



BARYTA  
HOUSE



# Where town meets coast

Discover Baryta House, a lively hub in the heart of Southend. Just minutes from the bustling town centre and stunning coast line, this is modern living at its best. The perfect place to call home.

This is where work meets life. With fast railway and road connections, Baryta House is perfectly positioned in a dynamic neighbourhood.

This is where heart meets home. With Southend-on-Sea's vibrant and social way of life right on the doorstep, residents can venture straight into the centre of town or stroll down to the seafront and take in the miles of impressive sea views.

This is where town meets coast.  
This is Baryta House.

# Affordable modern living

This is where style meets affordability. A superb collection of contemporary rental apartments, many with en-suites and open sociable spaces.

Baryta House is the perfect home for residents looking to rent. Meticulously designed and laid-out, each apartment is styled with modern finishes, whilst wide windows fill each room with light. The perfect home for professionals, this iconic building is ideal for leaving the outside world behind once you close the front door to your new home.

These rental apartments take full advantage of the convenience and flexibility that rental provides and the rich culture of city life. With an array of 1, 2 and 3 bedroom apartments, and breath taking penthouses.

There really is a home at Baryta House to suit you.





# Town life on your doorstep

At Baryta House you are perfectly located in the centre of town and never far from somewhere to work, eat, shop or play.

Spend your weekends enjoying some retail therapy on the high street, or relax with a flat white in one of the coffee houses whilst soaking up the sunshine.

If you're feeling adventurous, you can take advantage of Southend's excellent connections and venture out further to one of the many nearby towns.

Just a 12-minute drive away, Leigh-on-Sea boasts a vibrant social scene, with boutique shops, and a number of popular bars and restaurants.

Culture vultures can take in a film at the local cinemas or catch a production at the cliffside theatre.

When evening comes, Southend has an outstanding nightlife, with an array of cocktail bars and an abundance of local casinos on the seafront.





# Your coastal life awaits

Only a stone's throw from the sea, Baryta House offers the best of coastal living. You're only a few minutes' away from a stroll along the seafront with the sand between your toes and the refreshing sea breeze in your hair.

Relive your childhood with an ice cream in hand, seeking out sea life along the shore.

Further along the coast, you'll find the hustle and bustle of a traditional historical fishing village, ideal for a moment of escapism, sampling fresh seafood as you look out across the horizon.

Or, if you fancy trying something new, the coastline is home to a wide range of seaside activities and watersports.





# From town to coast

Living at Baryta House, you are right in the heart of the town yet still close enough to make the most of the coast. From your essential amenities to your weekend hobbies, everything you need is a walk, drive or cycle ride away.



## Drive

- 5 mins    The coast
- 8 mins    Southend University Hospital
- 8 mins    London Southend Airport
- 12 mins   Leigh-on-Sea
- 70 mins   London

## Fly

- |          |                         |          |                    |  |
|----------|-------------------------|----------|--------------------|--|
| 8 mins   | London Southend Airport |          |                    |  |
| 3.3 hrs  | Alicante                | 2.15 hrs | Amsterdam          |  |
| 3.15 hrs | Barcelona               | 4.8 hrs  | The Canary Islands |  |
| 3.45 hrs | Faro                    | 3.25 hrs | Ibiza              |  |
| 1 hr     | Jersey                  | 4.15 hrs | Lanzarote          |  |
| 4 hrs    | Malta                   | 3.5 hrs  | Pula               |  |
| 4.8 hrs  | Tenerife                | 2 hrs    | Paris              |  |

## Cycle

- 4 mins    The Coast  
Beaches, amusements, seafront cafés and more
- 5 mins    Priory Park
- 7 mins    Westcliff-on-Sea  
Hamlet Road  
Shopping and social  
Cafés and restaurants  
The Cliffs Pavilion and The Palace Theatres
- 15 mins   Leigh-on-Sea  
Broadway high street  
Boutique shopping and social  
Cafés and restaurants  
Old Leigh fishing town  
Beaches, water sports and more

