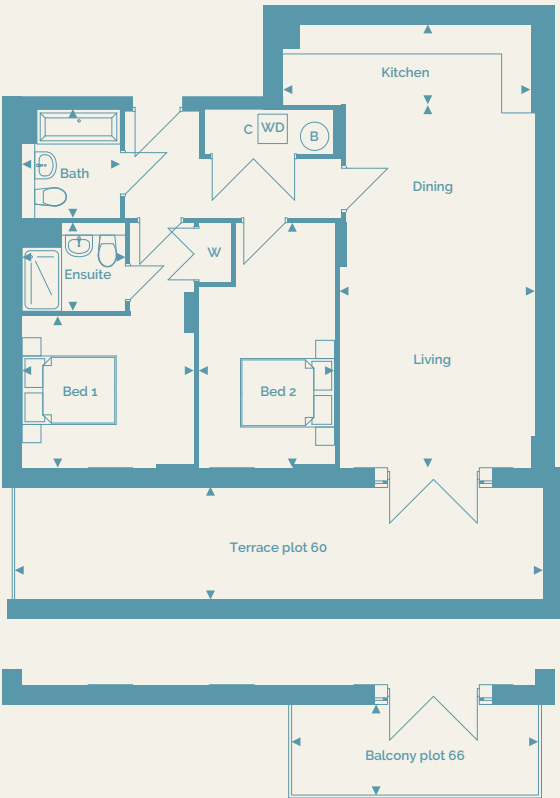


**Comorant House**  
**Apartment 72 / Third Floor**  
**Total internal area: 75.4 m<sup>2</sup> / 811.50 sqft**

LIVING/DINING ROOM	4.82M X 4.06M	15'9" X 13'3"
KITCHEN	4.06M X 2.37M	13'3" X 7'9"
BED 1	3.47M X 3.05M	11'4" X 10'0"
BED 2	4.95M X 2.75M	16'3" X 9'0"
BATHROOM	2.12M X 2.00M	6'11" X 6'6"
ENSUITE	2.10M X 1.80M	6'9" X 5'11"
BALCONY 1	2.36M X 1.74M	7'8" X 5'8"
BALCONY 2	6.10M X 1.75M	20'0" X 5'8"
TERRACE	7.13M X 5.65M	23'4" X 18'6"

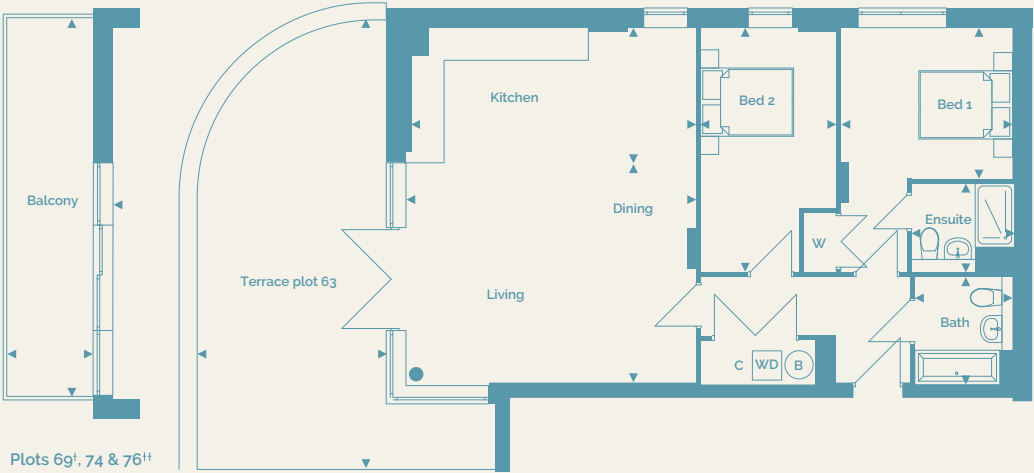
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EXTERNAL LINE SHOWN ON PLOT 72 IS THE BOUNDARY OF THE TERRACE

# Two Bedroom Apartment



**Comorant House**  
**Apartments 60 & 66 / First & Second Floors**  
**Total internal area: 83.5 m<sup>2</sup> / 898.75 sqft**