## Walk

- 2 mins    Southend Victoria Station  
London direct 53 mins
- 2 mins    Southend High Street  
Victoria Shopping Centre  
Royals Shopping Centre  
Odeon Cinema  
Cafés and restaurants  
Bars and nightclubs  
Shopping and social
- 6 mins    Southend Central Station  
London direct 53 mins
- 6 mins    University of Essex Southend Campus
- 8 mins    The Coast  
Beaches, amusements, seafront cafés and more
- 12 mins   Priory Park
- 12 mins   Adventure Island  
Roller coasters, rides and more
- 10 mins   Southend Pleasure Pier  
The world's longest pleasure pier
- 16 mins   The Cliffs Pavilion Theatre



# From coast to city

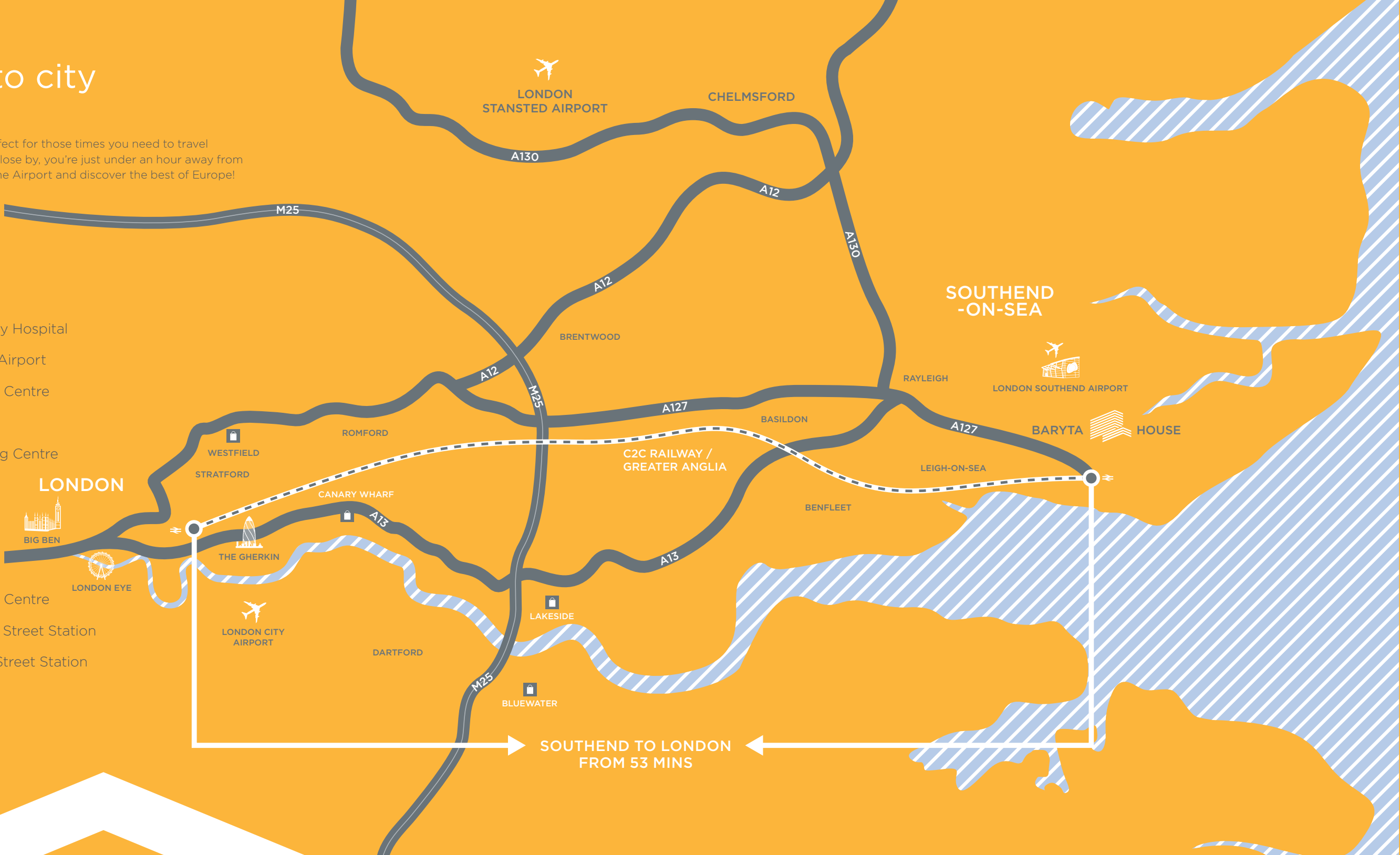
Baryta House's central location is perfect for those times you need to travel further afield. With two railway lines close by, you're just under an hour away from the City. Or, take an 8 minute trip to the Airport and discover the best of Europe!

## Drive

- 5 mins The coast
- 8 mins Southend University Hospital
- 8 mins London Southend Airport
- 40 mins Lakeside Shopping Centre
- 42 mins M25 Motorway
- 55 mins Bluewater Shopping Centre
- 70 mins London

## Rail

- 40 mins Lakeside Shopping Centre
- 53 mins London Fenchurch Street Station
- 60 mins London Liverpool Street Station
- 80 mins Canary Wharf





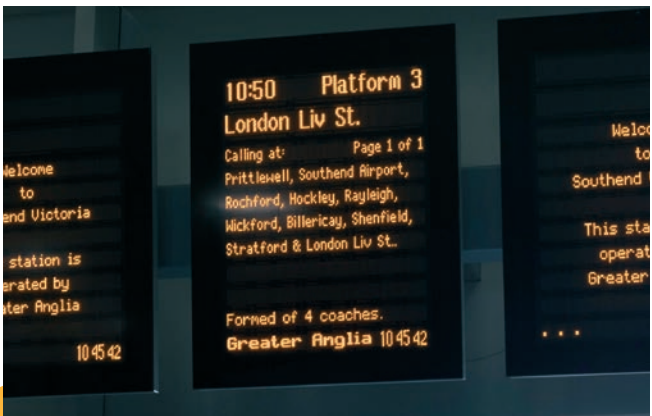
# Where local meets London

There's far more to Southend than you can imagine. A lively and stylish town, it is a cultural hub filled with places to go and people to meet. Home to the best in food, fashion and fun, it is the pinnacle of contemporary coastal living.

The streets are alive with a metropolitan buzz, reflective of the young professional and student populations that fill the town. In amongst the coffee shops and micro-breweries you'll find beautiful food at one of the many up and coming restaurants.

Wander down the high street and you might stumble across one of Southend's street food markets or the Italian culture festival, perfect for a quick bite to eat.

With the University nearby, the local bars and clubs are always serving up great acts and music that go far beyond your average student night. As easy as it is to get to London, you don't need to leave Southend to have a great night out.





# Ground floor

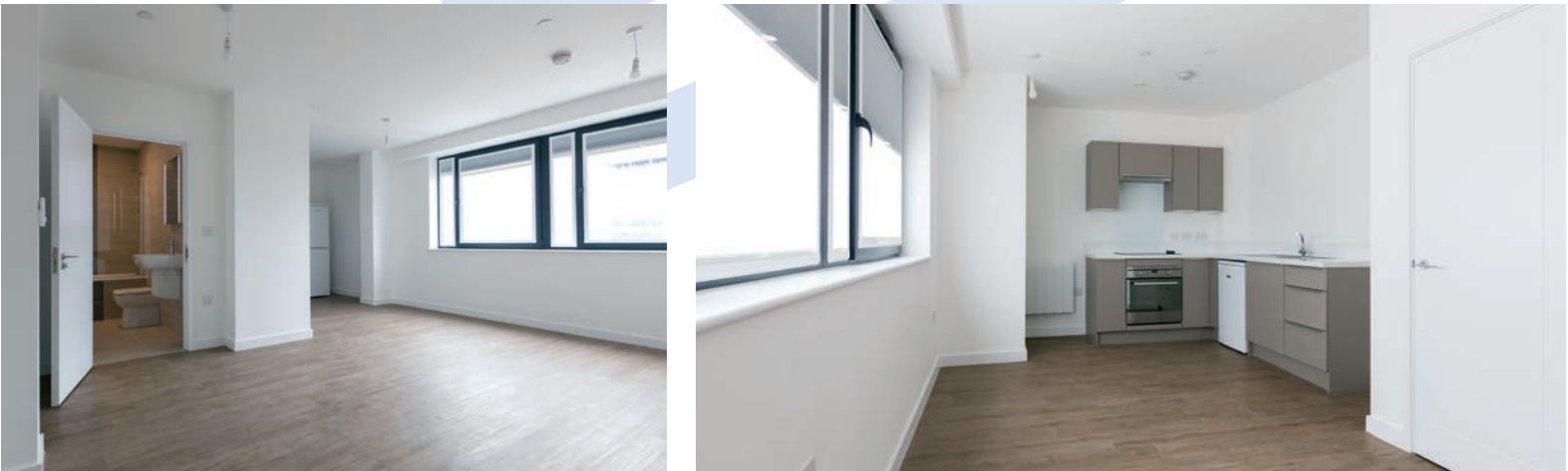
Home to a selection of contemporary 1 and 2 bedroom apartments and communal amenities for all residents, including a large cycle store, mail room and managers office, which is staffed full-time for your peace of mind.