LIVING/DINING ROOM	3.95M X 7.36M	12'11" X 24'1"
KITCHEN	5.07M X 1.60M	16'7" X 5'3"
BED 1	3.47M X 3.05M	11'4" X 10'0"
BED 2	2.75M X 4.95M	9'1" X 16'3"
BATHROOM	2.00M X 2.12M	6'6" X 6'11"
ENSUITE	2.10M X 1.80M	6'9" X 5'11"
BALCONY	5.09M X 1.75M	16'8" X 5'9"
TERRACE	10.64M X 2.62M	34'10" X 8'7"



**Comorant House**  
**Apartments 63, 69, 74 & 76<sup>†</sup> / First, Second, Third & Fourth Floors**  
**Total internal area: 88.8 m<sup>2</sup> / 955.75 sqft**

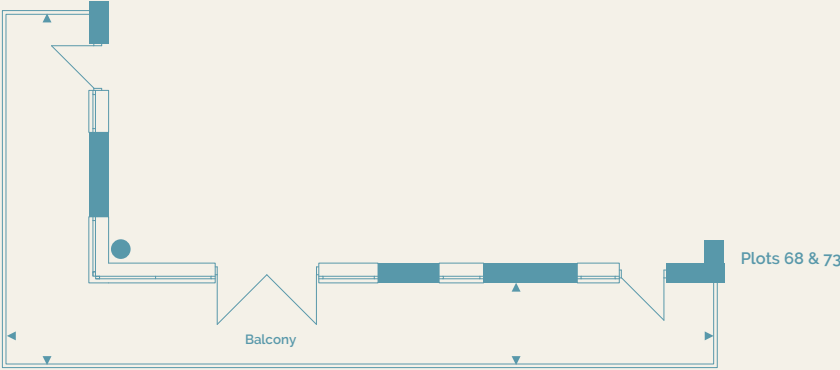
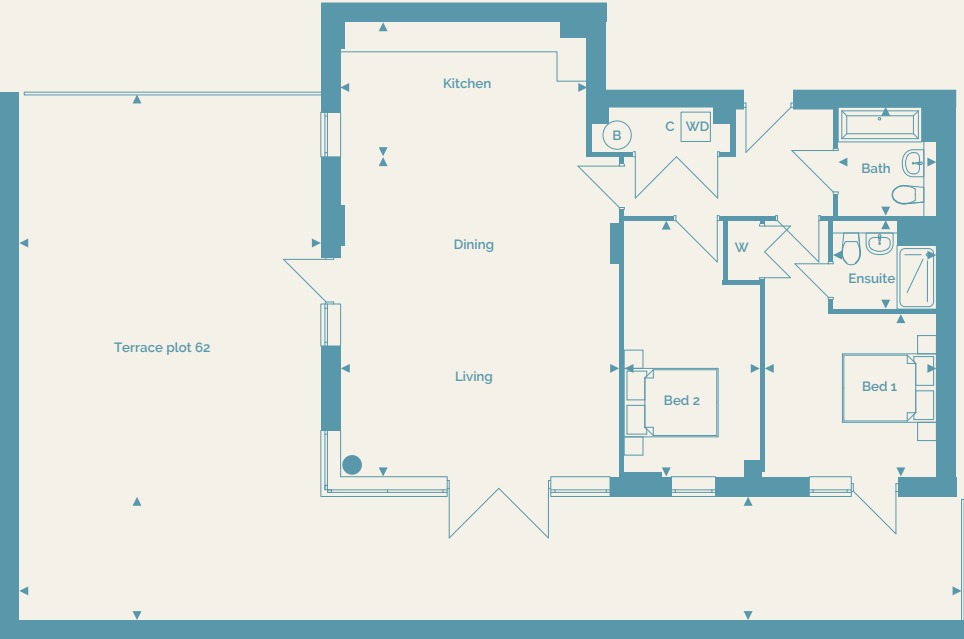
LIVING/DINING ROOM	5.90M X 4.43M	19'4" X 14'6"
KITCHEN	5.79M X 2.77M	19'0" X 9'1"
BED 1	3.47M X 3.05M	11'4" X 10'0"
BED 2	2.75M X 4.95M	9'0" X 16'3"
BATHROOM	2.00M X 2.12M	6'6" X 6'11"
ENSUITE	2.10M X 1.80M	6'9" X 5'11"
BALCONY	1.75M X 7.68M	5'8" X 25'2"
TERRACE	9.12M X 3.80M	29'11" X 12'5"

Plot 76 has access to a separate roof terrace via the communal hallway. Please speak to a Sales Advisor for further information.