- = 1 bedroom apartment  
parking space on request - subject to availability
- = 2 bedroom apartment  
1 allocated parking space

- street access
- reception lobby
- full time caretaker
- cycle store
- mail room
- parking area to rear
- amenity spaces available



<b>Apartment 01</b> bedroom 1 bedroom 2 living / diner / kitchen bathroom	59.4 m <sup>2</sup>	<b>Apartment 03</b> bedroom 1 living / diner / kitchen bathroom	38.3 m <sup>2</sup>	<b>Apartment B</b> bedroom 1 with en-suite bedroom 2 living / diner / kitchen bathroom private amenity space	92.3 m <sup>2</sup>
<b>Apartment 02</b> bedroom 1 bedroom 2 living / diner / kitchen bathroom decked private garden	57.4 m <sup>2</sup>	<b>Apartment A</b> bedroom 1 bedroom 2 living / diner / kitchen bathroom decked private garden	95.7 m <sup>2</sup>	<b>Apartment C</b> bedroom 1 with en-suite bedroom 2 living / diner / kitchen bathroom private amenity space	84 m <sup>2</sup>

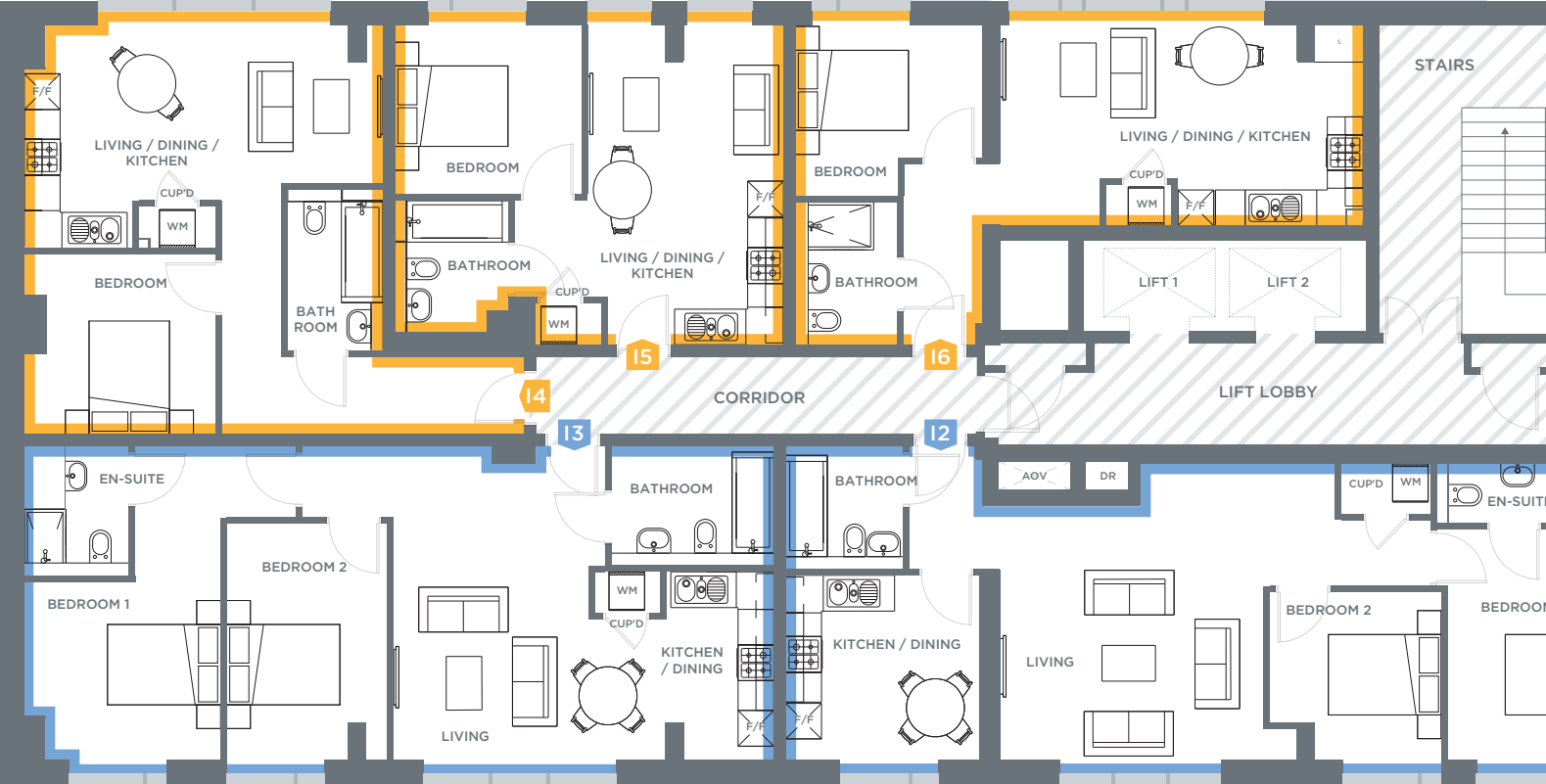




# First floor

A collection of modern 1 and 2 bedroom apartments complete with open plan living areas and a range of essential appliances, perfect for relaxing and entertaining.

- = 1 bedroom apartment  
parking space on request - subject to availability
- = 2 bedroom apartment  
1 allocated parking space



**Apartment 04**  
73.1 m<sup>2</sup>  
bedroom 1 with en-suite  
bedroom 2  
living / diner / kitchen  
bathroom

**Apartment 05**  
46.3 m<sup>2</sup>  
bedroom 1  
living / diner / kitchen  
bathroom

**Apartment 06**  
55.1 m<sup>2</sup>  
bedroom 1  
living / diner / kitchen  
bathroom

**Apartment 07**  
76.3 m<sup>2</sup>  
bedroom 1 with en-suite  
bedroom 2  
living / diner / kitchen  
bathroom

**Apartment 08**  
68.8 m<sup>2</sup>  
bedroom 1 with en-suite  
bedroom 2  
living / diner / kitchen  
bathroom

**Apartment 09**  
43.2 m<sup>2</sup>  
bedroom 1  
living / diner / kitchen  
bathroom

**Apartment 10**  
40.2 m<sup>2</sup>  
bedroom 1  
living / diner / kitchen  
bathroom

**Apartment 11**  
52 m<sup>2</sup>  
bedroom 1  
living / diner / kitchen  
bathroom

**Apartment 12**  
65.2 m<sup>2</sup>  
bedroom 1 with en-suite  
bedroom 2  
living  
kitchen / diner  
bathroom



**Apartment 13**  
64.6 m<sup>2</sup>  
bedroom 1 with en-suite  
bedroom 2  
living / diner / kitchen  
bathroom

**Apartment 14**  
43 m<sup>2</sup>  
bedroom 1  
living / diner / kitchen  
bathroom

**Apartment 15**  
34.2 m<sup>2</sup>  
bedroom 1  
living / diner / kitchen  
bathroom

**Apartment 16**  
36.3 m<sup>2</sup>  
bedroom 1  
living / diner / kitchen  
bathroom



# 2nd - 10th Floors

Make the most of the stunning views Baryta House has to offer from a higher level with an apartment that truly encapsulates modern living. Featuring lift access to all floors and video intercom for your convenience.