\*HANDED PLOTS B BOILER C CUPBOARD W WARDROBE WD WASHER DRYER VELUX WINDOW COLUMN 450MM DIA R.C.  
<sup>†</sup>GLASS WALL TO PLOT 69 <sup>††</sup>SLIDING DOOR TO BALCONY REFER TO INDIVIDUAL FLOORPLAN FOR MORE INFORMATION



# Two Bedroom Apartment



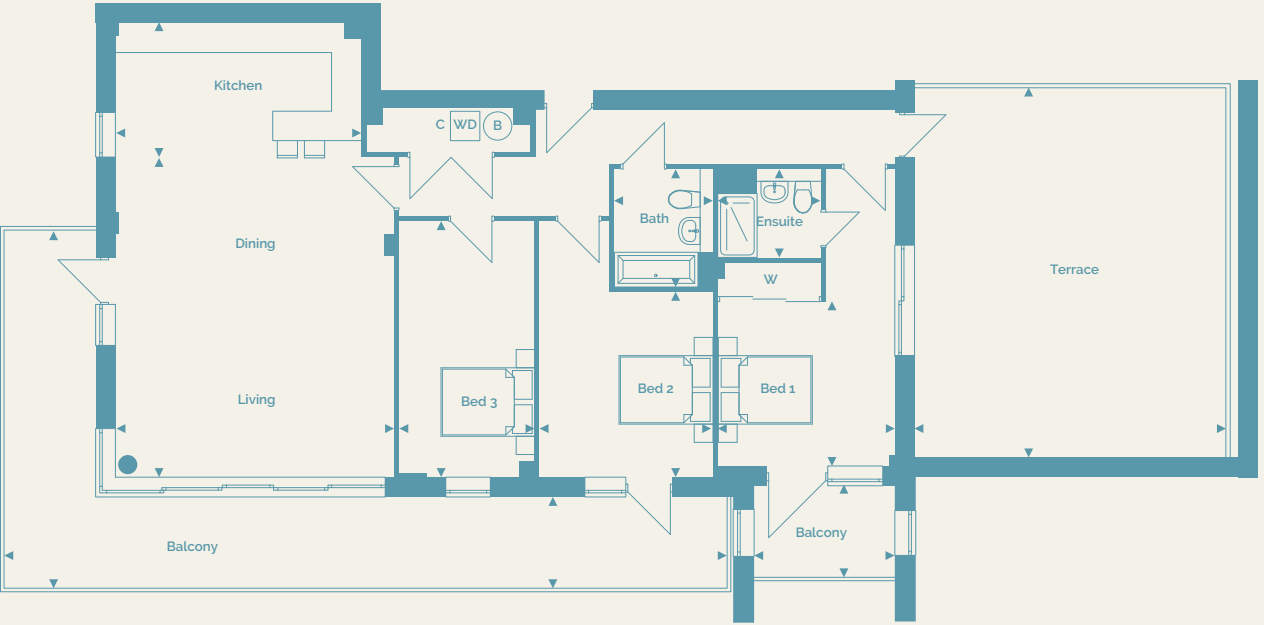
**Comorant House**  
**Apartments 62, 68 & 73 / First, Second & Third Floors**  
**Total internal area: 98.4 m<sup>2</sup> / 1059.00 sqft**

LIVING/DINING ROOM	6.48M X 5.65M	21'3" X 18'6"
KITCHEN	4.95M X 2.71M	16'3" X 8'10"
BED 1	3.47M X 3.28M	11'4" X 10'9"
BED 2	5.20M X 2.75M	17'1" X 9'0"
BATHROOM	2.12M X 2.00M	6'11" X 6'6"
ENSUITE	2.10M X 1.80M	6'9" X 5'11"
BALCONY	14.66M X 7.24M	48'1" X 23'9"
TERRACE	19.15M X 10.63M	62'9" X 34'10"