- = 1 bedroom apartment
- = 2 bedroom apartment
- parking space on request - subject to availability
- 1 allocated parking space



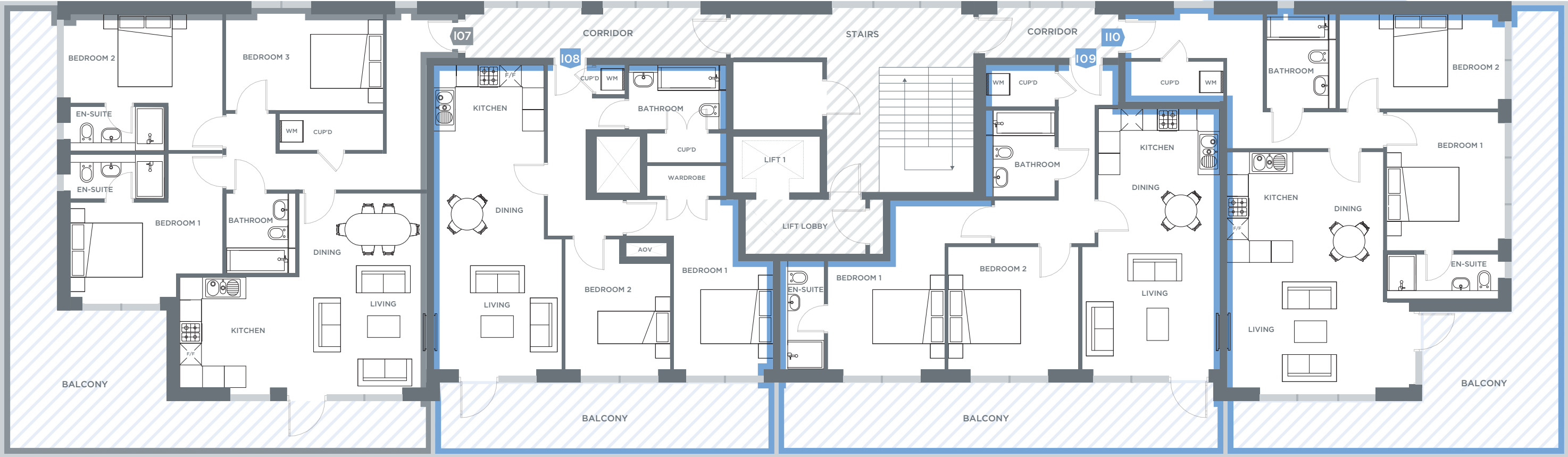
<b>Apartment 17</b> bedroom 1 living / diner / kitchen bathroom	<b>31.1 m<sup>2</sup></b>	<b>Apartment 19</b> bedroom 1 living / diner / kitchen bathroom	<b>32.5 m<sup>2</sup></b>	<b>Apartment 21</b> bedroom 1 living / diner / kitchen bathroom	<b>30 m<sup>2</sup></b>	<b>Apartment 23</b> bedroom 1 with en-suite bedroom 2 living / diner / kitchen bathroom	<b>64.5 m<sup>2</sup></b>	<b>Apartment 25</b> bedroom 1 living / diner / kitchen bathroom	<b>34.3 m<sup>2</sup></b>
<b>Apartment 18</b> bedroom 1 living / diner / kitchen bathroom	<b>31 m<sup>2</sup></b>	<b>Apartment 20</b> bedroom 1 bedroom 2 living / diner / kitchen bathroom	<b>46.7 m<sup>2</sup></b>	<b>Apartment 22</b> bedroom 1 with en-suite bedroom 2 living kitchen / diner bathroom	<b>65 m<sup>2</sup></b>	<b>Apartment 24</b> bedroom 1 bedroom 2 living / diner / kitchen bathroom	<b>43.1 m<sup>2</sup></b>	<b>Apartment 26</b> bedroom 1 bedroom 2 living / diner / kitchen bathroom	<b>35.9 m<sup>2</sup></b>



# The penthouses

Enjoy luxury living in a show stopping penthouse apartment, boasting underfloor heating, quality integrated appliances, spacious rooms and breathtaking views from your own balcony.