(L SHAPE/DEPTH VARIES)

\*HANDED PLOTS B BOILER C CUPBOARD W WARDROBE WD WASHER DRYER VELUX WINDOW COLUMN 450MM DIA R.C

# Three Bedroom Apartment



**Comorant House**  
**Apartment 75 / Fourth Floor**  
**Total internal area: 125.2 m<sup>2</sup> / 1,347.50 sqft**

LIVING/DINING ROOM	6.44M X 5.64M	21'1" X 18'6"
KITCHEN	4.95M X 2.71M	16'3" X 8'10"
BED 1	3.57M X 3.31M	11'8" X 10'10"
BED 2	3.52M X 3.77M	11'6" X 12'4"
BED 3	5.22M X 2.75M	17'1" X 9'0"
BATHROOM	2.40M X 2.00M	7'10" X 6'6"
ENSUITE	2.10M X 1.80M	6'9" X 5'11"
BALCONY	2.36M X 1.74M	7'8" X 5'8"
BALCONY (L SHAPE)	1.75M X 14.66M X 7.24M	5'8" X 48'1" X 23'9"
TERRACE	6.31M X 7.47M	20'8" X 24'6"

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# 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](http://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.



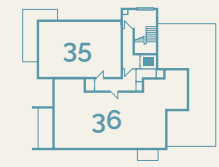
One Hove Park - [www.onehovepark.com](http://www.onehovepark.com)

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.

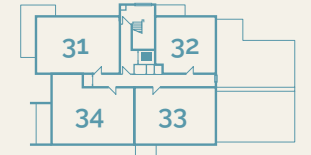
### Recent Awards



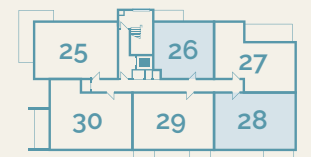
## Kittiwake Court



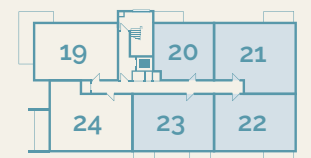
Sixth Floor



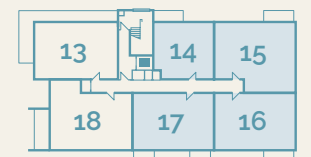
Fifth Floor



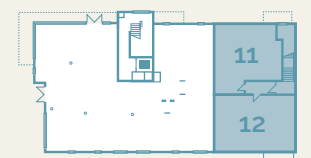
Fourth Floor



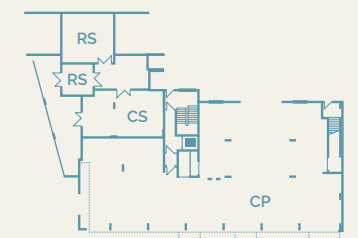
Third Floor



Second Floor



First Floor



Ground Floor

N  
CP Car Park CS Cycle Store  
RS Refuse Store Lift  
■ Affordable Rented ■ Shared Ownership  
□ Commercial





THE WATERFRONT

SHOREHAM-BY-SEA

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SALES AGENT

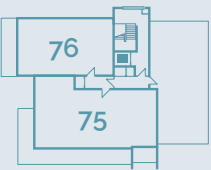


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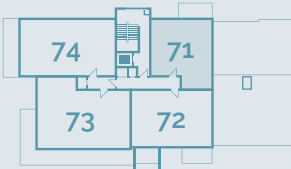


**Disclaimer:** The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied 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.

# Cormorant House



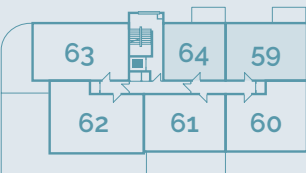
Fourth Floor



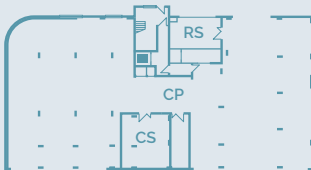
Third Floor



Second Floor



First Floor



Ground Floor

- N** ←
- CP Car Park CS Cycle Store  
RS Refuse Store ■ Lift  
■ Affordable Rented □ Shared Ownership



DEVELOPMENT BY