- = 3 bedroom penthouse  
1 allocated parking space
- = 2 bedroom apartment  
1 allocated parking space



**Penthouse 107**  
95.4 m<sup>2</sup>  
bedroom 1 with en-suite  
bedroom 2 with en-suite  
bedroom 3  
living / diner / kitchen  
bathroom  
balcony

**Penthouse 108**  
66.8 m<sup>2</sup>  
bedroom 1 with en-suite  
bedroom 2  
living / diner / kitchen  
bathroom  
balcony



**Penthouse 109**  
72.6 m<sup>2</sup>  
bedroom 1 with en-suite  
bedroom 2  
living / diner / kitchen  
bathroom  
balcony

**Penthouse 110**  
78.4 m<sup>2</sup>  
bedroom 1 with en-suite  
bedroom 2  
living / diner / kitchen  
bathroom  
balcony



# Outline specification

All apartments are finished to the highest standard, fitted with modern appliances that make the most of the latest technology. Featuring clean lines and subtle tones, the finishing touches reflect the contemporary feel of each apartment.

## General

- video entry phone system
- contemporary door furniture, brushed stainless steel
- traditional oak Karndean flooring
- UPVC double glazed grey windows
- combination blinds partial or full block out
- sprinkler system
- separately metered water and electric

## Kitchen

- Hotpoint and Indesit appliances
- Quartz gloss worktops
- Franke sink and mixer taps
- Indesit single electric oven
- Indesit electric hob
- Hotpoint extractor fan
- Indesit washing machine

## Ground floor amenities

- allocated parking\*
- cycle store
- mail room
- on-site caretakers office

## Penthouse extras

- integrated fridge freezer
- brushed chrome sockets / switches to kitchen
- Indesit dish washer
- efficient low energy underfloor heating
- large private balcony with uninterrupted views across the town

## Bathroom

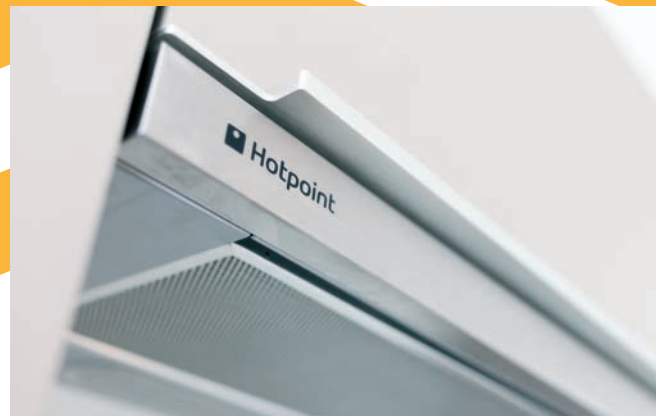
- modern toilet with built in cistern and soft close lid
- Rak Harmony mixer tap
- modern worktop and sink
- curved shower screen to bath
- thermostatic shower and bath mixer valves to baths
- LED mirrors with shower socket and demist

## Lighting and AV

- white LED downlights
- modern white sockets / switches to kitchen
- USB points to key rooms
- TV, telephone and Sky points
- hardwired smoke alarms
- concealed sprinkler systems throughout

## Heating

- Dimplex zone control thermostat
- Dimplex electric radiators
- electric heated towel rails





# Living at Baryta House

Baryta House combines the best of both town and coastal living. With its superb connections, seaside location and stunning views it is the perfect place to rent.

These rental apartments take full advantage of the conveniences of flexibility that rental provides and the rich culture of city life. With an array of 1, 2 and 3 bedroom apartments, and breath taking penthouses.

There really is a home at Baryta House to suit you.



To book an appointment to view or find out more, please contact us today on:

**01702 869 811** | [living@barytahouse.co.uk](mailto:living@barytahouse.co.uk)

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